



Rizzetta & Company

Reserve at Pradera Community Development District

Board of Supervisors Regular Meeting August 11, 2026

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

www.reserveatpraderacdd.org

RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT

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

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

www.reserveatpraderacdd.org

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

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

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

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

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

RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT

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

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

WWW.RESERVEATPRADERACDD.ORG

August 4, 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 **Tuesday, August 11, 2026, at 6:00 p.m.** at the offices of Rizzetta & Company, 2700 South Falkenburg Road Suite 2745, Riverview, Florida 33578.

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 Contractor Response.....Tab 3
- 2. Consideration of Landscape ProposalsTab 4

C. District Counsel

D. District Engineer

E. District Manager

4. BUSINESS ITEMS

A. Ratification of Fiscal Year 2025 Financial Audit.....Tab 5

B. Consideration of Holiday Lighting ProposalTab 6

C. Public Hearing Approving Fiscal Year 2026/2027 Final Budget.....Tab 7

- 1. Consideration of Resolution 2026-05; Approving
Fiscal Year 2026/2027 Final Budget.....Tab 8

D. Public Hearing Levying Fiscal Year 2026/2027 O&M Assessments

- 1. Consideration of Resolution 2026-04; Levying Fiscal Year
2026/2027 Assessments.....Tab 9

E. Consideration of 2025/2026 Goals & ObjectivesTab 10

5. BUSINESS ADMINISTRATION

A. Consideration of Minutes of the Board of Supervisors Regular Meeting held on July 23, 2026Tab 11

B. Consideration of Operations and Maintenance Expenditures for June 2026Tab 12

C. Consideration of Financial Report July 2026Tab 13

6. SUPERVISOR REQUESTS
7. ADJOURNMENT

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

Sincerely,

Stephanie DeLuna

Stephanie DeLuna
District Manager

Tab 1



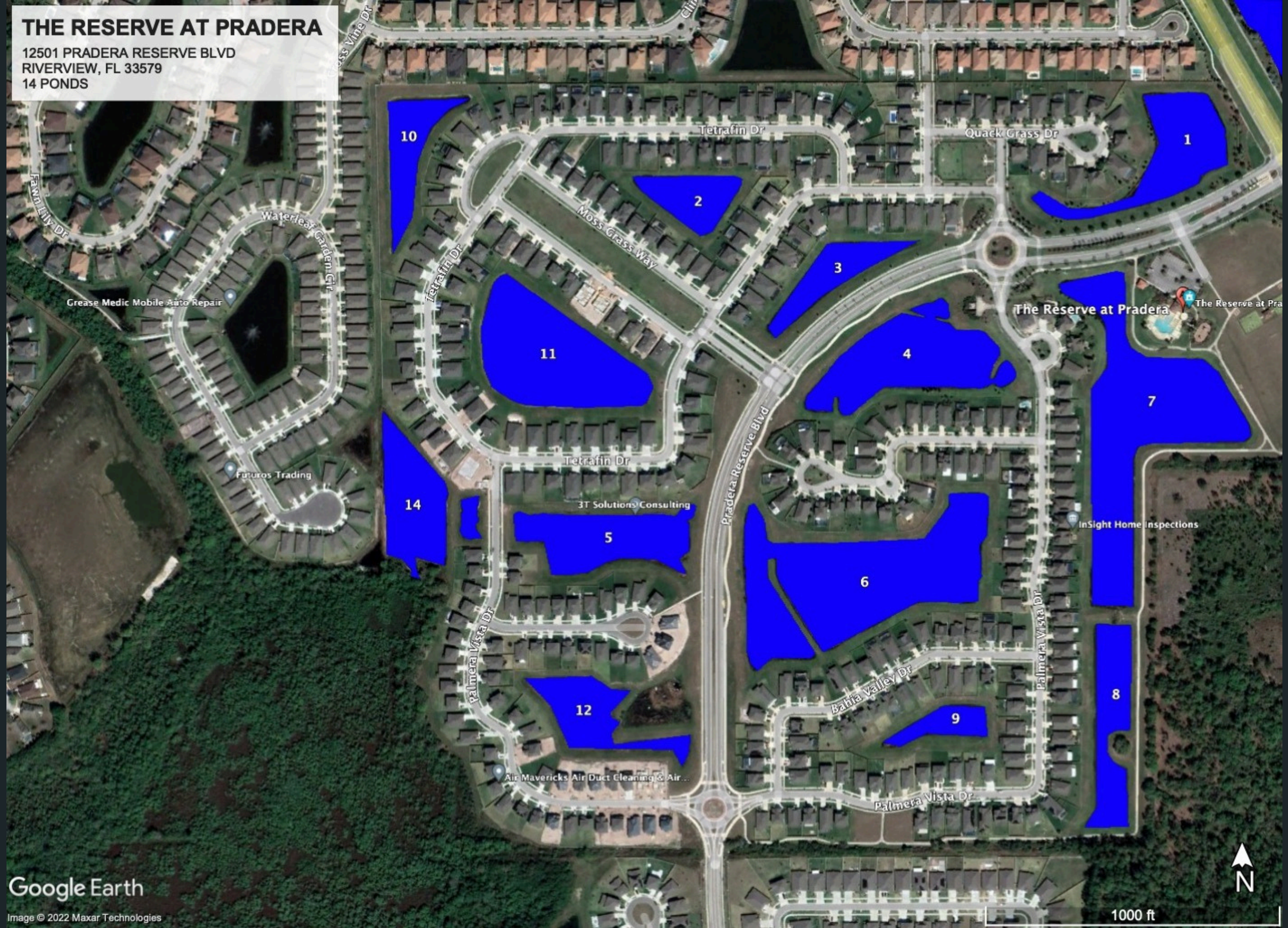
MONTHLY REPORT

AUGUST, 2026



THE RESERVE AT PRADERA

12501 PRADERA RESERVE BLVD
RIVERVIEW, FL 33579
14 PONDS



Google Earth

Image © 2022 Maxar Technologies

1000 ft

SUMMARY:

The well needed rain is finally coming and extremely appreciated. During this time we hope to see water levels increase tremendously over the next several weeks and bring us back to those high water marks. With this rain we'll see an increase of trash that has compiled in the storm drains from lack of rain water flow. We will be diligent as we go attending to the influx of trash.



Pond #1 Treated for Shoreline Vegetation.



Pond #2 Treated for Algae and Shoreline Vegetation.



Pond #3 Treated for Algae and Shoreline Vegetation.



Pond #4 Treated for Shoreline
vegetation.



Pond #5 Treated for Algae and
Shoreline Vegetation.



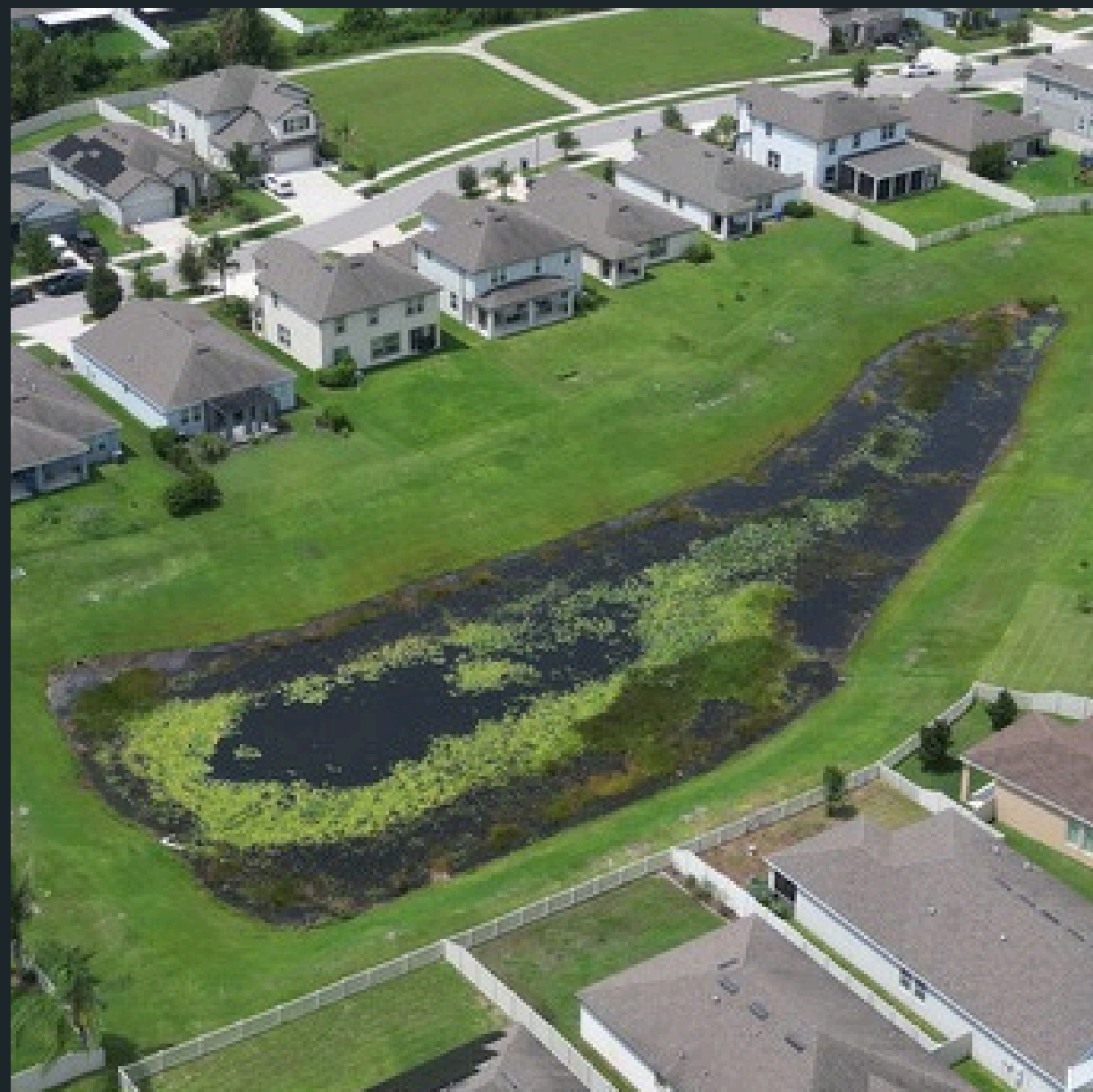
Pond #6 Treated for Shoreline
vegetation.



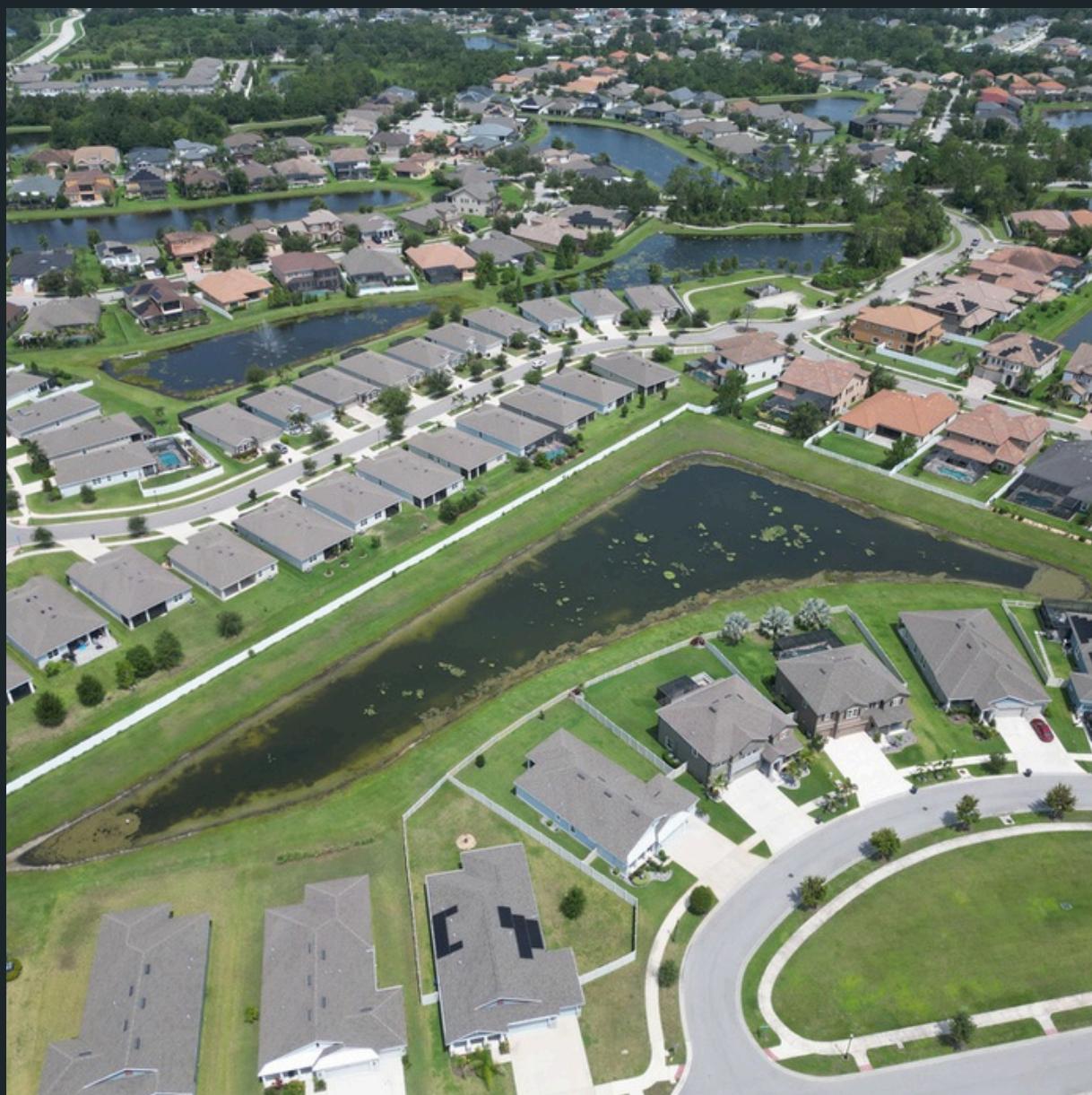
Pond #7 Treated for Hydrilla and Shoreline Vegetation.



Pond #8 Treated for Shoreline Vegetation.



Pond #9 Treated for Algae and Shoreline Vegetation.



Pond #10 Treated for Shoreline Vegetation.



Pond #11 Treated for Hydrilla and Shoreline Vegetation.



Pond #12 Treated for Shoreline Vegetation.



Pond #14 Treated for Shoreline Vegetation.

Tab 2



Subject: Notice of Temporary Fuel Surcharge

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

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

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

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

Sincerely,

Joe Craig

President

Sitex Aquatics llc.

813.564.2322

joe@sitexaquatics.com

Tab 3

THE RESERVE AT PRADERA

COMMUNITY ASSET MANAGEMENT REPORT



July 13, 2026

Rizzetta & Company

Haley Pryor – Community Asset Manager



Rizzetta & Company
Professionals in Community Management

Summary, Amenity Center

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>)



Amenity Center/Pradera Reserve Blvd.

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>)



Amenity Center/Pradera Reserve Blvd./Balm Riverview Rd.

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)



Pradera Reserve Blvd./Palmera Vista Dr./Tetrafin Park

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



Proposal #9432

2" Brass Ball Valve Replacement

Date 7/31/2026

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

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

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





A broken ball valve was found at the corner of Grassland Way and Pradera Reserve Blvd.

Irrigation Repair/Installation

Irrigation Enhancement

Items	Quantity	Unit	Price
Labor Irrigation	1.00	Hr	\$79.71
2" Brass Ball Valve	1.00	EA	\$199.22
Misc Fittings and Pipe	1.00	EA	\$10.00
Irrigation Enhancement:			\$288.93
PROJECT TOTAL:			\$288.93

Terms & Conditions

Pine Lake will provide only the labor, material, equipment, and services expressly identified in the Proposal. Any item, service, quantity, detail, or responsibility not expressly included in the Proposal is excluded.

All invoices are due Net 30 from the invoice date. Past-due amounts will accrue interest at a rate of 1.5% per month or the maximum lawful rate, whichever is less. Customer will be responsible for reasonable collection expenses, court costs, lien-recording costs, and attorney's fees incurred by Pine Lake in collecting undisputed amounts due under this Agreement.

