Rizzetta & Company

# Reserve at Pradera
# Community Development District

## Board of Supervisors
## Regular Meeting
## Septemeber 24, 2026

**Riverview Public Library:**
**9951 Balm Riverview Rd., Riverview FL 33569.**

**www.reserveatpraderacdd.org**

# RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT

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

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

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

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

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

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

# RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT

**DISTRICT OFFICE · RIVERVIEW, FLORIDA · (813) 533-2950**
**MAILING ADDRESS – 3434 COLWELL AVENUE, SUITE 200, TAMPA, FLORIDA 33614**
**WWW.RESERVEATPRADERACDD.ORG**


September 15, 2026

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

**FINAL AGENDA**

Dear Board Members:

The regular meeting of the Board of Supervisors of the Reserve at Pradera Community Development District will be held on **Thursday, September 24, 2026, at 10:30 a.m.** at the office of **Riverview Public Library, 9951 Balm Riverview Rd., Riverview FL 33569.**The following is the tentative agenda for this meeting:

1. **CALL TO ORDER/ROLL CALL**
2. **AUDIENCE COMMENTS**
3. **STAFF REPORTS**
   - **A.** Aquatics Services
     - **1.** Presentation of the Sitex Waterway Inspection Report.....Tab 1
     - **2.** Letter of Fuel Increase Surcharge .....Tab 2
   - **B.** Landscape Inspection Services
     - **1.** Presentation of Landscape Inspection Report.....Tab 3
   - **C.** District Counsel
   - **D.** District Engineer
     - 1. Consideration of Pine Lake Proposal 9823 .....Tab 4
   - **E.** District Manager
4. **BUSINESS ITEMS**
   - **A.** Ratification of Resolution 2026-04; Approving Fiscal Year 2026-2027 Revised Meeting Schedule .....Tab 5
   - **B.** Ratification of Safe Touch Controller Upgrade.....Tab 6
   - **C.** Consideration of Pool Remodel Proposal .....Tab 7
   - **D.** Ratification of Safe Touch Turning 16 Channel NVR.....Tab 8
5. **BUSINESS ADMINISTRATION**
   - **A.** Consideration of Minutes of the Board of Supervisors Regular Meeting held on August 11,2026 .....Tab 9
   - **B.** Consideration of Operations and Maintenance Expenditures for July and August 2026 .....Tab 10
   - **C.** Consideration of Financial Report July and August 2026 .....Tab 11
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

SitexAquatics
LAKE & FOUNTAIN SERVICES

# MONTHLY REPORT

SEPTEMBER, 2026



# THE RESERVE AT PRADERA

12501 PRADERA RESERVE BLVD
RIVERVIEW, FL 33579
14 PONDS



# SUMMARY:

Hopefully, cooler air temperatures are just around the corner. Right now, however, we are still experiencing high temperatures, which are also keeping water temperatures elevated. With the large amount of rainfall, pond turnover is possible and could result in fish loss.

Our applications are being conducted in a way that helps prevent dissolved oxygen loss. However, with the water remaining warm, dissolved oxygen levels are low and algae growth is high. Because of this, applications are being done strategically in targeted areas to help prevent fish loss as well.



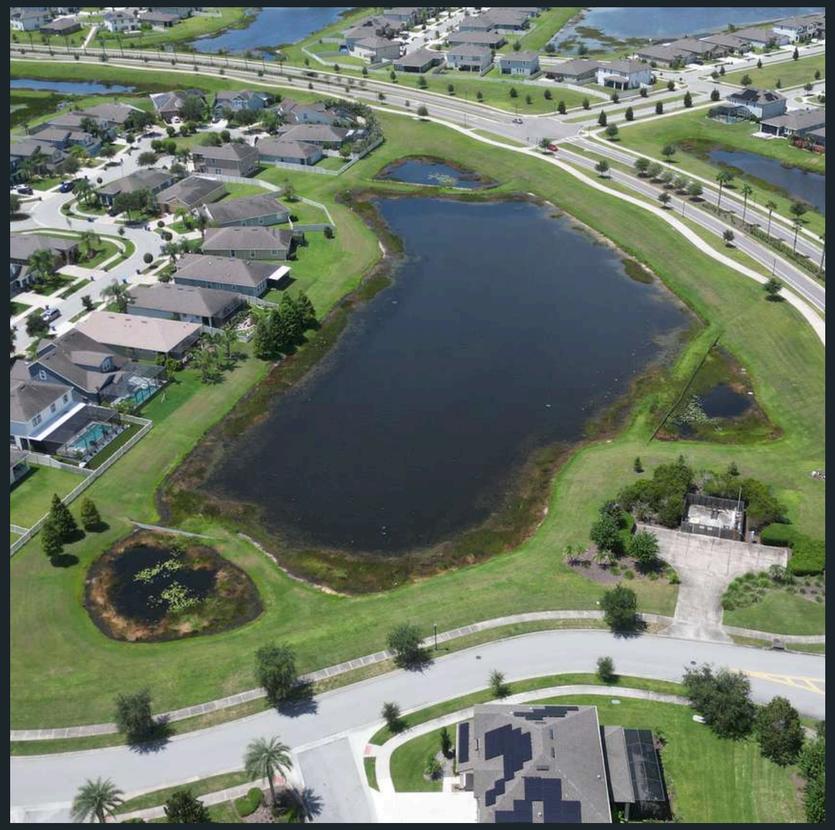
Pond #1 Treated for Shoreline Vegetation.



Pond #2 Treated for Algae and Shoreline Vegetation.