Any proposal exceeding \$5,000 may be subject to a deposit of up to fifty percent (50%) before ordering materials or scheduling. The remaining balance will be invoiced upon substantial completion and is due Net 30 from the invoice date.

Proposal is valid for thirty (30) days unless otherwise stated.

Unless otherwise stated in the Proposal, trees and plant material supplied and installed by Pine Lake are warranted for one (1) year from substantial completion, subject to all conditions and exclusions below.

The plant warranty applies only if i) all invoices have been paid in full, ii) a functioning irrigation system provides appropriate coverage, iii) plants receive proper watering and maintenance, iv) Customer promptly notifies Pine Lake of visible stress or decline, v) the plant material has not been moved, disturbed, pruned, treated, or altered by others in a manner affecting its health.

Pine Lake is not responsible for, and the warranty does not cover, any loss, damage, decline, or failure caused by conditions, events, persons, or circumstances outside Pine Lake's reasonable control, including weather, site conditions, vandalism, animals, vehicles, chemicals, or damage caused by the Customer, other contractors, maintenance providers, tenants, or third parties.

Pricing assumes reasonable site access, finished grades, suitable planting soil, unobstructed work areas, and functioning water and irrigation systems. Rock, buried debris, unsuitable or contaminated soil, roots, concealed irrigation, drainage problems, unmarked utilities, underground obstructions, and other conditions not reasonably observable before work begins are excluded and will be treated as additional work.

Customer is responsible for identifying and accurately marking private utilities and concealed improvements, including private electrical lines, irrigation lines, drainage systems, landscape lighting, communications cables, pool equipment, invisible fencing, and other privately installed systems.

Pine Lake will not be responsible for damage to unmarked, incorrectly marked, concealed, or inaccurately disclosed utilities or improvements, except to the extent directly caused by Pine Lake's negligence. Repair or relocation of existing utilities, irrigation, drainage, electrical systems, hardscape, pavement, concrete, curbing, pavers, or other improvements is excluded unless expressly included in the Proposal.

By _____
Garrett Macgregor

Date 7/31/2026

Pine Lake Services, LLC

By _____
Reserve at Pradera CDD

Date _____



Proposal #9080

Reserve at Pradera - Bluegrass Field Ct Installation 06.26

Date 6/24/2026

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

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

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

Pine Lake to install xeriscaping at the roundabout on Bluegrass Field Court at Reserve at Pradera.

Total of 3 beds (at the corners of the roundabout), each including: (1) 15 gal Blue Agave, surrounded by (5) 3 gal Caribbean Agave and Pine Bark Nugget Mulch.

Includes sod cutting and off-site removal.

Please note: This area is not irrigated.

Warranty Disclaimer:

No warranty is provided on the installed plant material due to the absence of irrigation. While these are drought-tolerant plants, they still require adequate water to establish and remain healthy. Any plant loss resulting from insufficient watering will not be covered or replaced.



Install xeriscaping at the roundabout on Bluegrass Field Court at Reserve at

**Pradera. Total of 3 beds (at the corners of the roundabout), each including:
(1) 15 gal Blue Agave, surrounded by (5) 3 gal Caribbean Agave and Pine Bark
Mulch**

Plant Material Install

Items	Quantity	Unit
Blue Agave 15g	3.00	EA
Caribbean Agave 3g	15.00	EA
Mulch Pine Bark 3 CuFt Bag	45.00	EA
Sod Cutter Rental	1.00	Day
Plant Material Install:		\$3,446.56

Fuel Surcharge

Fuel Surcharge

Items	Quantity	Unit
Fuel Surcharge	1.00	EA
Fuel Surcharge:		\$53.44
PROJECT TOTAL:		\$3,500.00

Optional Services

Initial next to the Optional Services you would like to accept.

_____ **Water Truck** **\$1,500.00**

Terms & Conditions

Terms & Conditions

Payment Terms

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

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

Fuel Surcharge. The monthly fee assumes a fuel cost of \$3.50 per gallon (the "Baseline"), benchmarked to the U.S. Energy Information Administration's Weekly Retail Gasoline Prices, Lower Atlantic Region, All Grades, All Formulations (the "Index"), at www.eia.gov. If the Index value published for the first Monday of any invoiced month exceeds the Baseline by more than

ten percent (10%), Contractor shall add a fuel surcharge to that month's invoice equal to two percent (2%) of the monthly fee for each \$0.25 per gallon (or fraction thereof) by which the Index exceeds the Baseline. The surcharge will appear as a separate line item, with the calculation provided upon request.

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

Exclusions

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

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

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

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

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

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

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

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

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

MOT for temporary traffic control

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

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

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

Backflow Connection

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

route for mainline and connections.

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

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

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

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

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

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

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

Warranty on transplanted plant material from the project site

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

Procedure for Extra Work, Changes and Escalation

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

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

Escalation Clause

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

Warranty and Tolerances

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

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

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

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

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

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

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

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

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

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

Material Tolerances

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

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

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

Concrete: Spider cracks (hairline stress-fractures) are considered a normal characteristic of all types

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

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

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

By 
Michael Dunbar

Date 6/24/2026
Pine Lake Services, LLC

By _____
Reserve at Pradera CDD

Date _____



Proposal #8371

Reserve at Pradera Plant Replacement Enhancement Proposal 4/2026

Date 4/10/2026
Customer Reserve at Pradera CDD | PO Box 32414 | Charlotte, NC 28232
Property Reserve at Pradera CDD | 13411 Balm Riverview Rd | Riverview, FL 33579

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Replace 63-3 Gallon Ficus at the first round about due to the frost damage

35 on east side & 28 on west side

Demo and Prep

Plant Replacement

Items	Quantity	Unit
Replace 63-3 Gallon Ficus to Arboricola	63.00	EA
Plant Replacement :		\$1,719.00
PROJECT TOTAL:		\$1,719.00

Terms & Conditions

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Payment Terms

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

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

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

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

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

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

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

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

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

Warranty on transplanted plant material from the project site

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

Procedure for Extra Work, Changes and Escalation

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

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Warranty and Tolerances

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

acceptance of the work

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

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

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

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

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

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

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

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

Material Tolerances

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

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

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

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

Warranty Time Period: The Contractor warrants all construction and installation for a period of one (1) year, providing that they have been maintained properly. All construction materials are

subject to manufacturer's specific warranties/guarantees. Planting is warranted for one (1) year if there is an approved irrigation system

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

By 
Epifanio Carvajal Ulloa
Date 4/10/2026
Pine Lake Services, LLC

By _____
Reserve at Pradera CDD
Date _____



Proposal #8507

Reserve at Pradera Frost Damage plant replacement Enhancement Proposal 4/2026

Date 4/28/2026

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

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

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Replace plant material that was damage by frost at center island across from amenity center

Plant replacement

Frost damage plant Replacement

Items	Quantity	Unit
Replace 42 3-Gallon Copperleaf	42.00	EA
Replace 190 3-Gallon Arboricola	190.00	EA
Freight	1.00	EA
Dumping Charge	1.00	EA
Frost damage plant Replacement :		\$5,634.40

Irrigation Repair/Installation

Irrigation Enhancement

Items	Quantity	Unit
Irrigation Enhancement:		\$239.12
PROJECT TOTAL:		\$5,873.52

Terms & Conditions

Terms & Conditions

Payment Terms

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

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

Exclusions

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

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

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

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

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

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

MOT for temporary traffic control

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

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

landscape

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

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

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

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By 
Epifanio Carvajal Ulloa
Date 4/28/2026
Pine Lake Services, LLC

By _____
Reserve at Pradera CDD
Date _____



Proposal #9269

Reserve at Pradera - Tree Limb Up - 07.26

Date 7/14/2026

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

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

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Trim Oak Tree along preserve line behind the clubhouse.

Demo and Prep

Items	Quantity	Unit
Dumping Charge	1.00	EA
Demo and Prep:		\$1,787.00

Fuel Surcharge

Fuel Surcharge

Items	Quantity	Unit
Fuel Surcharge	1.00	EA
Fuel Surcharge:		\$17.00

PROJECT TOTAL: \$1,804.00

Terms & Conditions

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completion of job.

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

Fuel Surcharge. The monthly fee assumes a fuel cost of \$3.50 per gallon (the "Baseline"), benchmarked to the U.S. Energy Information Administration's Weekly Retail Gasoline Prices, Lower Atlantic Region, All Grades, All Formulations (the "Index"), at www.eia.gov. If the Index value published for the first Monday of any invoiced month exceeds the Baseline by more than ten percent (10%), Contractor shall add a fuel surcharge to that month's invoice equal to two percent (2%) of the monthly fee for each \$0.25 per gallon (or fraction thereof) by which the Index exceeds the Baseline. The surcharge will appear as a separate line item, with the calculation provided upon request.

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By 

Michael Dunbar

Date 7/14/2026

Pine Lake Services, LLC

By _____

Reserve at Pradera CDD

Date _____



Proposal #8859

Reserve at Pradera - Sod Proposal - 06.01.26

Date 6/25/2026
Customer Reserve at Pradera CDD | PO Box 32414 | Charlotte, NC 28232
Property Reserve at Pradera CDD | 13411 Balm Riverview Rd | Riverview, FL 33579

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Bahia Sod Install at Dog Park on Qauck Grass Dr; St. Augustine Install at Clubhouse, Mediums along Pradera Reserve BLVD, and Qauck Grass Dr Round a Bout

Material Install

Items	Quantity	Unit
Sod, Bahia 3,300 sq ft	1.00	Dollars
Sod, St. Augustine 906 st ft	1.00	Dollars
Material Install:		\$7,606.17

Irrigation Repair/Installation

Irrigation Enhancement

Items	Quantity	Unit
Irrigation Enhancement:		\$79.71

Fuel Surcharge

Fuel Surcharge

Items	Quantity	Unit
Fuel Surcharge	1.00	EA
Fuel Surcharge:		\$77.00
PROJECT TOTAL:		\$7,762.88

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Warranty and Tolerances

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

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

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

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

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

Client caused by damage to the utilities

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

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

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

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

Material Tolerances

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

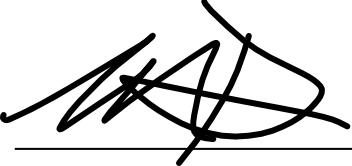
Stone: Natural stone has color variations that vary from stone to stone. In addition, mineral deposits such as lime, iron, etc. can change the stone and even bleed. This is the nature of the product, and the Client accepts this as a natural and acceptable quality of the stone

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

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

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

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

By 

Michael Dunbar
Date 6/25/2026

Pine Lake Services, LLC

By _____
Reserve at Pradera CDD
Date _____



Proposal #9239

Reserve at Pradera - Summer Annuals - 07.26

Date 7/10/2026

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

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

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

Install 500 Summer Annuals (4.5") at the entrance monument.

Plant Material Install

Items	Quantity	Unit
Summer Annuals 4.5"	500.00	EA
Plant Material Install:		\$1,500.00

Irrigation Repair/Installation

Irrigation Enhancement

Items	Quantity	Unit
Irrigation Enhancement:		\$79.71

Fuel Surcharge

Fuel Surcharge

Items	Quantity	Unit
Fuel Surcharge	1.00	EA
Fuel Surcharge:		\$14.00
PROJECT TOTAL:		\$1,593.71

Terms & Conditions

Terms & Conditions

Payment Terms

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

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

Fuel Surcharge. The monthly fee assumes a fuel cost of \$3.50 per gallon (the "Baseline"), benchmarked to the U.S. Energy Information Administration's Weekly Retail Gasoline Prices, Lower Atlantic Region, All Grades, All Formulations (the "Index"), at www.eia.gov. If the Index value published for the first Monday of any invoiced month exceeds the Baseline by more than ten percent (10%), Contractor shall add a fuel surcharge to that month's invoice equal to two percent (2%) of the monthly fee for each \$0.25 per gallon (or fraction thereof) by which the Index exceeds the Baseline. The surcharge will appear as a separate line item, with the calculation provided upon request.

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

Exclusions

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

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

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

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

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

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

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

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

Site Unknowns: Including, but not limited to, sub-surface conditions/obstacles that create unforeseen

labor, equipment, material, or disposal charges

MOT for temporary traffic control

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

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

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

Backflow Connection

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

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

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

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

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

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

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

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

Warranty on transplanted plant material from the project site

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

Procedure for Extra Work, Changes and Escalation

If it shall become necessary for the Contractor to make changes in any designs, drawings, plans, or specifications for any part of the project or reasons over which we have no control, or we are put to any extra work, cost or expense by reason of any act or matter over which it has no control, the Customer will pay to the Contractor a fee for such changed or extra Work calculated on a

time and materials basis. All changes to Work or pricing or the terms of this Agreement will be read and understood within the context and meanings of this Agreement unless stated explicitly to the contrary.

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

Escalation Clause

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Contractor

Material Tolerances

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By



Michael Dunbar

Date

7/10/2026

Pine Lake Services, LLC

By

Reserve at Pradera CDD

Date



Proposal #9319

Reserve at Pradera - Tree Removal/Stump Grind - 07.26

Date 7/20/2026

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

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

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

Remove leaning tree around playground and grind remaining stump.

Demo and Prep

Items	Quantity	Unit
Tree removal/Stump Grind	1.00	EA
Demo and Prep:		\$2,145.00
PROJECT TOTAL:		\$2,145.00

Terms & Conditions

Terms & Conditions

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By  _____
Michael Dunbar
Date 7/20/2026
Pine Lake Services, LLC

By _____
Reserve at Pradera CDD
Date _____

Tab 5

**RESERVE AT PRADERA
COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2025**

**RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA**

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Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road • Suite 301
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Reserve at Pradera Community Development District
Hillsborough County, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Reserve at Pradera Community Development District, Hillsborough County, Florida (the "District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2025, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated May 4, 2026, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

May 4, 2026

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Reserve at Pradera Community Development District, Hillsborough County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2025. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$692,363.
- The change in the District's total net position in comparison with the prior fiscal year was \$4,513, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2025, the District's governmental funds reported combined ending fund balances of \$557,743, an increase of \$148,863 in comparison with the prior fiscal year. The fund balance is non-spendable for prepaid items and deposits, assigned to capital reserves, restricted for debt service, and the remaining amount is unassigned fund balance which is available for spending at District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessments. The District does not have any business-type activities. The governmental activities of the District include the general government (management), maintenance, and culture/recreation functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains two governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund and debt service fund, both of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION SEPTEMBER 30,		
	2025	2024
Current and other assets	\$ 579,459	\$ 418,131
Capital assets, net of depreciation	2,959,575	3,184,763
Total assets	3,539,034	3,602,894
Current liabilities	87,234	156,124
Long-term liabilities	2,759,437	2,758,920
Total liabilities	2,846,671	2,915,044
Net position		
Net investment in capital assets	200,138	463,000
Restricted	199,055	63,766
Unrestricted	293,170	161,084
Total net position	\$ 692,363	\$ 687,850

The District's net position reflects its investment in capital assets (e.g. land, land improvements and infrastructure); less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded cost of operations and depreciation expense.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,

	2025	2024
Revenues:		
Program revenues		
Charges for Services	\$ 1,046,712	\$ 928,426
Operating Grants and Contributions	12,936	13,699
General revenues	3,449	325
Total revenues	1,063,097	942,450
Expenses:		
General government	91,764	110,571
Maintenance and operations	678,246	658,620
Culture and recreation	126,009	90,171
Interest	162,565	164,929
Total expenses	1,058,584	1,024,291
Change in net position	4,513	(81,841)
Net position - beginning	687,850	769,691
Net position - ending	\$ 692,363	\$ 687,850

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2025 was \$1,058,584. The costs of the District's activities were primarily funded by program revenues. Program revenues are comprised primarily of assessments for both the current and prior fiscal years. In total, expenses increased primarily as a result of increase in maintenance expenses.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2025, the District had \$5,220,234 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$2,260,659 has been taken, which resulted in a net book value of \$2,959,575. More detailed information about the District's capital assets is presented in the notes to the financial statements.

Capital Debt

At September 30, 2025, the District had \$2,730,000 Bonds outstanding and \$39,656 Leases payable for its governmental activities. More detailed information about the District's capital debt is presented in the notes to the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact Reserve at Pradera Community Development District's Accounting Department at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614.