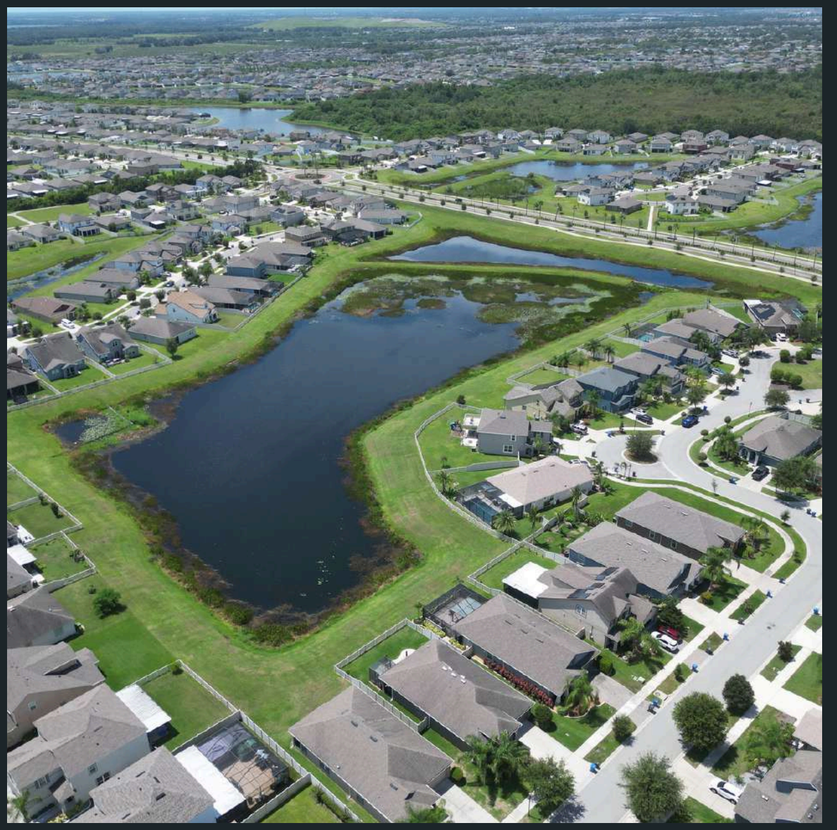
Pond #3 Treated for Algae and Shoreline Vegetation.



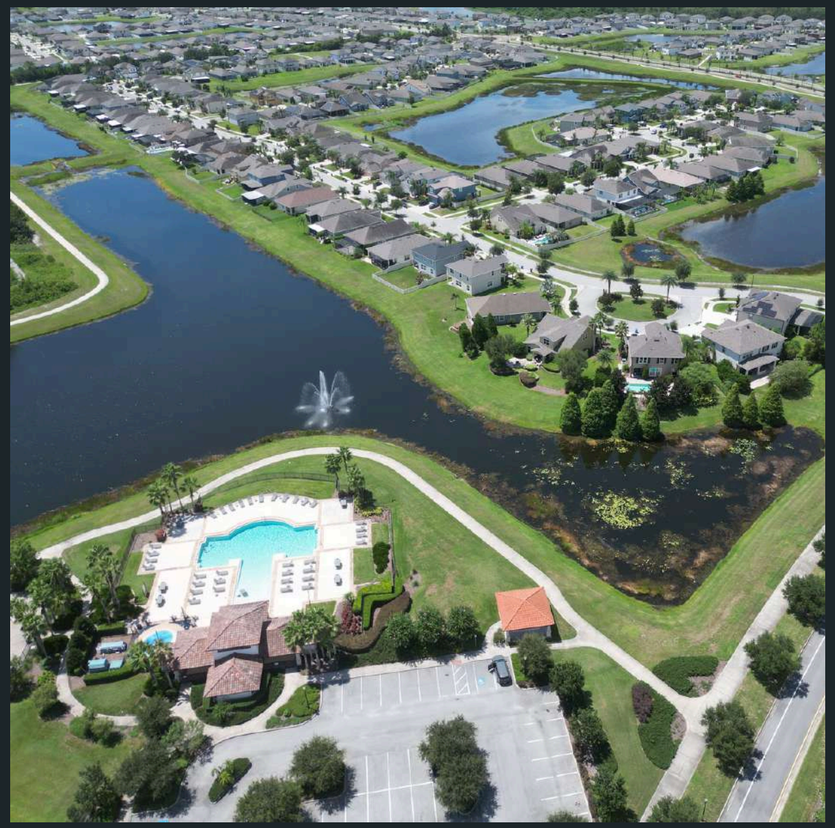
Pond #4 Treated for Shoreline vegetation.



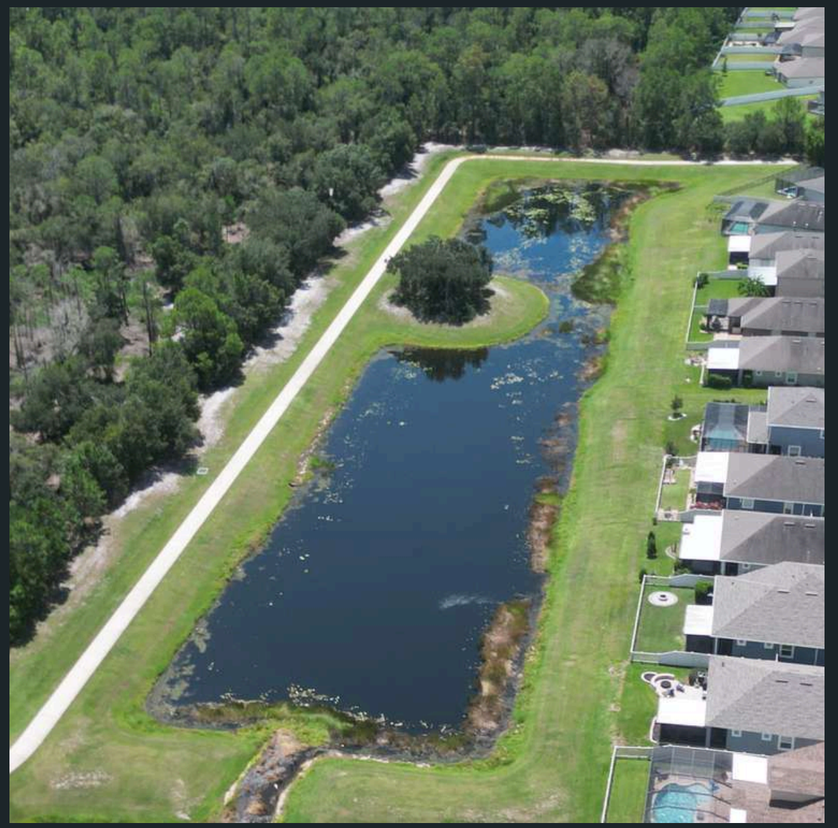
Pond #5 Treated for Algae and Shoreline Vegetation.



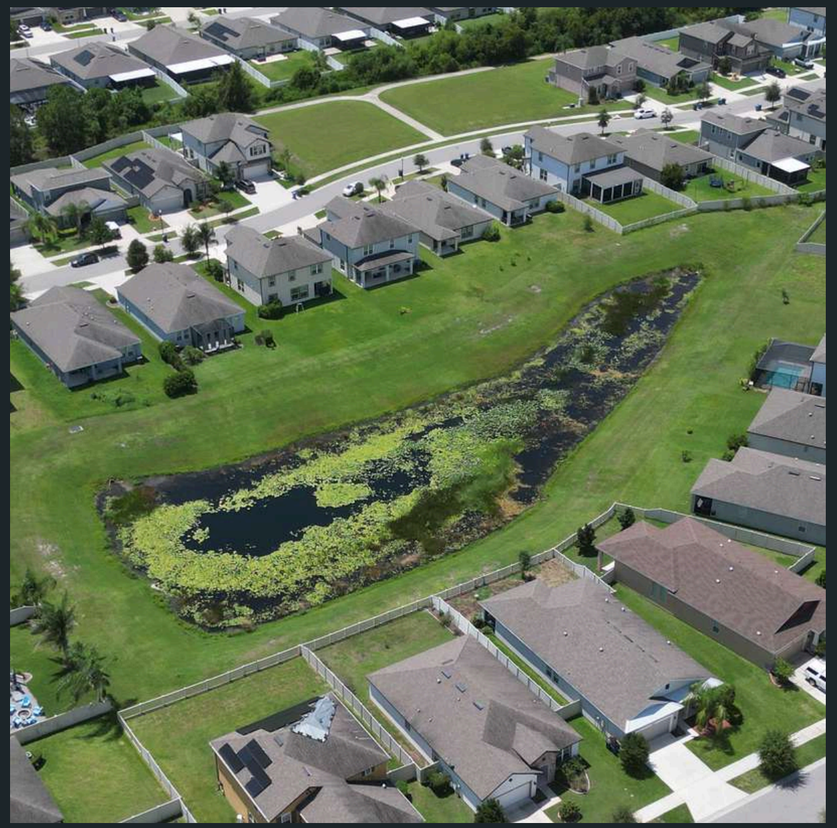
Pond #6 Treated for Shoreline vegetation.



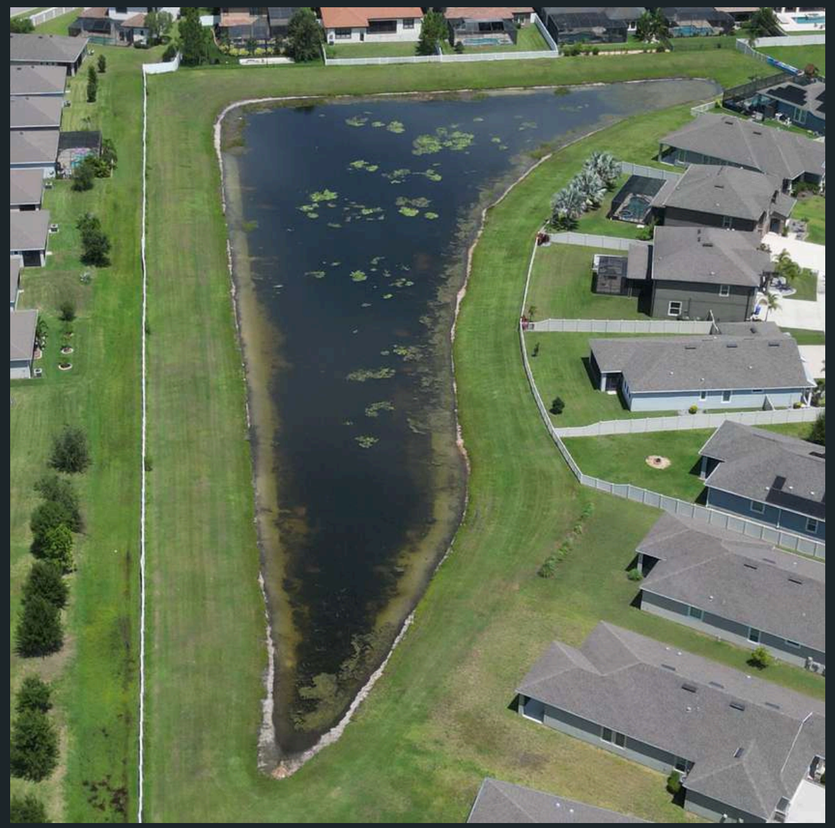
Pond #7 Treated for Algae and and Shoreline Vegetation.



Pond #8 Treated for Shoreline Vegetation.



Pond #9 Treated for Shoreline Vegetation.



Pond #10 Treated for Shoreline Vegetation.



Pond #11 Treated for Algae and Shoreline Vegetation.



Pond #12 Treated for Shoreline Vegetation.



Pond #14 Treated for Shoreline Vegetation.

# Tab 2

Subject:  Notice of Temporary Fuel Surcharge

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

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

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

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

Sincerely,

Joe Craig

President

Sitex Aquatics llc.