FINANCIAL STATEMENTS

**RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2025**

	Governmental Activities
ASSETS	
Cash	\$ 212,303
Investments	62,230
Due from other	2,995
Prepaid items	23,458
Deposits	13,900
Restricted assets:	
Investments	264,573
Capital assets:	
Depreciable assets, net	2,959,575
Total assets	<u>3,539,034</u>
LIABILITIES	
Accounts payable and accrued expenses	21,716
Accrued interest payable	65,518
Non-current liabilities:	
Due within one year	85,280
Due in more than one year	2,674,157
Total liabilities	<u>2,846,671</u>
NET POSITION	
Net investment in capital assets	200,138
Restricted for debt service	199,055
Unrestricted	293,170
Total net position	<u>\$ 692,363</u>

See notes to the financial statements

**RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

Functions/Programs	Expenses	Program Revenues			Net (Expense) Revenue and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Primary government:					
Governmental activities:					
General government	\$ 91,764	\$ 91,764	\$ -	\$ -	\$ -
Maintenance and operations	678,246	719,626	-	-	41,380
Culture and recreation	126,009	-	-	-	(126,009)
Interest on long-term debt	162,565	235,322	12,936	-	85,693
Total governmental activities	1,058,584	1,046,712	12,936	-	1,064
General revenues:					
Unrestricted investment earnings					3,374
Miscellaneous					75
Total general revenues					3,449
Change in net position					4,513
Net position - beginning					687,850
Net position - ending					\$ 692,363

See notes to the financial statements

**RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025**

	Major Funds		Total
	General	Debt Service	Governmental Funds
ASSETS			
Cash	\$ 212,303	\$ -	\$ 212,303
Investments	62,230	264,573	326,803
Due from other	2,995	-	2,995
Prepaid items	23,458	-	23,458
Deposits	13,900	-	13,900
Total assets	<u>\$ 314,886</u>	<u>\$ 264,573</u>	<u>\$ 579,459</u>
LIABILITIES AND FUND BALANCES			
Liabilities:			
Accounts payable and accrued liabilities	\$ 21,716	\$ -	\$ 21,716
Total liabilities	<u>21,716</u>	<u>-</u>	<u>21,716</u>
Fund balances:			
Nonspendable:			
Prepaid items and deposits	37,358	-	37,358
Restricted for:			
Debt service	-	264,573	264,573
Assigned to:			
Capital reserve	114,713	-	114,713
Unassigned	141,099	-	141,099
Total fund balance	<u>293,170</u>	<u>264,573</u>	<u>557,743</u>
Total liabilities and fund balances	<u>\$ 314,886</u>	<u>\$ 264,573</u>	<u>\$ 579,459</u>

See notes to the financial statements

**RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2025**

Fund balance - governmental funds	\$	557,743
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Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	5,220,234	
Accumulated depreciation	<u>(2,260,659)</u>	2,959,575

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(65,518)	
Lease payable	(39,656)	
Bonds payable	<u>(2,719,781)</u>	<u>(2,824,955)</u>
Net position of governmental activities		<u><u>\$ 692,363</u></u>

See notes to the financial statements

**RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Major Funds		Total
	General	Debt Service	Governmental Funds
REVENUES			
Assessments	\$ 811,390	\$ 235,322	\$ 1,046,712
Miscellaneous	75	-	75
Interest income	3,374	12,936	16,310
Total revenues	814,839	248,258	1,063,097
EXPENDITURES			
Current:			
General government	91,764	-	91,764
Maintenance and operations	480,910	-	480,910
Culture and recreation	98,157	-	98,157
Debt service:			
Principal	9,722	70,000	79,722
Interest	2,518	161,163	163,681
Total expenditures	683,071	231,163	914,234
Excess (deficiency) of revenues over (under) expenditures	131,768	17,095	148,863
Fund balance - beginning	161,402	247,478	408,880
Fund balance - ending	\$ 293,170	\$ 264,573	\$ 557,743

See notes to the financial statements

**RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

Net change in fund balances - total governmental funds	\$	148,863
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Amounts reported for governmental activities in the statement of activities are different because:

Depreciation on capital assets is not recognized in the governmental fund statements but is reported as an expense in the statement of activities.		(225,188)
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Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statement but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.		79,722
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Amortization of Bond discounts/premiums is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.		(517)
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The change in accrued interest on long-term liabilities between the current and prior fiscal year end is recorded in the statement of activities but not in the fund financial statements.		1,633
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Change in net position of governmental activities	\$	<u>4,513</u>
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See notes to the financial statements

**RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
NOTES TO THE FINANCIAL STATEMENTS**

NOTE 1 - NATURE OF ORGANIZATION AND REPORTING ENTITY

Reserve at Pradera Community Development District ("District") was established on November 6, 2014 by Ordinance 14-35 of Hillsborough County, Florida pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on an at large basis by landowners of the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

1. Allocating and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include: 1) charges to customers who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments imposed on assessable lands located within the District. Assessments may be levied on property to pay for the operations and maintenance of the District. The fiscal year for which annual assessments may be levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. For debt service assessments, amounts collected as advance payments are used to prepay a portion of the Bonds outstanding. Otherwise, assessments are collected annually to provide funds for the debt service on the portion of the Bonds which are not paid with prepaid assessments.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured and any unspent Bond proceeds are required to be held in investments as specified in the Bond Indenture.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the governmental activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed except for intangible right-to-use assets, the measurement of which is discussed in Leases below. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are completed and placed in service.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Recreational facilities	30
Infrastructure	5 - 30
Equipment	5 - 7
Right to use leased assets	5

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets, including right to use leased assets, are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Leases

The District is a lessee for a non-cancellable lease of equipment. The District recognizes a lease liability and an intangible right-to-use lease asset (lease asset) in the government-wide financial statements. The District recognizes lease liabilities with an initial, individual value of \$25,000 or more. At the commencement of a lease, the District initially measures the lease liability at the present value of payments expected to be made during the lease term. Subsequently, the lease liability is reduced by the principal portion of lease payments made. The leased asset is initially measured as the initial amount of the lease liability, adjusted for lease payments made at or before the commencement date, plus certain direct costs. Subsequently, the leased asset is amortized on a straight-line basis over its useful life.

Key estimates and judgments related to leases include how the District determines (1) the discount rate it uses to discount the expected lease payments to present value, (2) lease term, and (3) lease payments.

The District uses the interest rate charged by the lessor as the discount rate. When the interest rate charged by the lessor is not provided, the District generally uses its estimated incremental borrowing rate as the discount rate for leases. The lease term includes the noncancellable period of the lease. Lease payments included in the measurement of the lease liability are composed of fixed payments and purchase option price that the District is reasonably certain to exercise.

The District monitors changes in circumstances that would require a remeasurement of its lease and will remeasure the lease asset and liability if certain changes occur that are expected to significantly affect the amount of the lease liability. Lease assets are reported with other capital assets and lease liabilities are reported with long-term debt on the statement of net position.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Fund Equity/Net Position

In the fund financial statements, governmental funds report nonspendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 - BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board, although the District Manager can approve certain changes to line item appropriations within funds.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 - DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2025:

	Amortized Cost	Fair Value	Credit Risk	Weighted Average Maturities
US Bank Money Market	\$ 264,573	\$ -	N/A	N/A
FL Class	-	62,230	S&P AAAM	42 days
Total Investments	<u>\$ 264,573</u>	<u>\$ 62,230</u>		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indentures limit the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1*: Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2*: Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3*: Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments in money market funds have been reported at amortized cost above.

NOTE 5 - CAPITAL ASSETS

Changes in capital assets for the fiscal year ended September 30, 2025 were as follows:

	Beginning Balance	Additions	Deletions	Ending Balance
<u>Governmental activities</u>				
Capital assets, being depreciated				
Recreational facilities	\$ 701,805	\$ -	\$ -	\$ 701,805
Infrastructure	4,441,804	-	-	4,441,804
Equipment	23,105	-	-	23,105
Right-to-use leased equipment	53,520	-	-	53,520
Total capital assets, being depreciated	5,220,234	-	-	5,220,234
Less accumulated depreciation for:				
Recreational facilities	214,445	23,392	-	237,837
Infrastructure	1,793,461	197,336	-	1,990,797
Equipment	23,105	-	-	23,105
Right-to-use leased equipment	4,460	4,460	-	8,920
Total accumulated depreciation	2,035,471	225,188	-	2,260,659
Total capital assets, being depreciated, net	3,184,763	(225,188)	-	2,959,575
Governmental activities capital assets, net	\$ 3,184,763	\$ (225,188)	\$ -	\$ 2,959,575

Depreciation expense was charged to function/programs as follows:

Maintenance and operations	\$ 197,336
Culture and recreation	27,852
Total depreciation	<u>\$ 225,188</u>

NOTE 6 - LONG-TERM LIABILITIES

Series 2015

On August 10, 2015, the District issued \$3,295,000 of Capital Improvement Revenue Bonds, Series 2015 consisting of Term Bonds due on May 1, 2035 to May 1, 2045 and interest rates from of 5.6% to 5.85%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2016 through May 1, 2045.

The Series 2015 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established debt service reserve requirements as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2025.

NOTE 6 – LONG-TERM LIABILITIES (Continued)

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2025 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2015	\$ 2,800,000	\$ -	\$ 70,000	\$ 2,730,000	\$ 75,000
Less: Original issue discount	(10,736)	-	(517)	(10,219)	-
Leases payable	49,378	-	9,722	39,656	10,280
Total	<u>\$ 2,838,642</u>	<u>\$ -</u>	<u>\$ 79,205</u>	<u>\$ 2,759,437</u>	<u>\$ 85,280</u>

At September 30, 2025, the scheduled debt service requirements on the long-term debt were as follows:

Year ending, September 30:	Governmental Activities		
	Principal	Interest	Total
2026	\$ 75,000	\$ 157,243	\$ 232,243
2027	80,000	153,043	233,043
2028	85,000	148,563	233,563
2029	90,000	143,803	233,803
2030	95,000	138,763	233,763
2031-2035	560,000	608,133	1,168,133
2036-2040	745,000	428,512	1,173,512
2041-2045	1,000,000	182,520	1,182,520
Total	<u>\$ 2,730,000</u>	<u>\$ 1,960,580</u>	<u>\$ 4,690,580</u>

NOTE 7 – LEASES

Lease Payable

During the fiscal year ended September 30, 2024, the District entered into a 60-month equipment lease agreement as a lessee. As a result, an initial lease liability and intangible right-to-use leased equipment asset was recorded in the amount of \$53,520 related to the equipment lease. The lease liability was measured using a discount rate of 5.6%. The lease requires monthly payments of \$1,020. The final payment is due on April 1, 2029. The equipment has a five-year estimated useful life. The value of the right-to-use asset as of the end of the current fiscal year was \$53,520 and had accumulated amortization of \$8,920.

Minimum lease payments for years ending after September 30, 2025, are as follows:

Year ending, September 30:	Governmental Activities		
	Principal	Interest	Total
2026	\$ 10,280	\$ 1,960	\$ 12,240
2027	10,871	1,369	12,240
2028	11,496	744	12,240
2029	7,009	131	7,140
Total	<u>\$ 39,656</u>	<u>\$ 4,204</u>	<u>\$ 43,860</u>

NOTE 8 – MANAGEMENT COMPANY

The District has contracted with a management company to perform services, which include financial and accounting services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE 9 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

**RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Budgeted Amounts <u>Original & Final</u>	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Assessments	\$ 803,015	\$ 811,390	\$ 8,375
Miscellaneous	-	75	75
Interest income	-	3,374	3,374
Total revenues	<u>803,015</u>	<u>814,839</u>	<u>11,824</u>
EXPENDITURES			
Current:			
General government	110,719	91,764	18,955
Maintenance and operations	597,596	480,910	116,686
Culture and recreation	94,700	98,157	(3,457)
Debt service:			
Principal	-	9,722	(9,722)
Interest	-	2,518	(2,518)
Total expenditures	<u>803,015</u>	<u>683,071</u>	<u>119,944</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$ -</u>	131,768	<u>\$ 131,768</u>
Fund balance - beginning		<u>161,402</u>	
Fund balance - ending		<u>\$ 293,170</u>	

See notes to required supplementary information

**RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

**RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39 (3) (C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	0
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	9
Employee compensation	Not applicable
Independent contractor compensation	\$176,853
Construction projects to begin on or after October 1; (>\$65K)	Not applicable
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance; \$2,271.49 - \$2,373.09 Debt service; \$642.55 - \$759.38
Special assessments collected:	\$1,046,712
Outstanding Bonds:	
Series 2015, due May 1, 2045	\$2,730,000



**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors
Reserve at Pradera Community Development District
Hillsborough County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Reserve at Pradera Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements and have issued our report thereon dated May 4, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

May 4, 2026



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road • Suite 301
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Reserve at Pradera Community Development District
Hillsborough County, Florida

We have examined Reserve at Pradera Community Development District, Hillsborough County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2025. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2025.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Reserve at Pradera Community Development District, Hillsborough County, Florida, and is not intended to be and should not be used by anyone other than these specified parties.

May 4, 2026



**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Reserve at Pradera Community Development District
Hillsborough County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Reserve at Pradera Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2025 and have issued our report thereon dated May 4, 2026.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated May 4, 2026, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General of the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Reserve at Pradera Community Development District, Hillsborough County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Reserve at Pradera Community Development District, Hillsborough County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

May 4, 2026

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2024.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2025.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2025.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2025. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.
7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 23.

Tab 6



727-331-9014



info@BlitzenLighting.com



www.BlitzenLighting.com

Accepted on
Jul 29, 2026
@ 10:12 am

Proposal

Prepared For:

Reserves of Pradera (CDD)

Pradera Reserve Blvd

Riverview, FL 33579

Proposal Issued:

Jul 29, 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!



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.	
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 <u>by 8/31 of each year</u> to qualify. No contract necessary.	

Subtotal	\$3,971.00
Loyalty Discount (10%)	-\$397.10
Total	\$3,573.90
Deposit Due (50%)	\$1,786.95

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 may offer an optional three (3) consecutive holiday season agreement. If selected, 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 may include an optional to select three (3) holiday season service commitment between the Client and The Company. In consideration of this commitment and if selected, 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

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Tab 7



Rizzetta & Company

Reserve at Pradera Community Development District

www.reserveatpraderacdd.org

Approved Proposed Budget for Fiscal Year 2026/2027

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Rizzetta & Company

Proposed Budget							
Reserve at Pradera Community Development District							
General Fund							
Fiscal Year 2026/2027							
Chart of Accounts Classification	Actual YTD through 02/28/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026	
1							
2	ASSESSMENT REVENUES						
3							
4	Special Assessments						
5	Tax Roll	\$ 852,090	\$ 852,090	\$ 845,697	\$ 6,393	\$ 907,114	\$ 61,417
6							
7	Assessment Revenue Subtotal	\$ 852,090	\$ 852,090	\$ 845,697	\$ 6,393	\$ 907,114	\$ 61,417
8							
9	OTHER REVENUES						
10							
11	Other Miscellaneous Revenues						
12	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
13	Miscellaneous Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
14							
15	Other Revenue Subtotal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
16							
17	TOTAL REVENUES	\$ 852,090	\$ 852,090	\$ 845,697	\$ 6,393	\$ 907,114	\$ 61,417
18							
19	EXPENDITURES - ADMINISTRATIVE						
20							
21	Legislative						
22	Supervisor Fees	\$ 3,000	\$ 14,000	\$ 14,000	\$ -	\$ 14,000	\$ -
23	Financial & Administrative						
24	Accounting Services	\$ 7,518	\$ 18,043	\$ 18,044	\$ 1	\$ 19,127	\$ 1,083
25	Administrative Services	\$ 2,157	\$ 5,177	\$ 5,176	\$ (1)	\$ 5,487	\$ 311
26	Assessment Roll	\$ 4,737	\$ 4,737	\$ 4,734	\$ (3)	\$ 5,018	\$ 284
27	Auditing Services	\$ -	\$ 4,500	\$ 4,500	\$ -	\$ 5,400	\$ 900
28	Disclosure Report	\$ 2,083	\$ 4,999	\$ 5,000	\$ 1	\$ 5,000	\$ -
29	District Engineer	\$ 4,914	\$ 11,794	\$ 10,000	\$ (1,794)	\$ 12,500	\$ 2,500
30	District Management	\$ 8,475	\$ 20,340	\$ 20,339	\$ (1)	\$ 22,000	\$ 1,661
31	Dues, Licenses & Fees	\$ 175	\$ 420	\$ 175	\$ (245)	\$ 175	\$ -
32	Financial & Revenue Collections	\$ 1,420	\$ 3,408	\$ 3,408	\$ -	\$ 3,612	\$ 204
33	Legal Advertising	\$ 146	\$ 1,500	\$ 1,500	\$ (0)	\$ 1,000	\$ (500)
34	Public Officials Liability Insurance	\$ 3,305	\$ 3,305	\$ 3,508	\$ 203	\$ 3,636	\$ 128
35	Trustees Fees	\$ 3,053	\$ 3,053	\$ 3,500	\$ 447	\$ 3,500	\$ -
36	Website Hosting, Maintenance, Backup	\$ 1,319	\$ 3,166	\$ 3,200	\$ 34	\$ 3,200	\$ -
37	Legal Counsel						
38	District Counsel	\$ 8,334	\$ 25,002	\$ 20,000	\$ (5,002)	\$ 30,000	\$ 10,000
39							
40	Administrative Subtotal	\$ 50,636	\$ 123,443	\$ 117,084	\$ (6,359)	\$ 133,655	\$ 16,571
41							
42	EXPENDITURES - FIELD OPERATIONS						
43							
44	Security Operations						
45	Amenity Security Camera System Maintenance	\$ 2,287	\$ 5,489	\$ 6,500	\$ 1,011	\$ 6,500	\$ -
46	Security System Monitoring & Maintenance	\$ 5,793	\$ 13,903	\$ 20,000	\$ 6,097	\$ 25,000	\$ 5,000
47	Electric Utility Services						
48	Utility Services	\$ 76,872	\$ 184,493	\$ 177,000	\$ (7,493)	\$ 185,000	\$ 8,000
49	Water-Sewer Combination Services						
50	Utility Services	\$ 4,800	\$ 11,520	\$ 8,000	\$ (3,520)	\$ 11,520	\$ 3,520
51	Stormwater Control						
52	Aquatic Maintenance	\$ 12,190	\$ 29,256	\$ 29,000	\$ (256)	\$ 29,870	\$ 870
53	Fountain Service Maintenance	\$ 1,042	\$ 2,501	\$ 2,500	\$ (1)	\$ 2,500	\$ -
54	Lake/Pond Bank Repair/Maintenance	\$ 208	\$ 499	\$ 500	\$ 1	\$ 2,500	\$ 2,000
55	Midge Fly Treatments	\$ 2,500	\$ 6,000	\$ 6,000	\$ -	\$ 6,000	\$ -

Proposed Budget
Reserve at Pradera Community Development District
General Fund
Fiscal Year 2026/2027

Chart of Accounts Classification		Actual YTD through 02/28/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026
56	Other Physical Environment						
57	Entry Fountain & Wall Maintenance	\$ 1,598	\$ 3,835	\$ 5,000	\$ 1,165	\$ 5,000	\$ -
58	General Liability Insurance	\$ 5,843	\$ 5,843	\$ 5,843	\$ 0	\$ 4,443	\$ (1,400)
59	Holiday Decorations	\$ 3,547	\$ 8,513	\$ 8,500	\$ (13)	\$ 8,500	\$ -
60	Irrigation Maintenance & Repair	\$ 4,125	\$ 9,900	\$ 10,000	\$ 100	\$ 10,000	\$ -
61	Landscape - Annuals/Flowers	\$ 5,400	\$ 12,960	\$ 10,500	\$ (2,460)	\$ 10,500	\$ -
62	Landscape - Fertilization	\$ -	\$ 22,346	\$ 22,346	\$ -	\$ 22,346	\$ -
63	Landscape - Mulch	\$ 2,400	\$ 38,760	\$ 31,000	\$ (7,760)	\$ 31,000	\$ -
64	Landscape - Pest Control/OTC Injections	\$ -	\$ 6,080	\$ 6,080	\$ -	\$ 6,080	\$ -
65	Landscape Inspection Services	\$ 5,000	\$ 12,000	\$ 10,800	\$ (1,200)	\$ 10,800	\$ -
66	Landscape Maintenance	\$ 65,770	\$ 173,248	\$ 175,000	\$ 1,752	\$ 175,000	\$ -
67	Landscape Replacement Plants, Shrubs, Trees	\$ 990	\$ 12,626	\$ 10,000	\$ (2,626)	\$ 10,000	\$ -
68	Pest Control	\$ 500	\$ 2,300	\$ 3,000	\$ 700	\$ 3,000	\$ -
69	Property Insurance	\$ 11,101	\$ 11,101	\$ 12,844	\$ 1,743	\$ 10,600	\$ (2,244)
70	Well Maintenance	\$ -	\$ -	\$ 1,500	\$ 1,500	\$ 1,500	\$ -
71	Parks & Recreation						
72	Access Control Maintenance, & Supplies	\$ 2,083	\$ 4,999	\$ 5,000	\$ 1	\$ 5,000	\$ -
73	Basketball Court Maintenance & Supplies	\$ 2,900	\$ 12,540	\$ 6,500	\$ (6,040)	\$ 6,250	\$ (250)
74	Dog Waste Station Supplies & Maintenance	\$ -	\$ 1,500	\$ 1,500	\$ -	\$ 1,500	\$ -
75	Fitness Equipment Maintenance & Repairs	\$ -	\$ 4,000	\$ 4,000	\$ -	\$ 4,000	\$ -
76	Furniture Repair/Replacement	\$ 35,945	\$ 40,000	\$ 40,000	\$ -	\$ 2,000	\$ (38,000)
77	Maintenance & Repairs	\$ 401	\$ 962	\$ 20,000	\$ 19,038	\$ 50,000	\$ 30,000
78	Pest Control - Amenity	\$ 661	\$ 1,586	\$ 5,000	\$ 3,414	\$ 5,000	\$ -
79	Playground Equipment and Maintenance	\$ 1,000	\$ 2,400	\$ 2,000	\$ (400)	\$ 15,000	\$ 13,000
80	Pool Repairs	\$ -	\$ 15,000	\$ 20,000	\$ 5,000	\$ 38,000	\$ 18,000
81	Pool Service Contract	\$ 9,794	\$ 19,541	\$ 20,000	\$ 459	\$ 21,000	\$ 1,000
82	Telephone, Internet, Cable	\$ 855	\$ 2,452	\$ 2,500	\$ 48	\$ 2,850	\$ 350
83	Trail/Bike Path Maintenance	\$ -	\$ 2,000	\$ 2,000	\$ -	\$ 2,000	\$ -
84	Wildlife Management Services	\$ 5,500	\$ 13,200	\$ 13,200	\$ -	\$ 13,200	\$ -
85	Contingency						
86	Miscellaneous Contingency	\$ 5,700	\$ 25,000	\$ 25,000	\$ -	\$ 30,000	\$ 5,000
87							
88	Field Operations Subtotal	\$ 276,805	\$ 718,354	\$ 728,613	\$ 10,259	\$ 773,459	\$ 44,846
89							
90	TOTAL EXPENDITURES	\$ 327,441	\$ 841,797	\$ 845,697	\$ 3,900	\$ 907,114	\$ 61,417
91							
92	EXCESS OF REVENUES OVER EXPENDITURES	\$ 524,649	\$ 10,293	\$ -	\$ 10,293	\$ -	\$ -
93							

Proposed Budget								Comments
Reserve at Pradera Community Development District								
Reserve Fund								
Fiscal Year 2026/2027								
Chart of Accounts Classification		Actual YTD through 02/28/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026	
1								
2	ASSESSMENT REVENUES							
3								
4	Special Assessments							
5	Tax Roll	\$ 40,000	\$ 40,000	\$ 40,000	\$ -	\$ 40,000	\$ -	
6								
7	Assessment Revenue Subtotal	\$ 40,000	\$ 40,000	\$ 40,000	\$ -	\$ 40,000	\$ -	
8								
9	OTHER REVENUES							
10								
11	Interest Earnings							
12	Interest Earnings	\$ 2,128	\$ 5,107	\$ -	\$ 5,107	\$ -	\$ -	
13	Other Miscellaneous Revenues							
14	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
15								
16	Other Revenue Subtotal	\$ 2,128	\$ 5,107	\$ -	\$ 5,107	\$ -	\$ -	
17								
18	TOTAL REVENUES	\$ 42,128	\$ 45,107	\$ 40,000	\$ 5,107	\$ 40,000	\$ -	
19								
20	EXPENDITURES							
21								
22	Contingency							
23	Capital Reserves	\$ -	\$ -	\$ 40,000	\$ 40,000	\$ 40,000	\$ -	
24								
25	TOTAL EXPENDITURES	\$ -	\$ -	\$ 40,000	\$ 40,000	\$ 40,000	\$ -	
26								
27	EXCESS OF REVENUES OVER EXPENDITURES	\$ 42,128	\$ 45,107	\$ -	\$ 45,107	\$ -	\$ -	
28								

Reserve at Pradera Community Development District

Debt Service

Fiscal Year 2026/2027

Chart of Accounts Classification	Series 2015	Budget for 2026/2027
REVENUES		
Special Assessments		
Net Special Assessments ⁽¹⁾	\$233,341.66	\$233,341.66
TOTAL REVENUES	\$233,341.66	\$233,341.66
EXPENDITURES		
Administrative		
Debt Service Obligation	\$233,341.66	\$233,341.66
Administrative Subtotal	\$233,341.66	\$233,341.66
TOTAL EXPENDITURES	\$233,341.66	\$233,341.66
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00

Hillsborough county Collection (2%) and Early payment Discounts (4%)

6.0%

GROSS ASSESSMENTS

\$248,024.72

Notes:

Tax Roll Collection Costs for Hillsborough County are 6.0% of Tax Roll. Budgeted net of tax roll assessments.
See Assessment Table.

⁽¹⁾ Maximum Annual Debt Service less any Prepaid Assessments Received.

RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027 O&M ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$947,114.00
COLLECTION COSTS @	2%	\$20,151.36
EARLY PAYMENT DISCOUNT @	4%	\$40,302.72
TOTAL O&M ASSESSMENT		\$1,007,568.09

TOTAL EQUALIZED O&M BUDGET		\$718,224.00
COLLECTION COST @	2%	\$15,281.36
EARLY PAYMENT DISCOUNT @	4%	\$30,562.72
TOTAL EQUALIZED O&M ASSESSMENT		\$764,068.09

TOTAL STRATIFIED O&M BUDGET		\$228,890.00
COLLECTION COSTS @	2%	\$4,870.00
EARLY PAYMENT DISCOUNT @	4%	\$9,740.00
TOTAL STRATIFIED O&M ASSESSMENT		\$243,500.00

UNITS ASSESSED		
LOT SIZE	O&M	SERIES 2015 DEBT SERVICE ⁽¹⁾
Single Family 55'	204	204
Single Family 65'	154	154
Commercial	14	0
Total Community	372	358

ALLOCATION OF EQUALIZED COSTS				
EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL BUDGET	PER UNIT ASSESSMENT
1.00	204.00	54.84%	\$421,854.24	\$2,067.91
1.00	154.00	41.40%	\$318,458.59	\$2,067.91
1.00	14.00	3.763441%	\$23,755.25	\$1,696.80
	372.00	100.00%	\$764,068.09	

ALLOCATION OF STRATIFIED COSTS				
EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL BUDGET	PER UNIT ASSESSMENT
1.00	204.00	51.27%	\$124,840.41	\$611.96
1.18	182.00	45.74%	\$111,377.23	\$723.23
0.85	11.90	2.99%	\$7,282.36	\$520.17
	397.90	100.00%	\$243,500.00	

PER LOT ANNUAL ASSESSMENT		
O&M	SERIES 2015 DEBT SERVICE ⁽²⁾	TOTAL ⁽³⁾
\$2,679.87	\$642.55	\$3,322.42
\$2,791.14	\$769.38	\$3,560.52
\$2,216.97	\$0.00	\$2,216.97

LESS: Hillsborough County Collection Costs (2%) and Early Payment Discount (4%):

(45,844.09)

(14,610.00)

Net Revenue to be Collected

\$718,224.00

\$228,890.00

⁽¹⁾ Reflects the number of total lots with Series 2015 debt outstanding.

⁽²⁾ Annual debt service assessment per lot adopted in connection with the Series 2015 bond issues. Annual assessment includes principal, interest, Hillsborough County collection costs and early payment discount costs.

⁽³⁾ Annual assessment that will appear on November 2026 Hillsborough County property tax bill. Amount shown includes all applicable collection costs and early payment discounts. Property owner is eligible for a discount of up to 4% if paid early.

RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2026/2027 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2026/2027 O&M Budget:		\$947,114.00	2025/2026 O&M Budget:	\$885,697.00
Collection Costs:	2%	\$20,151.36	2026/2027 O&M Budget:	\$947,114.00
Early Payment Discounts:	4%	\$40,302.72		
2026/2027 Total:		<u>\$1,007,568.09</u>	Total Difference:	<u>\$61,417.00</u>

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2025/2026	2026/2027	\$	%
Single Family 55'	Series 2015 Debt Service	\$642.55	\$642.55	\$0.00	0.00%
	Operations/Maintenance	\$2,506.92	\$2,679.87	\$172.95	6.90%
	Total	\$3,149.47	\$3,322.42	\$172.95	5.49%
Single Family 65'	Series 2015 Debt Service	\$759.38	\$759.38	\$0.00	0.00%
	Operations/Maintenance	\$2,611.19	\$2,791.14	\$179.95	6.89%
	Total	\$3,370.57	\$3,550.52	\$179.95	5.34%
Commercial	Series 2015 Debt Service	\$0.00	\$0.00	\$0.00	0.00%
	Operations/Maintenance	\$2,049.79	\$2,216.97	\$167.18	8.16%
	Total	\$2,049.79	\$2,216.97	\$167.18	8.16%

GENERAL FUND BUDGET

ACCOUNT CATEGORY DESCRIPTION

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Event Rental: The District may receive monies for event rentals for such things as weddings, birthday parties, etc.

Facilities Rentals: The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants etc.

EXPENDITURES – ADMINISTRATIVE:

Supervisor Fees: The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.

Administrative Services: The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles, and phone calls.

District Management: The District as required by statute, will contract with a firm to provide for the management and administration of the District's day-to-day needs. These services include the conducting of board meetings, workshops, the overall administration of District functions, all required state, and local filings, preparation of the annual budget, purchasing, risk management, preparing various resolutions, and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

District Engineer: The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.



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Disclosure Report: The District is required to file quarterly and annual disclosure reports, as required in the District's Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

Trustee's Fees: The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

Assessment Roll: The District will contract with a firm to prepare, maintain and certify the assessment roll(s) and annually levy a non-ad Valorem assessment for operating and debt service expenses.

Financial & Revenue Collections: Services of the Collection Agent include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. The Collection Agent also maintains and updates the District's lien book(s) annually and provides for the release of liens on the property after the full collection of bond debt levied on particular properties.

Accounting Services: Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Auditing Services: The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

Arbitrage Rebate Calculation: The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

Public Officials Liability Insurance: The District will incur expenditures for public officials' liability insurance for the Board and Staff.

Legal Advertising: The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

Bank Fees: The District will incur bank service charges during the year.

Dues, Licenses & Fees: The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

Miscellaneous Fees: The District could incur miscellaneous throughout the year, which may not fit into any standard categories.

Website Hosting, Maintenance and Email: The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

District Counsel: The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.



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EXPENDITURES - FIELD OPERATIONS:

Security Services and Patrols: The District may wish to contract with a private company to provide security for the District.

Electric Utility Services: The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

Street Lights: The District may have expenditures relating to street lights throughout the community. These may be restricted to main arterial roads or in some cases to all street lights within the District's boundaries.

Utility - Recreation Facility: The District may budget separately for its recreation and or amenity electric separately.

Gas Utility Services: The District may incur gas utility expenditures related to district operations at its facilities such as pool heat etc.

Garbage - Recreation Facility: The District will incur expenditures related to the removal of garbage and solid waste.

Solid Waste Assessment Fee: The District may have an assessment levied by another local government for solid waste, etc.

Water-Sewer Utility Services: The District will incur water/sewer utility expenditures related to district operations.

Utility - Reclaimed: The District may incur expenses related to the use of reclaimed water for irrigation.

Aquatic Maintenance: Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Fountain Service Repairs & Maintenance: The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

Lake/Pond Bank Maintenance: The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

Wetland Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.

Mitigation Area Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various mitigation areas by other governmental entities.

Aquatic Plant Replacement: The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.



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General Liability Insurance: The District will incur fees to insure items owned by the District for its general liability needs

Property Insurance: The District will incur fees to insure items owned by the District for its property needs

Entry and Walls Maintenance: The District will incur expenditures to maintain the entry monuments and the fencing.