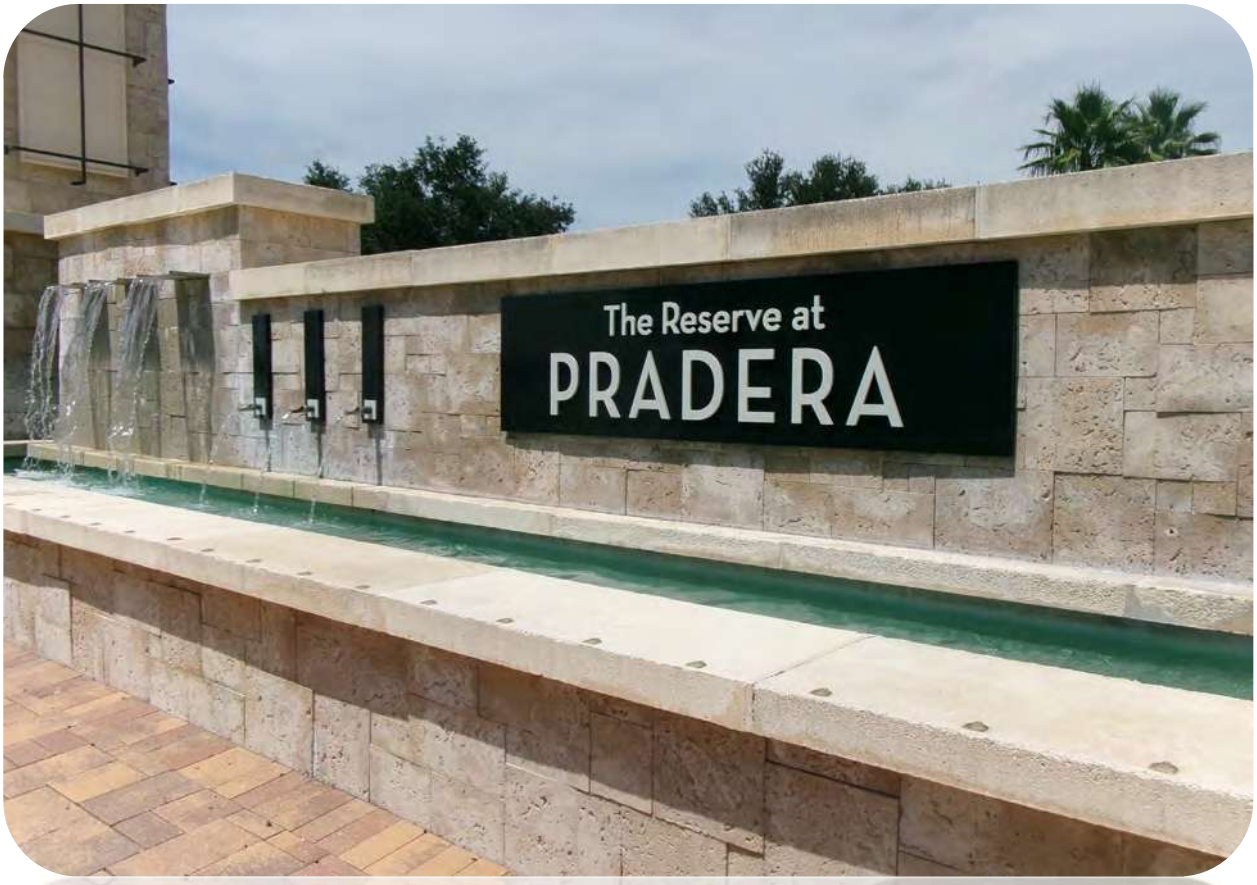
813.564.2322

joe@sitexaquatics.com

# Tab 3

# THE RESERVE AT PRADERA

## COMMUNITY ASSET MANAGEMENT REPORT




September 10, 2026

Rizzetta & Company
Haley Pryor – Community Asset Manager

Rizzetta & Company
Professionals in Community Management

## General Updates, Recent & Upcoming Maintance Events

❖ **Fertilization application is scheduled for October with the following quantities: Bahia-40/50lb bags, St. Augustine-11/50lb bags, Ornamentals-9/50lb bags, Palms 4/50lb bags.**

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

1. ◦ The annuals at the front of the entrance median are struggling with some lifeless units that should be removed. It could be the heat, humidity, and residual steam that comes off the asphalt. There is an underlying issue creating an unhealthy environment for the annuals. Please inspect diagnose and treat. It's possible that with the rains, they're getting oversaturated. Aphids or other pests may be be depleting the plantings. (Pics 1a&b)

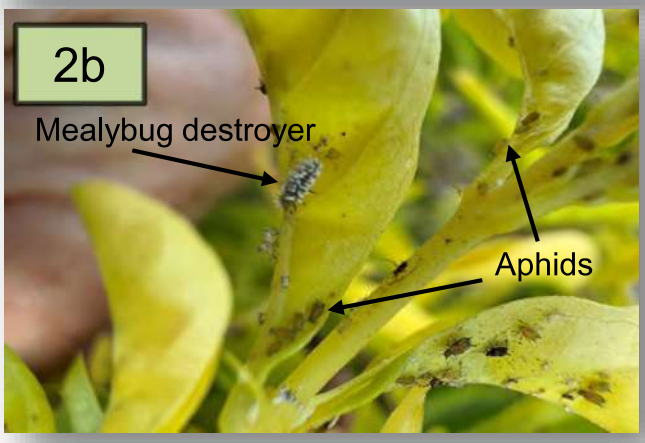






2. The Duranta in the front entrance median have some stressed plantings that have been attacked by aphids and possibly mealybugs. Natural predators like Mealybug Destroyers are roaming the hedge but significant damage has been done. Please inspect the plants on this entrance median and treat for aphids, mealybugs, or any other stressors before further decline. (Pics 2a&b)



3. The right side of the entrance median is struggling the most to combat pests and decline. Please remove the dead root systems in the bed to prevent fungal issues and further pest damage. Removed plants can be replaced once the bed is free of pests. (Pic 3)




4. Ornamental grasses in the beds along Balm Riverview Rd. show various levels of decline from pests or fungal disease. Please inspect, diagnose, and treat ornamental grasses in the community that are turning pale and withering. (Pic 4)




5. Remove misplaced ferns growing in the Jasmine at the foot of the Viburnum hedge north of the monument on Balm Riverview Rd. (Pic 5>)

6. Please update on the turf throughout the community. The photo is the front of the community at the corner of Balm Riverview and Pradera Reserve Blvd. Ongoing treatment for chinch bugs and fungal issues is needed. Please advise. (Pics 6a&b)









7. Stray grass is taking over and getting thick in the Loriope and Juniper bed behind the fence along Pradera Reserve Blvd. This bed is on the bank of Pond 1. Please remove the grass before it gains more space and pull out as much as possible before treating. (Pic 7)



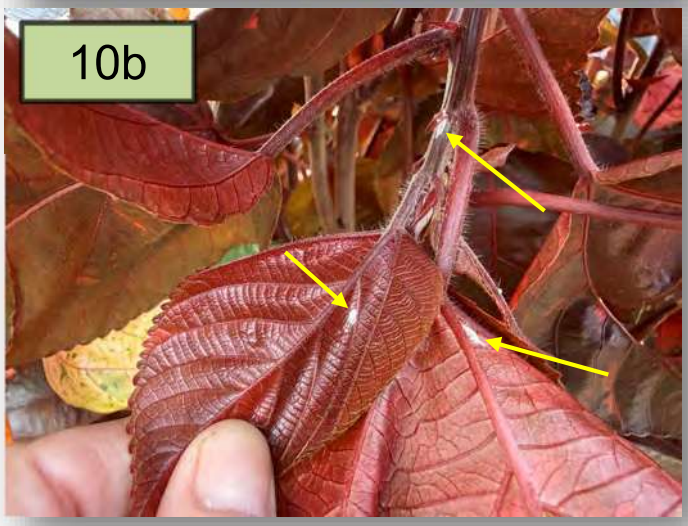

8. The entrance median, under the Bizmarck Palms, has a build up of palm debris and brush that needs to be removed. Please have the crew scan this median and clear out debris. (Pic 8)




9. The first placement of Copper Leaf Plants in the entrance median appears to be clear of mealybugs. Please continue to inspect and monitor weekly as they can return after a colony has evacuated.

10. The second placement of Copper Leaf Plants in the median, across from the Amenity Center has improved and is now almost clear of mealybugs. There is still some live activity. Please retreat and monitor weekly for improvement. (Pics 10a&b)




11. Spider mite webs are developing in the Copper Leaf Plants in the medians. Please inspect and treat accordingly.

12. In the Juniper and Jasmine throughout the medians, torpedo grass is becoming a nuisance with blades growing up to 3ft. Please have crews spend time pulling and removing the extraneous grass and weeds before they blanket the groundcover like the bed at Pond 1.

13. The turf in the second median still has some patchy areas from previous drought stress and chinch bugs. Please update on the status of the turf and treatment plan progress. (Pic 13)




14. Noting the Chaste Tree removed from the Amenity Center walkway is flourishing with new sprouts. The extensive root system of this species can continue to grow back so, for now, instruct crew to cultivate and maintain the regrowth so we can determine long term stability in the coming months. The root may be too loose to be a safe and sustainable tree in this location. (Pic 14)




15. Noting turf condition around Amenity Center. Treatment for chinch bugs after live activity is in progress according to the Pine Lake flags. Please provide update on progress.

16. The Arboricola in the beds inside the pool enclosure still need the dead root systems pulled out and dead stems cut away. Root rot may be the issue so dead plant material should be removed. (Pic 16)



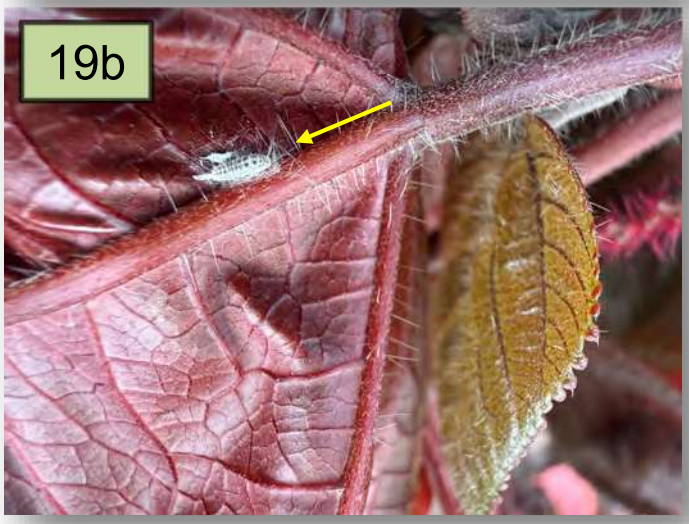

17. **Documenting an erosion issue on the right side of the pool deck. Pavers have collapsed and water run off has created a sliding away of the ground that edges the turf and plant bed. A vendor is needed to repair the deck surface and level the pavers. (Pic 17)**




18. On the left side of the pool enclosure, a Washingtonian Palm tree has died and will need to be removed. Please see item #4 on the proposal page.

19. Inside the pool enclosure, the Copper Leaf Plant infestation of mealybugs has greatly improved. The first placement, on the right hand side, still has live activity so a follow up treatment is needed with concentration on the placement in Pic 19a. Spider mite webs are also developing on foliage so please have the pest control team include all pests in the follow up. (Pics 19a&b)




20. Please have crews raise the Oak canopies lining the street on Tetrafin Dr. Branches are too low for vehicle clearance between the two parks on Moss Grass Way and Bahia Grass Lane. (Pic 20>)

21. The Oak canopy also needs to be raised along the Tetrafin Dr. sidewalk towards Bermuda Grass Way. Between the sidewalk and Pond 11, branches are overextending and face height to pedesrians. (Pic 21)




22. Noting the Palmera Vista Blvd. median has heavy weed pressure. Several sections of the turf is bare ground that is getting overtaken with weeds. Please apply a weed treatment in the heavier places such as where the Bluegrass Field walkway empties onto Palmera Vista. (Pic 22>)




<22

# Proposals

1. In case the new sprouts growing on the Chaste Tree stump are not going to evolve into a sturdy adult tree, please provide proposal to plant a 25-gallon Jatropha tree in front of the pool entrance at the Amenity Center. This is the bed where a small tree was knocked down in a July storm. It is between the walkway to the pool gate and the parking lot. (Pics 1a-c)










Jatropha tree example

2. Please provide proposal to trim the Oak tree at pond 8. Branches that touch the ground should be removed to protect the integrity of the tree and surrounding turf. (Pic 2)




3. Provide proposal to plant replacement Gold Mound Duranta at the tip of the entrance median. There are plantings that have died and will not produce the entrance feature needed to frame annuals. At least four new Duranta plants may be needed. The space between Duranta and the Lorapetalum could use contrasting replacement foliage so the entrance has a terracing affect that pops. Provide proposal for Star Jasmine to go between the current plantings and fill the empty space (green line). (Pics 3a&b>)












Entrance median example with Star Jasmine between the Duranta and Loropetalum

4. Provide proposal to remove dead Washingtonian Palm tree on the left of the pool house. There is no green spear leaf which indicates the tree is no longer viable. The decline and sudden death of the palm could be from several factors including Lethal Bronzing, Ganoderma, or other diseases that may or may not have spread to neighboring palms. Due to the location, stump grinding is recommended. (Pics 4a&b)






# Tab 4

# Proposal #9823

## Pradera- New Rain Sensor 9-26

**Date** 9/10/2026

**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 would like to thank you for the opportunity. If you have any questions, please feel free to contact us at any time at projects@pinelakeLLC.com or (813) 948-4736.