Landscape Maintenance: The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

Irrigation Maintenance: The District will incur expenditures related to the maintenance of the irrigation systems.

Irrigation Repairs: The District will incur expenditures related to repairs of the irrigation systems.

Landscape Replacement: Expenditures related to replacement of turf, trees, shrubs etc.

Field Services: The District may contract for field management services to provide landscape maintenance oversight.

Miscellaneous Fees: The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

Employees - Salaries: The District may incur expenses for employees/staff members needed for the recreational facilities such as Clubhouse Staff.

Management Contract: The District may contract with a firm to provide for the oversight of its recreation facilities.

Maintenance & Repair: The District may incur expenses to maintain its recreation facilities.

Facility Supplies: The District may have facilities that required various supplies to operate.

Telephone, Fax, Internet: The District may incur telephone, fax and internet expenses related to the recreational facilities.

Office Supplies: The District may have an office in its facilities which require various office related supplies.

Clubhouse - Facility Janitorial Service: Expenses related to the cleaning of the facility and related supplies.

Pool Service Contract: Expenses related to the maintenance of swimming pools and other water features.

Pool Repairs: Expenses related to the repair of swimming pools and other water features.

Security System Monitoring & Maintenance: The District may wish to install a security system for the clubhouse



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Clubhouse Miscellaneous Expense: Expenses which may not fit into a defined category in this section of the budget

Athletic/Park Court/Field Repairs: Expense related to any facilities such as tennis, basketball etc.

Special Events: Expenses related to functions such as holiday events for the public enjoyment

Miscellaneous Fees: Monies collected and allocated for fees that the District could incur throughout the year, which may not fit into any standard categories.

Miscellaneous Contingency: Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.

RESERVE FUND BUDGET **ACCOUNT CATEGORY DESCRIPTION**

The Reserve Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Reserve Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.



Rizzetta & Company

EXPENDITURES:

Capital Reserve: Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.

DEBT SERVICE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Special Assessments: The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

EXPENDITURES – ADMINISTRATIVE:

Bank Fees: The District may incur bank service charges during the year.

Debt Service Obligation: This would be a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.



Rizzetta & Company

Tab 8

RESOLUTION 2026-04

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PASSED AND ADOPTED THIS 23rd DAY OF JULY 2026.

ATTEST:

**RESERVE AT PRADERA
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Adopted Budget for Fiscal Year 2027

Exhibit B: Assessment Roll

Tab 9

RESOLUTION 2026-05

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

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

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

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

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

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

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

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

SECTION 1. BUDGET

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

SECTION 2. APPROPRIATIONS

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

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

SECTION 3. BUDGET AMENDMENTS

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

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

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

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

PASSED AND ADOPTED THIS 23rd DAY OF JULY 2026.

ATTEST:

**RESERVE AT PRADERA
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

By:_____

Its:_____

Exhibit A: Adopted Budget for Fiscal Year 2027

Tab 10

**Reserve at Pradera Community Development District
Performance Measures/Standards & Annual Reporting Form
October 1, 2025 – September 30, 2026**

1. Financial Transparency

Goal 1.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and adopt the final budget by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 1.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit and current fiscal year budget with any amendments.

Measurement: Annual audit and previous years' budgets are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information. Most recent annual audit, most recently adopted/amended fiscal year budget and most recent agenda package.

Achieved: Yes ☐ No ☐

Goal 1.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

2. District Assets

Goal 2.1: District Assets

Objective: District Assets – Perform an overview of improvements and adjustments that can enhance the District.

Measurement: All assets have monthly and yearly maintenance contracts to protect and maintain all assets.

Standard: Splash Pad was repaired and aesthetic adjustments throughout the property. The Board navigated in selection of service vendors, pool and landscape to save the District funds and provide a better quality of service.

Achieved: Yes ☐ No ☐

Chair/Vice Chair: _____

Date: _____

Print Name: _____

Reserve at Pradera Community Development District

District Manager: _____

Date: _____

Print Name: _____

Reserve at Pradera Community Development District

Tab 11

MINUTES OF MEETING

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

RESERVE AT PRADERA
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Reserve at Pradera Community Development District was held on **Monday, July 23, 2026, at 10:00 a.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 (via phone)
Jason Newbold	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 (via phone)
Bert Smtih	Sitex Aquatics Representative
Hayley Pryor	FSM: Rizzetta & Co ., Inc
Epifanio Carvajal	Pine Lake Representative

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 the basketball fence and when it is scheduled to be repaired. Staff notified the resident that the repair is scheduled for Tuesday.

THIRD ORDER OF BUSINESS

Staff Reports

A. Aquatics Services

Mr. Smith provided updates on the drought conditions, spaderdock treatment, and the Sonar application. He reviewed the treatment plans and discussed the construction of a barrier collection by August. The grass was outlined as beneficial for algae filtration and shoreline protection. The more exposed ponds showed grass in the middle areas due to the shallow water conditions.

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

52 The Board discussed that once the fuel price returns to \$4.15 per gallon, the fuel
53 surcharge will be removed.

54 On a motion by Mr. Caines, seconded by Mr. Newbold, with all in favor, the Board of Supervisors approved
55 the Fuel Increase Surcharge in the amount of \$4.15 for diesel, for the Reserve at Pradera Community Development
56 District.

57
58 **B. Landscape Inspection Services**

59 Ms. Pryor presented the report and provided feedback on the recent storms. She
60 recommended repairs and confirmed the removal and replanting of damaged
61 landscaping. Proposals will be submitted for the repairs. She informed the Board
62 that water restrictions are still in place. An annual review will be provided at the
63 August meeting.

64 On a motion by Mrs. Felix, seconded by Mr. Caines, with all in favor, the Board of Supervisors approved not-
65 to-exceed \$600 for palm injections, for the Reserve at Pradera Community Development District.

66
67
68
69 **C. District Counsel**

70 Ms. Hancock had no updates. No formal action was taken.

71
72 **i. Consideration of Aquatic Agreement**

73
74 On a motion by Mrs. Wyatt, seconded by Mr. Newbold with all in favor, the Board of Supervisors approved
75 the Aquatic Agreement, for the Reserve at Pradera Community Development District.

76
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79 **D. District Engineer**

80 The Board reviewed the updated map, and the District Engineer will update it
81 and provide the final version in August.

82
83
84 **D. District Manager**

85 Ms. DeLuna reminded the Board that the next meeting is scheduled for August 11,
86 2026. There was a discussion regarding residents not being authorized to make
87 repairs.

88
89 On a motion by Mrs. Felix, seconded by Mr. Caines and with all in favor, the Board of Supervisors approved
90 to have District Council to send a cease and desist to the resident, Board of Supervisors meeting, for the Reserve at
91 Pradera Community Development District.
92
93

FOURTH ORDER OF BUSINESS**Business Items****A. Presentation of 2nd Quarterly Website Audit**

Board Member Maya Wyatt exited the meeting prior to the discussion of Agenda Item A.

On a motion by Mrs. Felix , seconded by Mr. Caines, and with all in favor, the Board of Supervisors approved the 2nd Quarterly Website Audit, for the Reserve at Pradera Community Development District.

B. Ratification of Mikes Signs Proposal

On a motion by Mr. Caines, seconded by Mr. Newbold, and with all in favor, the Board of Supervisors ratified the Mikes Signs Proposal for \$1,000, as presented, for the Reserve at Pradera Community Development District.

C. Consideration of Holiday Lighting Proposals

On a motion by Mrs. Wyatt, seconded by Mr. Newbold, and with all in favor, the Board of Supervisors approved the Blitzen Proposal for \$3,971, as presented, for the Reserve at Pradera Community Development District.

D. Consideration of Addendum to O&M Methodology

On a motion by Mr. Caines , seconded by Mrs. Felix, and with all in favor, the Board of Supervisors approved the Addendum to O&M Methodology, 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
June 29, 2026**

On a motion by Mrs. Felix, seconded by Mrs. Wyatt, and with all in favor, the Board of Supervisors approved the meeting minutes of the regular meeting held on June 29, 2026, as presented, for the Reserve at Pradera Community Development District.

B. Consideration of Operations and Maintenance Expenditures for May 2026

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

C. Consideration of Financial Report June 2026

On a motion by Mrs. Wyatt, seconded by Mrs. Felix, and with all in favor, the Board of Supervisors accepted the Financial Report for June 2026, for the Reserve at Pradera Community Development District.

SIXTH ORDER OF BUSINESS**Supervisor Requests**

Mrs. Felix requested that staff inspect the pool for storm damage and mentioned the key fobs.

Mr. Wyatt requested the removal of the soccer goal nets.

On a motion by Mrs. Wyatt, seconded by Mr. Caines, and with all in favor, the Board of Supervisors approved to remove the soccer goal nets, for the Reserve at Pradera Community Development District.

On a motion by Mrs. Wyatt, seconded by Mr. Caines, and with all in favor, the Board of Supervisors authorized Staff to send Sitex a probation notice from District Council, for the Reserve at Pradera Community Development District.

Additional discussion was held regarding the current pool operating hours.

Mr. Newbold requested an interest analysis at the August meeting.

SEVENTH ORDER OF BUSINESS**Adjournment**

On a motion by Mr. Caines, seconded by Mr. Newbold, and with all in favor, the Board of Supervisors adjourned the meeting at 11:10 a.m., for the Reserve at Pradera Community Development District.

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Assistant Secretary

Chair / Vice Chair

194

DRAFT

Tab 12

RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA

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

Operation and Maintenance Expenditures June 2026 For Board Approval

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

The total items being presented: **\$51,995.27**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Reserve at Pradera Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2026 Through June 30, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Charter Communications	20260608-1	2490284051926	Internet 05/26	\$ 175.38
Florida Department of Health Hillsborough County	300322	29-BID-8542820	Permits and Fees 05/26	\$ 400.00
Florida Department of Health Hillsborough County	300322	29-BID-8543863	Permit 04/26	\$ 275.00
Fountain Kings, Inc.	300332	INV-1248	Monthly Water Feature Maintenance 05/26	\$ 235.00
HomeTeam Pest Defense, Inc.	300326	120468007	Pest Control 05/26	\$ 48.40
Jerry Richardson	300335	2161	Wildlife Management 06/26	\$ 1,100.00
Kilinski Van Wyk, PLLC	300321	14968	Legal Counsel 04/26	\$ 2,120.00
Kilinski Van Wyk, PLLC	300333	15213	Misc. Mailing 06/26	\$ 218.92
Naturewalk Community Development District	300325	052626-20252364	Naturewalk paid Reserve at Pradera invoice For	\$ 1,500.00
Pine Lake Services, LLC	300334	10017-1	payment of invoice 20252364 Irrigation Repair 05/26	\$ 1,022.92
Pine Lake Services, LLC	300334	10034-1	Pine Bark Mulch 05/26	\$ 2,500.00
Pine Lake Services, LLC	300323	10044	Mulch Replenishment 05/26	\$ 837.50
Pine Lake Services, LLC	300329	10113	Landscape Maintenance 06/26	\$ 12,434.00
Rizzetta & Company, Inc.	300324	INV0000109912	Administrative Services 06/26	\$ 5,440.59

Reserve at Pradera Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2026 Through June 30, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
SafeTouch, LLC	300327	21837	Monitoring Service 06/26	\$ 1,020.00
Sitex Aquatics, LLC	300330	11187-b	Aquatic Maintenance 06/26	\$ 2,616.20
Sitex Aquatics, LLC	300330	11200-b	Storm Drain 06/26	\$ 1,793.00
TECO	20260609-1	211004653369-051826	Electric Charges 04/26 - 05/26	\$ 2,326.80
TECO	20260609-1	211004653575-051826	Electric Charges 05/26	\$ 1,273.49
TECO	20260612-1	211004653823-052126	Electric Charges 04/26	\$ 64.95
TECO	20260612-1	211004654029-052126	Electric Charges 04/26 - 05/26	\$ 283.73
TECO	20260612-1	211004654276-052126	Electric Charges 04/26 - 05/26	\$ 747.91
TECO	20260612-1	211004654458-052126	Electric Charges 04/26 - 05/26	\$ 559.92
TECO	20260612-1	211004654664-052126	Electric Charges 05/26	\$ 1,717.89
TECO	20260609-1	211024076591-051826	Electric Charges 04/26 - 05/26	\$ 3,169.98
TECO	20260609-1	221006977807-051826	Electric Charges 04/26 to 05/26	\$ 2,511.78
TECO	20260609-1	221006978904-051826	Electric Charges 04/26	\$ 509.40
TECO	20260609-1	221006978920-051826	Electric Charges 05/26	\$ 1,016.68

Reserve at Pradera Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2026 Through June 30, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
TECO	20260609-1	221006978961-051826	Electric Charges 04/26 - 05/26	\$ 891.45
The Observer Group, Inc.	300331	26-01990H	Legal Advertising Published 06/26	\$ 634.38
Total Community Maintenance, LLC	300328	8955	Clubhouse Janitorial 06/26	\$ 1,050.00
Wahoo Pools Group, Inc.	300336	20252782	Pool Repairs 06/26	<u>\$ 1,500.00</u>
Total Report				<u>\$ 51,995.27</u>

May 19, 2026

Invoice Number: 2490284051926

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 INFORMATIONYou've been selected for exclusive multi-line mobile savings. Call
1-866-294-9488 now.**Summary**Service from 05/19/26 through 06/18/26
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 06/05/26	
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.4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2380 DY RP 19 05202026 NNNNNNNN 01 000801 0003RESERVE AT PRADERA CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

May 19, 2026

RESERVE AT PRADERA CDD

Invoice Number: 2490284051926

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



Invoice Number: RESERVE AT PRADERA CDD
2490284051926
29 2490284

Contact Us

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

8833 2390 DY RP 19 05202026 NNNNNNNN 01 000801 0003

Charge Details

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

Payments received after 05/19/26 will appear on your next bill.

Service from 05/19/26 through 06/18/26

Spectrum Business™ Internet

Spectrum Business Internet	130.00
Static IP 5	30.00
Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Advanced WiFi	10.00
	\$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 1-866-619-1263.





RECEIVED
MAY 20 2021
DOH HILLSBOROUGH COUNTY

Florida Department of Health
In Hillsborough County
Notification of Fees Due



29-BID-8542820

Permit Number

29-60-1569059

For: Swimming Pools - Public Pool > 25000 Gallons

Notice: This bill is due and payable in full upon receipt and must be received by the local office by the payment due date (06/30/2026).

Fee Amount: \$400.00

Previous Balance: \$0.00

Total Amount Due: \$400.00

Payment Due Date: 06/30/2026 or Upon Receipt

If not paid by 06/30/2026 then the fee will be: \$450.00

Mail To: Reserve at Prodera CDD
3434 Colwell Ave Ste 200
Tampa, FL 33614

Please verify all information below at www.myfloridaehpermit.com and make changes as necessary.

Account Information:

Name: Reserve at Prodera
Location: 13411 Balm Riverview Road
Riverview, FL 33579

Pool Volume: 62,700
gallons
Bathing Load: 53
Flow Rate: 268

Owner Information:

Name: Reserve at Prodera CDD
Address: 3434 Colwell Ave Ste 200
(Mailing) Tampa, FL 33614

Home Phone: (813) 418-0840 Work Phone: ()

Please go online to pay fee at:

www.MyFloridaEHPermit.com

Permit Number: 29-60-1569059 Bill ID: 29-BID-8542820

Billing Questions call DOH-Hillsborough at: (813) 307-8059

If you do not pay online, make checks payable to and mail invoice WITH payment to:

Florida Department of Health in Hillsborough County

ATTN: Environmental Health

P O Box 5135

Tampa, FL 33675

Circle One: Visa MC

Name on Card: _____

Account #: _____

Exp Date: ____/____ Security Code (CVV): ____

Card's Billing Address: _____

City: _____ State: ____ Zip: _____

I Authorize Florida Department of Health in Hillsborough County to charge my credit card account for the following:

Payment Amount: \$_____ For: _____

Signature _____

Date _____

[Please RETURN invoice with your payment]

Batch Billing ID: 113246

PERMIT HOLDERS CAN NOW

pay invoices online!

The Florida Department of Health now offers a secure system for permit holders to pay invoices and print permits online!

- ☒ No sign-up cost.
- ☒ Save time. Paying a bill online is faster than mailing a check or hand delivering payment.
- ☒ Our safe and secure system will keep your information protected.
- ☒ Pay at your convenience. With our online system, you can pay with your credit card or e-check and don't have to worry about envelopes or stamps.