Adding a rain sensor to the clock will help with oversaturation issues by shutting off irrigation when there is enough rain.

## Irrigation Repair/Installation

### Irrigation Enhancement

| Items | Quantity | Unit | Price |
|---|---|---|---|
| Labor Irrigation | 1.00 | Hr | $79.71 |
| Sales Tax | 1.00 | EA | $16.80 |
| Hunter Rain Sensor | 1.00 | EA | $210.54 |
| | | **Irrigation Enhancement:** | $307.05 |

## Fuel Surcharge

### Fuel Surcharge

| Items | Quantity | Unit | Price |
|---|---|---|---|
| Fuel Surcharge | 1.00 | EA | $0.00 |
| | | **Fuel Surcharge:** | $2.91 |
| | | **PROJECT TOTAL:** | **$309.96** |

## 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** |  | **By** | |
| | **Garrett Macgregor** | | **Reserve at Pradera CDD** |
| **Date** | 9/10/2026 | **Date** | |
| | **Pine Lake Services, LLC** | | |

# Tab 5

**RESOLUTION 2026-04**

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

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

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

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

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

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

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

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

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

**PASSED AND ADOPTED THIS 24TH DAY OF SEPTEMBER 2026.**

**RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT**

_____

**CHAIRMAN / VICE CHAIRMAN**

**ATTEST:**

_____

**SECRETARY / ASST. SECRETARY**

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

| | |
|---|---|
| October 27, 2026 * | 10:30 a.m. |
| November 24, 2026 * | 10:30 a.m. |
| December 22, 2026 | 10:30 a.m. |
| January 26, 2027 | 6:00 p.m. |
| February 23, 2027 | 6:00 p.m. |
| March 23, 2027 | 10:30 a.m. |
| April 27, 2027 | 10:30 a.m. |
| May 25, 2027 | 6:00 p.m. |
| June 22, 2027 | 10:30 a.m. |
| July 27, 2027 | 10:30 a.m. |
| August 24, 2027 * | 6:00 p.m. |
| September 28, 2027 | 10:30 a.m. |

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

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

# Tab 6

# Reserve at Pradera Controller Upgrade

## Reserve at Pradera

,
(813) 927-4808

**Prepared by:**

Christopher Beck
Sales Project Manager
cbeck@safetouch.com
813-930-7899

CERTIFIED NMSDC MCC 2024

Florida = EF-20002049/ EC-13005007
Georgia = LVA004188
South Carolina = BAC.14000
Texas = B29747701

## Reserve at Pradera
### Reserve at Pradera Controller

| | |
|---|---|
| 1 | Sicunet 8 Door Control Panel w/ Power |
| 1 | Sicunet Remote Management Console License |

## Project Summary

**TOTAL: $4,514.00**

**Proposal to replace the Lenel S2 system with Sicunet. New system requires no annual licensing and comes with a 5 year warranty.**

**Internet service required for remote connection**

**50% down and balance upon substantial completion or**
**Finance / Lease options available upon request.**

*****Installation and/or service taxes not included, if applicable.*****

Maya Wyatt

Maya Wyatt

Aug 17, 2026

** Recurring service charges not included in the total install price.*

# Product Details



**Sicunet 8 Door Control Panel w/ Power**

Corporate 8 Door with Lock Power Panel (32 Door License) - Steel Can housing with key lock, 2-4 Door Access Control Module - 16 Wiegand Readers In/Out, 16 Form C Relays, 24 programmable inputs NO/NC Supervised - Integrated 12VDC power supply for the two (2)controllers and 16 readers with 8 selectable by output 12 or 24 VDC, Fire Drop and battery backup with 5' IEC cord included.

**Sicunet Remote Management Console License**

Sicunet Remote Management Console License

# Terms, Scope, & Acceptance

Your satisfaction is important to us, and we plan to exceed your expectations!
This proposal is a complete package, including design, wiring, equipment, installation.

All equipment is warranted by the manufacturers. We guarantee all installation work to be free of defects for a period of thirty days from installation date. If service is required, we will be happy to provide you with excellent service for your system.

Customer must maintain sufficient insurance to cover property damages or bodily injury for Customer and any of its licensees, invitees or others who are not such licensees, contractors, employees, agents or invitees of Safetouch. Customers agree that recovery from Safetouch for any property damage or bodily injury shall be offset by payment from such insurance.

Prices contained in this proposal are valid for 30 days. Any changes to this proposal will be submitted in writing for approval.

To be supplied by others to Safetouch's specifications:

- Municipal permit fees (if applicable)
- A/C power & electrical conduit
- Applicable internet or telephone communications services
- 50% down and balance upon substantial completion

**Signature:** Maya Wyatt (Aug 17, 2026 16:43:04 EDT)

**Email:** mcwyattpradera@gmail.com

# Reserve at Pradera Controller Upgrade

Final Audit Report 2026-08-17

| | |
|---|---|
| Created: | 2026-08-17 |
| By: | Angelica Sierra (ASierra@rizzetta.com) |
| Status: | Signed |
| Transaction ID: | CBJCHBCAABAAUp8Wb-HiY5fs6JG86FIcnKY5efUV5Neb |

## "Reserve at Pradera Controller Upgrade" History

Document created by Angelica Sierra (ASierra@rizzetta.com)
2026-08-17 - 8:11:34 PM GMT

Document emailed to Maya Wyatt (mcwyattpradera@gmail.com) for signature
2026-08-17 - 8:13:11 PM GMT

Email viewed by Maya Wyatt (mcwyattpradera@gmail.com)
2026-08-17 - 8:42:19 PM GMT

Document e-signed by Maya Wyatt (mcwyattpradera@gmail.com)
Signature Date: 2026-08-17 - 8:43:04 PM GMT - Time Source: server - Signature Appearance Selected: MOBILE_DRAW

Agreement completed.
2026-08-17 - 8:43:04 PM GMT

# Tab 7

WAHOO POOLS GROUP, INC.

01/15/26

PROJECT PROPOSAL

# Pradera - Remodel

TOTAL INVESTMENT

**$56,904.70**

12051 PRADERA RESERVE BLVD, RIVERVIEW, FL, 33579

## PREPARED FOR

**Reserve at Pradera**

12051 PRADERA RESERVE BLVD, RIVERVIEW, FL, 33579

+18139335571

## YOUR CONSULTANT

**Jesus Perez**

jesusperez@wahoopools.com

## COMPANY

**Wahoo Pools Group, Inc.**

6657 US 301 S, Riverview, FL, 33578

+1 813-699-3282

info@wahoopools.com

https://www.wahoopools.com

This proposal and supporting materials contain confidential and proprietary business information of Wahoo Pools Group, Inc..

*If applicable, clicking the checkbox next to each option will add it to your total job cost. Unclick the box to remove it from your total. If you agree to the terms of the proposal, you can select the "agree to terms & conditions" box above. The Approve button will then become available for you to accept your quote and move forward with your project. We thank you for your time and consideration. Please let us know if you have any questions.*

TOTAL INVESTMENT

Valid until 12/31/26

## $56,904.70

Pricing held through 12/31/26 (4 months from now).

SCOPE OF WORK

1 group

## REMODEL PACKAGE

13 items $56,904.70

### PLASTER

- PLASTER PREP POOL-REMODEL
- PEBBLE TEC - SOFT WHITE
- EASY CARE - STARTUP-TEC PROACTIVE START-UP TREATMENT 64OZ
- Labor Advanced Technician Wahoo

### TILE

- Tile - Removal Remodel
- CERAMIC WATERLINE TILE 6X6
- CERAMIC MUD CAP TILE 6X6
- CERAMIC MUD CAP TILE 2 X 6
- 6"x6" Ceramic Depth Marker
- Tile - Ceramic 6" X 6" Installation LF

- 12"x12" Square White Anti-Vortex Main Drain Frame & Grate
- Floor Returns
- Grate and Frame Gutter Drain

| | |
|---|---|
| Subtotal | $56,904.70 |
| TOTAL | $56,904.70 |

6657 US 301 S RIVERVIEW, FL 33578 | OFFICE: 813-699-3282 | EMAIL: INFO@WAHOOPOOLS.COM

## INTRODUCTION

Thank you for the opportunity to quote your upcoming product. On the "Your Investment" tab you will see the detailed numbers for your project.

Let us know if there is anything else we can do to help.

Wahoo Team

6657 US 301 S RIVERVIEW, FL 33578 | OFFICE: 813-699-3282 | EMAIL: INFO@WAHOOPOOLS.COM

**WARRANTY & PRODUCT DISCLAIMER**

**Jandy Equipment 3-year Warranty**

Zodiac Pool Systems LLC, a Fluidra company (“Fluidra”) warrants all Jandy®, Polaris®,Zodiac® and Grand Effects® branded whole good products to be free from manufacturingdefects in materials and workmanship for a period of three (3) years from the date of retailpurchase, when purchased and installed by a member of our ProEdge™ dealer program.Exceptions: Polaris Robotic Cleaners (all models) and Zodiac Suction cleaners (all modelsexcept above-ground) are warranted for two (2) years. Extended limited warranty includesreasonable labor for whole goods but does not include labor for replacement parts.Exclusions: Zodiac G3, Kontiki and above-ground suction cleaners, Polaris Turbo Turtle,165 and 65 pressure cleaner models, Blueriiot® (all models). Aqua Products™ brandedproducts, maintenance tools, and purchased replacement parts are excluded from thisExtended Limited Warranty and are covered by the applicable standard Jandy, Zodiac orPolaris limited warranty.This extended limited warranty covers products listed in a residential application only.If the product is used in a commercial application, please reference our standard limitedwarranties.Please see the Jandy, Polaris, and Zodiac standard limited warranties locatedat FluidraUSA.com for full details and exclusions all of which apply to thisProEdge Extended Limited Warranty

**Wahoo Pools Workmanship Warranty**

Wahoo Pools warrants our work free from defects for 1 year after product is installed.

**Plaster Finish Warranty**

Pebble Finish is warranted for lifetime

Quartz Finish is warranted for 10 years

**Please read the disclaimers below. Here are the most common items in question during construction.**

**Material Selection Resources**

**Waterline Pool Tile**-Please note when looking at sizes, most 6" x 6" tiles are considered level 1. Glass tiles and mosaic tiles are upgrades.

**Quartz Pool Plaster**-This is a standard level 1 quartz finish. Pebble finishes are extra unless otherwise listed above.

View WetEdge Quartz selection HERE.

**Mini Pebble Plaster Finish-** Level 1 Signature Matrix Mini Pebble -Gulf White, Coastal Blue, Cadet Blue, Gold Caribbean, Tahoe, Plum Aqua Cool.

View WetEdge Pebble Selections HERE. *9 0-Day Pool Package Option

**Brick Paver Decking-** Flagstone is our preferred supplier. Click Here for info on their products. Though there are other pavers available, wait times can vary. *90-Day Pool Package Option

**Travertine Paver Decking-** Click Here, and you will find all the Travertine decking with different levels.

**Veneer Facing-** Click Here, and you can view different decking selections and split face colors.

**Patio & Pergola-** This is where you will find detailed information on our Patios & Pergolas. Click here to view the pergola options we specialize in.

Please Note the following:

1. All fences & gates are to be brought to code by others.

2. Outdoor kitchens may require sanitary hookups and electrical outlets. These costs are not included and are the responsibility of the owner. Prices vary case by case. See your sales associate to obtain a quote from one of our licensed plumbers and/or electricians.

3. All landscaping, including irrigation unless otherwise expressed to be provided and installed by others.

4. Proposal and design based on lot survey provided by the owner and are subject to verification.

5. Wahoo Pools Group is not responsible for existing home conditions that may not meet the current code.

6. All construction access repairs by others.

7. Gas Line Hook-Up by others. Due to many hook-up options, a separate quote will need to be supplied by others and is not included in this proposal. Ask your sales rep if you are looking for a recommendation for a gas company.

8. Due to current market conditions and continuous price increases in products, the proposal is Valid for 7 days.

9. A fee of $1000 will be applied to changes after a pool is permitted. Changes can require re-permit submittals.

10. Wahoo Pools Group, Inc. reserves the right to pass subsequent contractor, vendor, or material cost increases greater than 2.5% per occurrence to the buyer. In addition, Wahoo Pools Group, Inc. reserves the right to pass on any vendor or contractor fuel surcharges to the buyer.