Pay this invoice online at www.myfloridaehpermit.com

NOTE: Payments made online will be assessed a small convenience fee. Visit the site for more information



Mission:

To protect, promote & improve the health of all people in Florida through integrated state, county & community efforts.



Ron DeSantis
Governor

Joseph A. Ladapo, MD, PhD
State Surgeon General

Vision: To be the Healthiest State in the Nation

May 5, 2026

Dear Hillsborough County Swimming Pool Permit Holders,

On 4/15/26, the Hillsborough County Board of County Commissioners voted to allow a \$125.00 processing and archiving fee to be added to the existing permitting fee for Hillsborough County Swimming Pools.

This increase will be applied to all Swimming Pool Permits beginning on 5/5/26.

If you have any questions about this or any other program issues, please contact our office at the phone numbers below.

Sincerely,

Mary Mooney, MS, RS
Environmental Administrator
Florida Department of Health in Hillsborough County



**Florida Department of Health
in Hillsborough County
Notification of Fees Due**



29-BID-8543863

Permit Number
29-60-1849168

For: Swimming Pools - Water Activity

Notice: This bill is due and payable in full upon receipt and must be received by the local office by the payment due date (06/30/2026).

Fee Amount: \$275.00
Previous Balance: \$0.00
Total Amount Due: \$275.00

Payment Due Date: 06/30/2026 or Upon Receipt
If not paid by 06/30/2026 then the fee will be: \$325.00

Mail To: Reserve at Pradera CDD
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

Please verify all information below at www.myfloridaehpermit.com and make changes as necessary.

Account Information:

Name: Pradera Amenity IWF
Location: 12051 Pradera Reserve Boulevard
Riverview, FL 33579

Pool Volume: 215
gallons
Bathing Load: 10
Flow Rate: 50

Owner Information:

Name: Reserve at Pradera CDD
Address: 3434 Colwell Avenue, Suite 200
(Mailing) Tampa, FL 33614
Home Phone: (813) 414-3749 Work Phone: ()

**Please go online to pay fee at:
www.MyFloridaEHPermit.com**

Permit Number: 29-60-1849168 Bill ID: 29-BID-8543863

Billing Questions call DOH-Hillsborough at: (813) 307-8059

If you do not pay online, make checks payable to and mail invoice WITH payment to:

Florida Department of Health in Hillsborough County
ATTN: Environmental Health
P O Box 5135
Tampa, FL 33675

Circle One: Visa MC

Name on Card: _____

Account #: _____

Exp Date: ____/____ Security Code (CVV): ____

Card's Billing Address: _____

City: _____ State: ____ Zip: ____

**I authorize Florida Department of Health in
Hillsborough County to charge my credit card
account for the following:**

Payment Amount: \$ ____ For: _____

Signature _____ Date _____

[Please RETURN invoice with your payment]

Batch Billing ID: 113246

PERMIT HOLDERS CAN NOW

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The Florida Department of Health now offers a secure system for permit holders to pay invoices and print permits online!

- ☒ No sign-up cost.
- ☒ Save time. Paying a bill online is faster than mailing a check or hand delivering payment.
- ☒ Our safe and secure system will keep your information protected.
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Vision: To be the Healthiest State in the Nation

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This increase will be applied to all Swimming Pool Permits beginning on 5/5/26.

If you have any questions about this or any other program issues, please contact our office at the phone numbers below.

Sincerely,

Mary Mooney, MS, RS
Environmental Administrator
Florida Department of Health in Hillsborough County



INVOICE

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

Invoice Date
Jun 10, 2026

Invoice Number
INV-1248

Reference
05-MWFM

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: May 2026	1.00	235.00	235.00
			Subtotal	235.00
			TOTAL TAX	0.00
			TOTAL USD	235.00

Due Date: Jul 10, 2026
Terms:Net30
Make checks payable to: Fountain Kings Inc.
5668 Fishhawk Crossing Blvd #155, Lithia, FL 33547

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



[View and pay online now](#)



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

Invoice and detailed service report

INVOICE #: 120468007

WORK DATE: 06/01/2026

BILL-TO 3948613

Reserve at Pradera CDD
3434 Colwell Ave
Suite 200
Tampa, FL 33614-8390

Phone: 813-533-2950 x6582

LOCATION 3948613

Reserve at Pradera CDD
12051 Pradera Reserve Blvd
Riverview, FL 33579

Phone: 813-533-2950 x6582
Mobile: 813-533-2950

Time In: 06/01/2026 12:00:00 AM
Time Out: 06/01/2026 12:25:00 AM

Customer Signature

Technician Signature

Daniel Nasche Jr

Daniel Nasche Jr
License #: JE316642

Purchase Order	Terms	Service Description	Quantity	Unit Price	Amount
None	DUE UPON RECEIPT	Sentricon Monitoring AA	1.00	48.40	48.40
Subtotal					48.40
Tax					0.00
Total					48.40
Total Due:					48.40

Today's Service Comments

<p>We strive to ensure the best service for our valued customers, which may include occasional adjustments to service rates.</p>

GENERAL COMMENTS / INSTRUCTIONS

We strive to ensure the best service for our valued customers, which may include occasional adjustments to service rates. If you have questions about your service or invoice, please call us at the telephone number listed above. Pay online at www.pestdefense.com

Treated Area(s) - Do not allow unprotected persons, children or pets to touch, enter or replace items or bedding, to contact or enter treated area(s) until dry. Ventilation/Reoccupying - Vacate and keep area(s) closed up to 30 minutes after treatment, then ventilate area(s) for up to 2 hours before reoccupying. Equipment/Processing/Food - Thoroughly wash dishes, utensils, food preparation/processing equipment and surfaces with an effective cleaning compound and rinse with clean water if not removed or covered during a treatment. This area should be odor free before food products are placed in the area. Exterior Applications (Baits) - Do not allow grazing or feed, lawn or sod clippings to livestock after bait applications. Do not burn treated fire wood for one month after treatment. Granular Application(s) Do not water to the point of run-off.

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 # 2161

DATE 06/15/2026

DUE DATE 07/01/2026

TERMS Net 15

ACTIVITY

AMOUNT

State Wildlife Trapping

Trapping Service for June 2026

1,100.00

2 cameras & 1 Trap on property.

LTD Hogs removed: 103

YTD Hogs removed: 6

MTD Hogs removed: 0

Note:

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

We appreciate you.

Thank you for doing business with us.

Make all checks payable to: Jerry Richardson

SUBTOTAL 1,100.00

TAX 0.00

TOTAL 1,100.00

BALANCE DUE **\$1,100.00**

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.



KILINSKI | VAN WYK

Kilinski | Van Wyk PLLC

P.O. Box 6386
Tallahassee, Florida 32314

Reserve at Pradera CDD

INVOICE

Invoice # 14968
Date: 05/15/2026
Due On: 06/14/2026

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$2,120.00	) - (\$0.00	) = \$2,120.00

RPRCDD-01

Reserve at Pradera CDD - General

Type	Attorney	Date	Notes	Quantity	Rate	Discount	Total
Service	SH	04/10/2026	Finalize Fiscal Year 2027 budget resolutions and circulate to District staff.	0.50	\$295.00	-	\$147.50
Service	MB	04/13/2026	Prepare for Board of Supervisors meeting.	1.00	\$305.00	100.0%	\$0.00
Service	SH	04/16/2026	Call with S. DeLuna regarding draft budget and proposed hearing dates.	0.30	\$295.00	-	\$88.50
Service	SH	04/17/2026	Attend and participate in monthly Board of Supervisors meeting.	1.60	\$295.00	-	\$472.00
Service	AH	04/20/2026	Prepare notice of qualifying period; confer with Gargano regarding same; prepared mailed and publish notices.	0.70	\$200.00	-	\$140.00
Service	AH	04/23/2026	Prepare mailed and published notices for fiscal year 2027 budget.	0.60	\$200.00	-	\$120.00
Service	JK	04/23/2026	Review litigation tender	0.10	\$395.00	-	\$39.50

Service	AH	04/24/2026	Transmit mailed and published budget notices to district manager.	0.20	\$200.00	-	\$40.00
Service	SH	04/24/2026	Call with S. Brizendine regarding Rizzetta's Tender Letter for pending litigation; draft Amended and Restated Agreement for Aquatic Maintenance.	0.80	\$295.00	-	\$236.00
Service	CD	04/27/2026	Confer with District Staff regarding Prezeau v. Rizzetta Amended Complaint received via certified mail.	0.20	\$200.00	-	\$40.00
Service	SH	04/27/2026	Draft deficiency letter to Pine Lake Landscaping; draft amenity policy violation letter to Shannon residence; respond to correspondence from insurance adjuster relating to filed litigation.	0.90	\$295.00	-	\$265.50
Service	SH	04/28/2026	Review assessment information and draft summary of findings.	1.80	\$295.00	-	\$531.00
Line Item Discount Subtotal							-\$305.00
Total							\$2,120.00

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

Please pay within 30 days.



KILINSKI | VAN WYK

Kilinski | Van Wyk PLLC

P.O. Box 6386
Tallahassee, Florida 32314

Reserve at Pradera CDD

INVOICE

Invoice # 15213
Date: 06/17/2026
Due On: 07/17/2026

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$218.92	) - (\$0.00	) = \$218.92

RPRCDD-01

Reserve at Pradera CDD - General

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	SH	05/04/2026	Review and provide feedback on Draft Financial Statement for Fiscal Year 2027.	0.70	\$295.00	\$206.50
Expense	IK	05/11/2026	Certified Mail: Certified letter to 12980 Tarpon Springs Rd.	1.00	\$12.42	\$12.42
Total						\$218.92

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

Please pay within 30 days.

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

Check Request

Amount: \$1,500.00

Date: 5/26/26

Payable to: Nature Walk CDD

Description: Nature Walk paid Reserve at Pradera invoice
20252364 from Wahoo Pools

Requestor: Bernie Wercinski

Special Instructions

Code to

57200-4717

Wahoo Pools Group, Inc

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

INVOICE

Invoice Number
20252364

Amount Due
\$1,500.00

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

Invoice Date
April 1, 2026

Due Date
April 1, 2026

LOCATION: 12051 PRADERA RESERVE BLVD, RIVERVIEW

Item	Description	Qty	Rate	Amount
Pool Maintenance		1	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
www.wahoopools.com



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
05/18/26	10017-1
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 -1
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.
05/21/26	10044
Terms	Due Date
Net 30	06/20/26

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
\$837.50	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			\$837.50	\$0.00	\$837.50

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

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

Install (25) 3 gal plants in the
area in photo below. Macho
Ferns

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



<i>Plant Material Install</i>	<i>\$837.50</i>	<i>\$0.00</i>	<i>\$837.50</i>
Total	\$837.50	\$0.00	\$837.50



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
06/01/26	10113
Terms	Due Date
Net 30	07/01/26

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

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

Amount Due	Enclosed
\$12,434.00	

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 June 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 #
6/2/2026	INV0000109912

Bill To:

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

Services for the month of	Terms	Client Number
June	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 #
	06/01/2026	21837	07/01/2026	

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

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

Securiteam is now a part of Safetouch!

INVOICE

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.: 11187 b
Terms: Net 30
Invoice date: 06/01/2026
Due date: 07/01/2026

#	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

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.: 11200 b
Terms: Net 30
Invoice date: 06/04/2026
Due date: 07/04/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Additional Services	Storm Drain Box Grate: 1. Purchase & Installation of outflow storm drain box grate.	1	\$1,793.00	\$1,793.00

Ways to pay

Total\$1,793.00

BANK

View and pay



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

Statement Date: May 18, 2026

Amount Due: \$2,326.80

Due Date: June 08, 2026

Account #: 211004653369

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

Account Summary

Current Service Period: April 14, 2026 - May 12, 2026

Previous Amount Due \$2,326.80

Payment(s) Received Since Last Statement -\$2,326.80

Current Month's Charges \$2,326.80

Amount Due by June 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.

**DON'T TOUCH
DOWNED
POWER LINES
OR POLES.**

Assume downed power
lines and poles are
energized, stay away,
call 911, then call us at
877-588-1010.

TampaElectric.com/PowerLineSafety

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: June 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: \$ _____

619285892837

Your account will be
drafted on June 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: May 18, 2026
Charges Due: June 08, 2026

Service Period: Apr 14, 2026 - May 12, 2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

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

Total Current Month's Charges

\$2,326.80

Important Messages

Be Prepared This Storm Season
Visit FloridaDisaster.org or your county's emergency management website for emergency plans, evacuation and flood zones, emergency shelter locations, government alerts, flood insurance, property protection and more.

Quarterly Fuel Source Update
Tampa Electric's fuel mix for the 12-month period ending March 2026 includes 78% natural gas, 12% solar, 10% purchased power and 0% coal.

00000004-00000005-Page 2 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
RESERVE AT PRADERA COMMU
THE RESERVE @ PRADERA PHIA
RIVERVIEW, FL 33579-0000

Statement Date: May 18, 2026

Amount Due: \$1,273.49

Due Date: June 08, 2026

Account #: 211004653575

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

Account Summary

Current Service Period: April 14, 2026 - May 12, 2026

Previous Amount Due	\$1,273.49
Payment(s) Received Since Last Statement	-\$1,273.49
Current Month's Charges	\$1,273.49

Amount Due by June 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.

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TampaElectric.com/PowerLineSafety

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

Account #: 211004653575

Due Date: June 08, 2026



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

Amount Due: \$1,273.49

Payment Amount: \$ _____

622989585990

Your account will be
drafted on June 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: May 18, 2026
Charges Due: June 08, 2026

Service Period: Apr 14, 2026 - May 12, 2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	280 kWh @ \$0.03411/kWh	\$9.55
Fixture & Maintenance Charge	20 Fixtures	\$487.60
Lighting Pole / Wire	20 Poles	\$671.80
Lighting Fuel Charge	280 kWh @ \$0.03452/kWh	\$9.67
Storm Protection Charge	280 kWh @ \$0.00574/kWh	\$1.61
Clean Energy Transition Mechanism	280 kWh @ \$0.00043/kWh	\$0.12
Storm Surcharge	280 kWh @ \$0.01230/kWh	\$3.44
Florida Gross Receipt Tax		\$0.63
State Tax		\$89.07
Lighting Charges		\$1,273.49

Total Current Month's Charges

\$1,273.49

Important Messages

Be Prepared This Storm Season
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Quarterly Fuel Source Update
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00000004-00000001-Pag 20 of 30

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Ways To Pay Your Bill



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Credit or Debit Card

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TampaElectric.com

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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

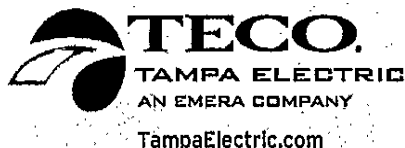
Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Statement Date: May 21, 2026

Amount Due: \$64.95

Due Date: June 11, 2026
Account #: 211004653823

DO NOT PAY. Your account will be drafted on June 11, 2026

Account Summary

Current Service Period: April 17, 2026 - May 15, 2026

Previous Amount Due	\$309.99
Payment(s) Received Since Last Statement	-\$309.99
Current Month's Charges	\$64.95

Amount Due by June 11, 2026 \$64.95

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

Your Energy Insight

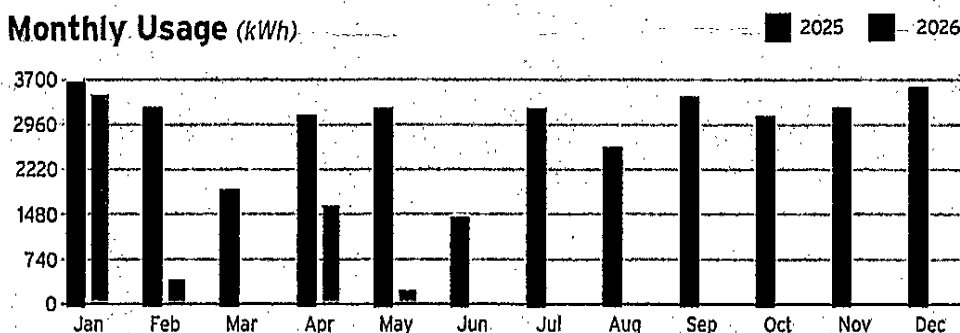
Your average daily kWh used was 91.59% lower than the same period last year.

Your average daily kWh used was 83.64% lower than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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

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OR POLES.**

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TampaElectric.com/PowerLineSafety



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

Account #: 211004653823

Due Date: June 11, 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: \$64.95

Payment Amount: \$ _____

639038936756

Your account will be drafted on June 11, 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:
13411 BALM RIVERVIEW RD
RIVERVIEW, FL 33579-9622

Account #: 211004653823
Statement Date: May 21, 2026
Charges Due: June 11, 2026

Meter Read

Meter Location: Sgn

Service Period: Apr 17, 2026 - May 15, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000841112	05/15/2026	39,565	39,317		248 kWh	1	29 Days

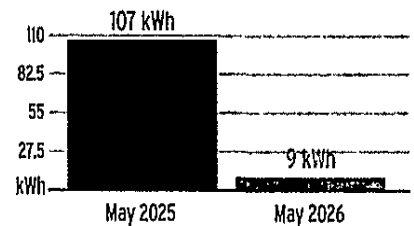
Charge Details



Electric Charges

Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	248 kWh @ \$0.09202/kWh	\$22.82
Fuel Charge	248 kWh @ \$0.03516/kWh	\$8.72
Storm Protection Charge	248 kWh @ \$0.00568/kWh	\$1.41
Clean Energy Transition Mechanism	248 kWh @ \$0.00418/kWh	\$1.04
Storm Surcharge	248 kWh @ \$0.02121/kWh	\$5.26
Florida Gross Receipt Tax		\$1.50
Electric Service Cost		\$59.89
State Tax		\$5.06
Total Electric Cost, Local Fees and Taxes		\$64.95

Avg kWh Used Per Day



Important Messages

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Quarterly Fuel Source Update
Tampa Electric's fuel mix for the 12-month period ending March 2026 includes 78% natural gas, 12% solar, 10% purchased power and 0% coal.

Total Current Month's Charges

\$64.95

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Ways To Pay Your Bill



Bank Draft

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In-Person

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Mail A Check

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



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. 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
RESERVE AT PRADERA COMMU
13309 PRADERA RESERVE DR
RIVERVIEW, FL 33579-0000

Statement Date: May 21, 2026

Amount Due: \$283.73

Due Date: June 11, 2026

Account #: 211004654029

DO NOT PAY. Your account will be drafted on June 11, 2026

Account Summary

Current Service Period: April 17, 2026 - May 15, 2026

Previous Amount Due \$250.67

Payment(s) Received Since Last Statement -\$250.67

Current Month's Charges \$283.73

Amount Due by June 11, 2026 \$283.73

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 10.53% lower than the same period last year.

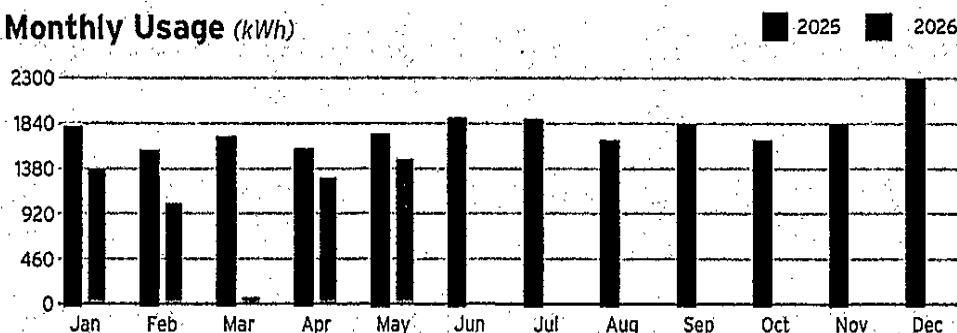


Your average daily kWh used was 18.6% higher than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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

**DON'T TOUCH
DOWNED
POWER LINES
OR POLES.**

Assume downed power lines and poles are energized, stay away, call 911, then call us at 877-588-1010.



TampaElectric.com/PowerLineSafety



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

Account #: 211004654029

Due Date: June 11, 2026



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

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

Amount Due: \$283.73

Payment Amount: \$ _____

639038936757

Your account will be drafted on June 11, 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:
13309 PRADERA RESERVE DR
RIVERVIEW, FL 33579-0000

Account #: 211004654029
Statement Date: May 21, 2026
Charges Due: June 11, 2026

Meter Read

Meter Location: IR

Service Period: Apr 17, 2026 - May 15, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000851388	05/15/2026	95,543	94,052		1,491 kWh	1	29 Days

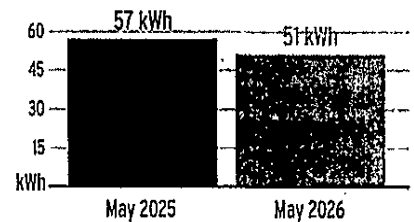
Charge Details



Electric Charges

Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	1,491 kWh @ \$0.09202/kWh	\$137.20
Fuel Charge	1,491 kWh @ \$0.03516/kWh	\$52.42
Storm Protection Charge	1,491 kWh @ \$0.00568/kWh	\$8.47
Clean Energy Transition Mechanism	1,491 kWh @ \$0.00418/kWh	\$6.23
Storm Surcharge	1,491 kWh @ \$0.02121/kWh	\$31.62
Florida Gross Receipt Tax		\$6.54
Electric Service Cost		\$261.62
State Tax		\$22.11
Total Electric Cost, Local Fees and Taxes		\$283.73

Avg kWh Used Per Day



Important Messages

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Quarterly Fuel Source Update
Tampa Electric's fuel mix for the 12-month period ending March 2026 includes 78% natural gas, 12% solar, 10% purchased power and 0% coal.

Total Current Month's Charges

\$283.73

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Ways To Pay Your Bill



Bank Draft

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In-Person

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Mail A Check

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Tampa, FL 33631-3318
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Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other

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

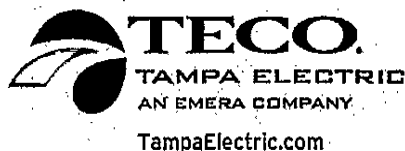
Contact Us

Online:
TampaElectric.com

Phone:
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866-832-6249
Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
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Hearing Impaired/TTY:
7-1-1
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813-275-3909

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

Statement Date: May 21, 2026

Amount Due: \$747.91

Due Date: June 11, 2026

Account #: 211004654276

DO NOT PAY. Your account will be drafted on June 11, 2026

Account Summary

Current Service Period: April 17, 2026 - May 15, 2026

Previous Amount Due \$612.93

Payment(s) Received Since Last Statement -\$612.93

Current Month's Charges \$747.91

Amount Due by June 11, 2026 \$747.91

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

Your Energy Insight

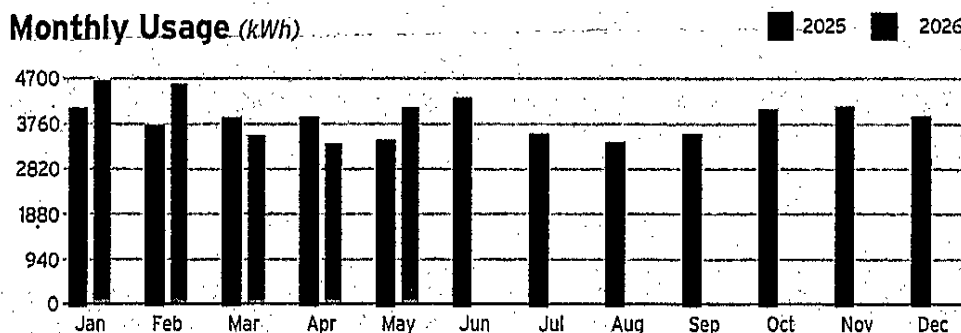
 Your average daily kWh used was **25.66% higher** than the same period last year.

 Your average daily kWh used was **26.79% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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OR POLES.**

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TampaElectric.com/PowerLineSafety



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

Account #: 211004654276

Due Date: June 11, 2026



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

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

Amount Due: \$747.91

Payment Amount: \$ _____

639038936758

Your account will be drafted on June 11, 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:
12051 PRADERA RESERVE BLVD
RIVERVIEW, FL 33579-0000

Account #: 211004654276
Statement Date: May 21, 2026
Charges Due: June 11, 2026

Meter Read

Meter Location: PO

Service Period: Apr 17, 2026 - May 15, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000489694	05/15/2026	1,236	97,108	4,128 kWh	1	29 Days

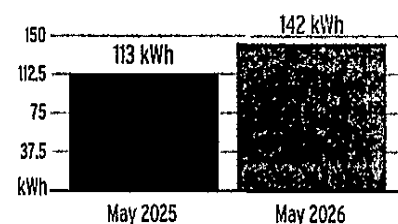
Charge Details



Electric Charges

Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	4,128 kWh @ \$0.09202/kWh	\$379.86
Fuel Charge	4,128 kWh @ \$0.03516/kWh	\$145.14
Storm Protection Charge	4,128 kWh @ \$0.00568/kWh	\$23.45
Clean Energy Transition Mechanism	4,128 kWh @ \$0.00418/kWh	\$17.26
Storm Surcharge	4,128 kWh @ \$0.02121/kWh	\$87.55
Florida Gross Receipt Tax		\$17.24
Electric Service Cost		\$689.64
State Tax		\$58.27
Total Electric Cost, Local Fees and Taxes		\$747.91

Avg kWh Used Per Day



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Quarterly Fuel Source Update
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Total Current Month's Charges

\$747.91

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813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

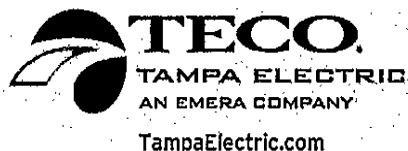
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877-588-1010

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

Statement Date: May 21, 2026

Amount Due: \$559.92

Due Date: June 11, 2026
Account #: 211004654458

DO NOT PAY. Your account will be drafted on June 11, 2026

Account Summary

Current Service Period: April 17, 2026 - May 15, 2026

Previous Amount Due	\$582.29
Payment(s) Received Since Last Statement	-\$582.29
Current Month's Charges	\$559.92

Amount Due by June 11, 2026 \$559.92

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

Your Energy Insight

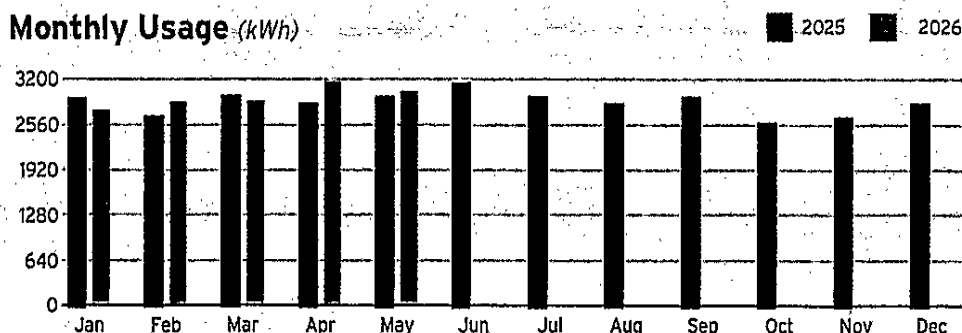
Your average daily kWh used was **8.16% higher** than the same period last year.

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



Scan here to view your account online.

Monthly Usage (kWh)



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

**DON'T TOUCH
DOWNED
POWER LINES
OR POLES.**

Assume downed power lines and poles are energized, stay away, call 911, then call us at 877-588-1010.

TampaElectric.com/PowerLineSafety



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

Account #: 211004654458

Due Date: June 11, 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: \$559.92

Payment Amount: \$ _____

639038936759

Your account will be drafted on June 11, 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: May 21, 2026
Charges Due: June 11, 2026

Meter Read

Service Period: Apr 17, 2026 - May 15, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000489693	05/15/2026	15,962	12,902	3,060 kWh	1	29 Days

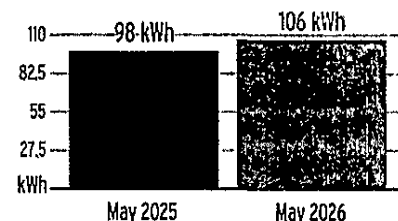
Charge Details



Electric Charges

Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	3,060 kWh @ \$0.09202/kWh	\$281.58
Fuel Charge	3,060 kWh @ \$0.03516/kWh	\$107.59
Storm Protection Charge	3,060 kWh @ \$0.00568/kWh	\$17.38
Clean Energy Transition Mechanism	3,060 kWh @ \$0.00418/kWh	\$12.79
Storm Surcharge	3,060 kWh @ \$0.02121/kWh	\$64.90
Florida Gross Receipt Tax		\$12.91
Electric Service Cost		\$516.29
State Tax		\$43.63
Total Electric Cost, Local Fees and Taxes		\$559.92

Avg kWh Used Per Day



Important Messages

Be Prepared This Storm Season
Visit FloridaDisaster.org or your county's emergency management website for emergency plans, evacuation and flood zones, emergency shelter locations, government alerts, flood insurance, property protection and more.

Quarterly Fuel Source Update
Tampa Electric's fuel mix for the 12-month period ending March 2026 includes 78% natural gas, 12% solar, 10% purchased power and 0% coal.

Total Current Month's Charges

\$559.92

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

Ways To Pay Your Bill



Bank Draft

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In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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

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



Phone

Toll Free:
866-689-6469

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

Statement Date: May 21, 2026

Amount Due: \$1,717.89

Due Date: June 11, 2026

Account #: 211004654664

DO NOT PAY. Your account will be drafted on June 11, 2026

Account Summary

Current Service Period: April 17, 2026 - May 15, 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 June 11, 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
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**DON'T TOUCH
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Assume downed power
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877-588-1010.



TampaElectric.com/PowerLineSafety

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

Account #: 211004654664

Due Date: June 11, 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: \$1,717.89

Payment Amount: \$ _____

639038936760

Your account will be
drafted on June 11, 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 PHIB
RIVERVIEW, FL 33579-0000

Account #: 211004654664
Statement Date: May 21, 2026
Charges Due: June 11, 2026

Service Period: Apr 17, 2026 - May 15, 2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	385 kWh @ \$0.03411/kWh	\$13.13
Fixture & Maintenance Charge	27 Fixtures	\$656.40
Lighting Pole / Wire	27 Poles	\$906.93
Lighting Fuel Charge	385 kWh @ \$0.03452/kWh	\$13.29
Storm Protection Charge	385 kWh @ \$0.00574/kWh	\$2.21
Clean Energy Transition Mechanism	385 kWh @ \$0.00043/kWh	\$0.17
Storm Surcharge	385 kWh @ \$0.01230/kWh	\$4.74
Florida Gross Receipt Tax		\$0.86
State Tax		\$120.16
Lighting Charges		\$1,717.89

Total Current Month's Charges

\$1,717.89

Important Messages

Be Prepared This Storm Season

Visit FloridaDisaster.org or your county's emergency management website for emergency plans, evacuation and flood zones, emergency shelter locations, government alerts, flood insurance, property protection and more.

Quarterly Fuel Source Update

Tampa Electric's fuel mix for the 12-month period ending March 2026 includes 78% natural gas, 12% solar, 10% purchased power and 0% coal.

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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: May 18, 2026

Amount Due: \$3,169.98

Due Date: June 08, 2026

Account #: 211024076591

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

Account Summary

Current Service Period: April 14, 2026 - May 12, 2026

Previous Amount Due \$3,169.98

Payment(s) Received Since Last Statement -\$3,169.98

Current Month's Charges \$3,169.98

Amount Due by June 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
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**DON'T TOUCH
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Assume downed power
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877-588-1010.



TampaElectric.com/PowerLineSafety

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: June 08, 2026

Amount Due: \$3,169.98

Payment Amount: \$ _____

677310331544

Your account will be
drafted on June 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: May 18, 2026
Charges Due: June 08, 2026

Service Period: Apr 14, 2026 - May 12, 2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	714 kWh @ \$0.03411/kWh	\$24.35
Fixture & Maintenance Charge	51 Fixtures	\$1171.38
Lighting Pole / Wire	51 Poles	\$1713.09
Lighting Fuel Charge	714 kWh @ \$0.03452/kWh	\$24.65
Storm Protection Charge	714 kWh @ \$0.00574/kWh	\$4.10
Clean Energy Transition Mechanism	714 kWh @ \$0.00043/kWh	\$0.31
Storm Surcharge	714 kWh @ \$0.01230/kWh	\$8.78
Florida Gross Receipt Tax		\$1.59
State Tax		\$221.73

Lighting Charges

\$3,169.98

Total Current Month's Charges

\$3,169.98

Important Messages

Be Prepared This Storm Season
Visit FloridaDisaster.org or your county's emergency management website for emergency plans, evacuation and flood zones, emergency shelter locations, government alerts, flood insurance, property protection and more.

Quarterly Fuel Source Update
Tampa Electric's fuel mix for the 12-month period ending March 2026 includes 78% natural gas, 12% solar, 10% purchased power and 0% coal.

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469



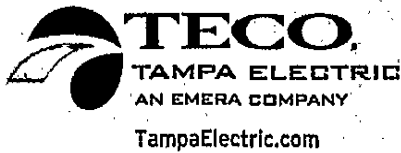
All Other Correspondences:
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Tampa, FL 33601-0111

Contact Us

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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
THE RESERVE @ PRADERA PH2
RIVERVIEW, FL 33579-0000

Statement Date: May 18, 2026

Amount Due: \$2,511.78

Due Date: June 08, 2026
Account #: 221006977807

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

Account Summary

Current Service Period: April 14, 2026 - May 12, 2026

Previous Amount Due	\$2,511.78
Payment(s) Received Since Last Statement	-\$2,511.78
Current Month's Charges	\$2,511.78

Amount Due by June 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
your account online.

**DON'T TOUCH
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OR POLES.**

Assume downed power
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877-588-1010.



TampaElectric.com/PowerLineSafety

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: June 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: \$ _____

664964674426

Your account will be
drafted on June 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 #: 221006977807
Statement Date: May 18, 2026
Charges Due: June 08, 2026

Service Period: Apr 14, 2026 - May 12, 2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	588 kWh @ \$0.03411/kWh	\$20.06
Fixture & Maintenance Charge	42 Fixtures	\$872.76
Lighting Pole / Wire	42 Poles	\$1410.78
Lighting Fuel Charge	588 kWh @ \$0.03452/kWh	\$20.30
Storm Protection Charge	588 kWh @ \$0.00574/kWh	\$3.38
Clean Energy Transition Mechanism	588 kWh @ \$0.00043/kWh	\$0.25
Storm Surcharge	588 kWh @ \$0.01230/kWh	\$7.23
Florida Gross Receipt Tax		\$1.31
State Tax		\$175.71
Lighting Charges		\$2,511.78

Total Current Month's Charges

\$2,511.78

Important Messages

Be Prepared This Storm Season
Visit FloridaDisaster.org or your county's emergency management website for emergency plans, evacuation and flood zones, emergency shelter locations, government alerts, flood insurance, property protection and more.

Quarterly Fuel Source Update
Tampa Electric's fuel mix for the 12-month period ending March 2026 includes 78% natural gas, 12% solar, 10% purchased power and 0% coal.

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Ways To Pay Your Bill



Bank Draft

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In-Person

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Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

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TampaElectric.com
Phone:

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

Hearing Impaired/TTY:
7-1-1

Power Outage:
877-588-1010
Energy-Saving Programs:
813-275-3909

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

Statement Date: May 18, 2026

Amount Due: \$509.40

Due Date: June 08, 2026
Account #: 221006978904

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

Account Summary

Current Service Period: April 14, 2026 - May 12, 2026

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

Amount Due by June 08, 2026 \$509.40

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



Scan here to view
your account online.

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TampaElectric.com/PowerLineSafety

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

Account #: 221006978904

Due Date: June 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: \$ _____

664964674427

Your account will be
drafted on June 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: May 18, 2026
Charges Due: June 08, 2026

Service Period: Apr 14, 2026 - May 12, 2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	112 kWh @ \$0.03411/kWh	\$3.82
Fixture & Maintenance Charge	8 Fixtures	\$195.04
Lighting Pole / Wire	8 Poles	\$268.72
Lighting Fuel Charge	112 kWh @ \$0.03452/kWh	\$3.87
Storm Protection Charge	112 kWh @ \$0.00574/kWh	\$0.64
Clean Energy Transition Mechanism	112 kWh @ \$0.00043/kWh	\$0.05
Storm Surcharge	112 kWh @ \$0.01230/kWh	\$1.38
Florida Gross Receipt Tax		\$0.25
State Tax		\$35.63
Lighting Charges		\$509.40

Total Current Month's Charges

\$509.40

Important Messages

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Quarterly Fuel Source Update
Tampa Electric's fuel mix for the 12-month period ending March 2026 includes 78% natural gas, 12% solar, 10% purchased power and 0% coal.

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In-Person

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Tampa, FL 33631-3318
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Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



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

Statement Date: May 18, 2026

Amount Due: \$1,016.68

Due Date: June 08, 2026

Account #: 221006978920

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

Account Summary

Current Service Period: April 14, 2026 - May 12, 2026

Previous Amount Due \$1,016.68

Payment(s) Received Since Last Statement -\$1,016.68

Current Month's Charges \$1,016.68

Amount Due by June 08, 2026 \$1,016.68

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TampaElectric.com/PowerLineSafety

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

Account #: 221006978920

Due Date: June 08, 2026



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

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

Amount Due: \$1,016.68

Payment Amount: \$ _____

664964674428

Your account will be
drafted on June 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 #: 221006978920
Statement Date: May 18, 2026
Charges Due: June 08, 2026

Service Period: Apr 14, 2026 - May 12, 2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	238 kWh @ \$0.03411/kWh	\$8.12
Fixture & Maintenance Charge	17 Fixtures	\$353.26
Lighting Pole / Wire	17 Poles	\$571.03
Lighting Fuel Charge	238 kWh @ \$0.03452/kWh	\$8.22
Storm Protection Charge	238 kWh @ \$0.00574/kWh	\$1.37
Clean Energy Transition Mechanism	238 kWh @ \$0.00043/kWh	\$0.10
Storm Surcharge	238 kWh @ \$0.01230/kWh	\$2.93
Florida Gross Receipt Tax		\$0.53
State Tax		\$71.12

Lighting Charges \$1,016.68

Total Current Month's Charges

\$1,016.68

Important Messages

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Quarterly Fuel Source Update
Tampa Electric's fuel mix for the 12-month period ending March 2026 includes 78% natural gas, 12% solar, 10% purchased power and 0% coal.

00000004-0000089-Page 16 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
THE RESERVE @ PRADERA PH2BLVD
RIVERVIEW, FL 33579-0000

Statement Date: May 18, 2026

Amount Due: \$891.45

Due Date: June 08, 2026
Account #: 221006978961

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

Account Summary

Current Service Period: April 14, 2026 - May 12, 2026

Previous Amount Due	\$891.45
Payment(s) Received Since Last Statement	-\$891.45
Current Month's Charges	\$891.45
Amount Due by June 08, 2026	\$891.45

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



Scan here to view
your account online.

**DON'T TOUCH
DOWNED
POWER LINES
OR POLES.**

Assume downed power
lines and poles are
energized, stay away,
call 911, then call us at
877-588-1010.



TampaElectric.com/PowerLineSafety

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



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

Account #: 221006978961

Due Date: June 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: \$ _____

664964674429

Your account will be
drafted on June 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: May 18, 2026
Charges Due: June 08, 2026

Service Period: Apr 14, 2026 - May 12, 2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	196 kWh @ \$0.03411/kWh	\$6.69
Fixture & Maintenance Charge	14 Fixtures	\$341.32
Lighting Pole / Wire	14 Poles	\$470.26
Lighting Fuel Charge	196 kWh @ \$0.03452/kWh	\$6.77
Storm Protection Charge	196 kWh @ \$0.00574/kWh	\$1.13
Clean Energy Transition Mechanism	196 kWh @ \$0.00043/kWh	\$0.08
Storm Surcharge	196 kWh @ \$0.01230/kWh	\$2.41
Florida Gross Receipt Tax		\$0.44
State Tax		\$62.35
Lighting Charges		\$891.45

Total Current Month's Charges

\$891.45

Important Messages

Be Prepared This Storm Season
Visit FloridaDisaster.org or your county's emergency management website for emergency plans, evacuation and flood zones, emergency shelter locations, government alerts, flood insurance, property protection and more.

Quarterly Fuel Source Update
Tampa Electric's fuel mix for the 12-month period ending March 2026 includes 78% natural gas, 12% solar, 10% purchased power and 0% coal.

00000004-00000005-Page 28 of 30

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Business Observer

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

INVOICE

Legal Advertising

Invoice # 26-01990H

Date 06/05/2026

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 # 26-01990H

\$634.38

Notice of Public Hearing to Consider the Adoption of the Fiscal Year 2027 Budget

RE: Reserve at Pradera CDD Board of Supervisors Meeting on 6/29/26 at 6:00 PM

Published: 6/5/2026, 6/12/2026

Important Message

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

Paid

()

Total

\$634.38

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.

Serial Number
26-01990H

Business Observer

Published Weekly
Tampa, Hillsborough County, Florida

COUNTY OF HILLSBOROUGH

RECEIVED
JUN 15 2021

BY:

STATE OF FLORIDA

Before the undersigned authority personally appeared Holly Botkin who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at Tampa, Hillsborough County, Florida; that the attached copy of advertisement,

being a Notice of Public Hearing to Consider the Adoption of the Fiscal Year 2027 Budget

in the matter of Reserve at Pradera CDD Board of Supervisors Meeting on 6/29/26 at 6:00 PM

in the Court, was published in said newspaper by print in the

issues of 6/5/2026, 6/12/2026

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.

See Attached

Holly Botkin

Sworn to and subscribed, and personally appeared by physical presence before me,

12th day of June, 2026 A.D.

by Holly Botkin who is personally known to me.

Notary Public, State of Florida
(SEAL)

Reserve at Pradera CDD Rizzetta
3434 Colwell Avenue Suite 200
Tampa, FL 33614

FILE COPY

RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2027 BUDGET;
NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE
SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND
ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings and Regular Meeting

The Board of Supervisors ("Board") for the Reserve at Pradera Community Development District ("District") will hold two (2) public hearings and a regular meeting at the following date, time, and location:

DATE: June 29, 2026
TIME: 6:00 p.m.
LOCATION: F Rizzetta & Company, Inc.
2700 South Falkenburg Drive
Suite 2745
Riverview, Florida 33578

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 ("Fiscal Year 2027"). The second public hearing is being held pursuant to Chapters 190 and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2027; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefited property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Lot Type	Total # of Units	EAU Factor	Current Unit Annual O&M Assessment (October 1, 2025 - September 30, 2026)	Proposed Annual O&M Assessment (October 1, 2026 - September 30, 2027)*	Change in Annual Dollar Amount
Single Family 55'	204	1.00	\$2,506.92	\$2,679.87	\$172.95
Single Family 65'	154	1.00	\$2,611.19	\$2,791.14	\$179.95
Commercial	14	1.00	\$2,049.79	\$2,216.97	\$167.18

* Including collection costs and early payment discounts

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Hillsborough County ("County") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District that are due to be collected for Fiscal Year 2027.

For Fiscal Year 2027, the District intends to have the County tax collector collect the assessments imposed on certain developed property. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

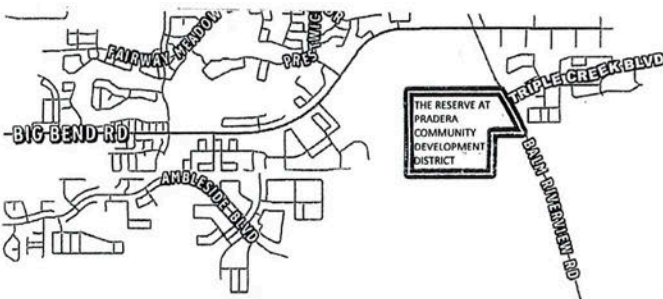
Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at Rizzetta & Company, Inc., 2700 South Falkenburg Drive, Suite 2745, Riverview, Florida 33578 ("District Manager's Office"), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty (20) days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of 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 such appeal is to be based.

Reserve at Pradera Community Development District
Stephanie DeLuna, District Manager



June 5, 12, 2026

26-01990H

FILE COPY

Serial Number
26-01990H

Business Observer

Published Weekly
Tampa, Hillsborough County, Florida

COUNTY OF HILLSBOROUGH



STATE OF FLORIDA

BY: Holly Botkin

Before the undersigned authority personally appeared Holly Botkin who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at Tampa, Hillsborough County, Florida; that the attached copy of advertisement,

being a Notice of Public Hearing to Consider the Adoption of the Fiscal Year 2027 Budget

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*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.

Holly Botkin

Sworn to and subscribed, and personally appeared by physical presence before me,

12th day of June, 2026 A.D.

by Holly Botkin who is personally known to me.

Notary Public, State of Florida
(SEAL)



Donna Condon
Comm.: HH 534210
Expires: Jun. 29, 2028
Notary Public - State of Florida

NOTICE OF PUBLIC HEARING NOTICE OF PUBLIC HEARING TO SPECIAL ASSESSMENTS, ADOPT ENFORCEMENT OF THE SAME

The Board of Supervisors ("Board") for the public hearings and a regular meeting at the

DATE: June 6:00
TIME: Rizzi
LOCATION: F 270
Suit Rivi

The first public hearing is being held pursuant to District's proposed budget ("Proposed Budget") ("Fiscal Year 2027"). The second public hearing is the imposition of operations and maintenance District, to fund the Proposed Budget for levy, collection, and enforcement of assessments and levy O&M Assessments as finally approved may consider any other District business.

The District imposes O&M Assessment general administrative, operations, and proposed O&M Assessments is identified Assessments, which are subject to change.

Lot Type	Total # of Units	Estimated
Single Family 55'	204	1.
Single Family 65'	154	1.
Commercial	14	1.

* Including collection costs and early

The proposed O&M Assessments as stated in the ("County") may impose on assessments Florida Statutes, the lien amount shall assessment hearing shall be held or notice criterion within Section 197.3632(4), if assessments previously levied by the District.

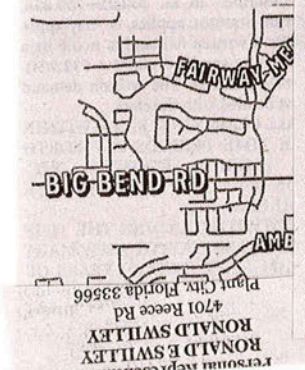
For Fiscal Year 2027, the District intends to collect property. It is important to pay your assessment which may result in loss of title, or a loss of title. The District's decision to later electing to collect those or other.

The public hearings and meeting are copies of the Proposed Budget, proposed offices of the District Manager, located at 33578 ("District Manager's Office") a date, time, and place to be specified members may participate by speaker.

Any person requiring special accommodations the District Manager's Office at least contact the Florida Relay Service by District Manager's Office.

Please note that all affected property ten objections with the District Manager to appeal any decision made by the that person will need a record of proceedings is made, including the time.

Reserve at Pradera Community Development Stephanie DeLuna, District Manager



Upe
The date of first publication of this notice is June 5, 2026.
Personal Representative
JOSEPH OLADELL
2347 Crystal Springs Road
Zephyrhills, FL 33540
Attorney for Personal Representative
Quikee Simmons, CPA, Esq.
E-Mail Addresses:
qsimmmons@sblgp.com/
admin@sblgp.com
Florida Bar No. 1022482
Simmons Business Law Group, PLLC
401 E. Jackson Street Suite 3300
Tampa, FL 33602
Telephone: (813) 701-2625/
Fax (813) 756-2587
June 5, 12, 2026 26-01989H

SECTION

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of the first publication of this Notice is June 5, 2026.

Personal Representative:
Kathleen Ryan Grantham
10517 Cardera Drive
Riverview, FL 33578

Attorney for Personal Representative:
Stephen D. Hayman, Esq.
6605 Gunn Highway
Tampa, FL 33625
FBN: 0113514
Ph: (813) 968-9846
Fax: (813) 963-0864
Primary E-Mail:
Stephen@sdhayman.com
Secondary E-Mail:
info@sdhayman.com
June 5, 12, 2026 26-02007H

SECTION

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTICE TO WHOM THE TIME

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.: 8955
Terms: Due on receipt
Invoice date: 06/02/2026
Due date: 06/02/2026

#	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
maintain@wahoopools.com
www.wahoopools.com

INVOICE

Invoice Number
20252782

Amount Due
\$1,500.00

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

Invoice Date
June 15, 2026
Due Date
July 1, 2026

LOCATION: 12051 PRADERA RESERVE BLVD, RIVERVIEW

Item	Description	Qty	Rate	Amount
Pool Maintenance		1	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
www.wahoopools.com

Tab 13



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	1,273.49
	224 General Fund	06/17/2026	TECO	221006978904-06172	05/26-06/26	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.