11. Quote excludes all dewatering, IF required a separate quote will be provided.

12. Not responsible for curbs, concrete aprons or sidewalks while crossing.

13.Price excludes all fencing and railings unless specified otherwise.

**Other disclaimers to consider:**

**Paver Joints**

Sand joints are only meant to lock pavers in place to prevent chattering. It is not meant to be installed for looks. Ask about polymeric sand if seeing exposed sand interest you.

**Natural Stone**

The first and most important consideration when choosing Travertine Pavers for your project is that they are a natural stone product. Natural Stone products are inherent to COLOR & TEXTURE VARIATIONS, and it is these very characteristics that give Travertine Pavers their beauty and appeal.

Travertine Pavers are typically very porous, which means that it is very common for individual pavers to have small pits or holes, and/ or even have a portion of a corner missing. Travertine Pavers are often pre-cut and tumbled overseas, which can cause variations in the sizes of the individual pavers.

These variations can and will ultimately impact the consistency of paver patterns and joints. The design of the decking area will strongly impact the number of cuts made to individual pavers during the installation process. Free-form designs are always going to require that more individual pavers get cut during installation. Once a paver is cut, it will lose the Tumbled or Chiseled Edge on the cut side of the paver. Travertine Pavers that are set on top of a compacted gravel and sand sub-base may experience some minor settling. This more than likely will take place within the first 30 – 60 days of installation. If this occurs, we will be happy to return after the 60-day period to make any necessary corrections to the settled pavers.

**SALTWATER POOLS:** It is strongly recommended that Travertine Pavers installed around a Salt Water Swimming Pool are sealed with a deep penetrating sealer to protect against the salt's erosion. The average cost to seal the pavers is around $1.25 - $1.50 per square foot and should be done approximately every two years.

**Colored Pool Plaster Finishes, Pebble or Quartz**

**Disclaimer from the National Plaster Council**

By its nature, colored plaster will accentuate all the characteristics normally found in white plaster. Mottling, for example, can be more pronounced in colored plaster than in white. Colored plaster may also exhibit pigment stains, streaks, unevenness of color, and more noticeable checking and crazing.

Also, variations of shade will exist between color sample chips and mixed plaster. Over time, the color may fade completely or grow gradually lighter and will often not be the precise shade that was anticipated. It's important to note that none of these conditions are considered a deficiency of the product.

Colored pebble pool finishes are composed of natural materials that may have certain inherent characteristics. Normal mottling could occur across the surface resulting from differences in moisture content and/or rate of hydration within the matrix of the surface coating. Normal mottled variation is not considered a failure or defect but is a normal characteristic of cementitious products. By its nature, colored pool finishes can accentuate all the characteristics normally found in cementitious materials. Mottling explained above, for example, can be more pronounced in colored products than in white. Colored pool finishes may also exhibit pigment stains, streaks, unevenness of color, and more noticeable checking and crazing. It's important to note that none of these conditions are considered a deficiency of the product.

It is the homeowner's responsibility to brush the new plaster finish twice a day for the first 30 days. It is also recommended by the National Plaster Council to monitor pool chemistry daily for the first 30 days. If you do not understand pool chemistry, please request training from one of our staff.

I. **Parties.** This Florida Home Improvement Contract ("Agreement") is entered into between Wahoo Pools Group, Inc. ("WAHOO") with a mailing address of 6657 US 301 S., Riverview, FL 33578 and the CUSTOMER listed in the attached proposal (the "Proposal"), on the date last signed by THE CUSTOMER and WAHOO (the "Effective Date").

II. **Work to be Performed.** WAHOO agrees to perform the work listed in the attached

The proposal, and any swimming pool layout plans and/or structural engineering plans and specifications, if applicable, (herein collectively referred to as the "Work"), at the address listed in the Proposal. The Proposal, the swimming pool layout plans and structural engineering plans and specifications, if applicable, shall be incorporated into and become part of this Agreement. In case of a conflict between any plan or scale drawing and the Proposal, the information in the Proposal shall prevail.

III. **Completion Time.** The Work to be performed pursuant to this Agreement shall commence within 45 days after the permits necessary to begin construction under this Agreement have been obtained, and the CUSTOMER has supplied WAHOO with a written notice of financing. Assuming all conditions are satisfied and weather permits, the Work to be performed under the Agreement shall be substantially completed no later than 120 days after the Work commences ("Completion Date"). The Completion Date shall be automatically extended as a result of CHANGE ORDERS, THE CUSTOMER's failure to timely pay amounts due under the Agreement, Acts of God, including precipitation of more than 1/10 inch in any 24-hour period (or any other weather condition which prevents or inhibits the performance of the Work), strikes, material shortages, labor shortages, misrepresentations by THE CUSTOMER, or any other condition that is not within WAHOO's control.

IV. **Financing.** This Agreement is contingent upon the CUSTOMER obtaining appropriate financing for the Proposal. All fees and expenses of obtaining a loan shall be borne by the CUSTOMER. Unless otherwise agreed in writing, WAHOO shall not begin the Work until the CUSTOMER provides WAHOO with written notice from the lender confirming the loan and provides WAHOO with a draw schedule acceptable to WAHOO.

V. **Change Orders.** Any changes in the Work being performed under this Agreement must be in writing, signed by WAHOO and THE CUSTOMER, and state the changes to be made, the amount of any additional cost, and the additional number of days to be added to the Completion Date (the "CHANGE ORDER"). ALL CHANGE ORDERS must be signed by all THE CUSTOMERs to the Agreement. THE CUSTOMER acknowledges and agrees that ALL requests for changes must be made to WAHOO's supervisor, and no changes to the Agreement will be made or agreed upon until the CHANGE ORDER is signed by an authorized representative of WAHOO.

VI. **Substitution of Equipment and Materials.** WAHOO reserves the right to substitute equipment or materials of equal quality in the event of non-availability. WAHOO makes no representation as to the performance of any equipment specified herein beyond the representations made by the respective manufacturers thereof.

VII. **Insurance and Risk Management.** WAHOO shall maintain all required workers' compensation and general liability insurance necessary to protect THE CUSTOMER from claims that may arise out of and during operations under this Agreement.

VIII. **Representations and Responsibilities of WAHOO.**

- WAHOO shall obtain all necessary surveys to complete the Work and all building permits, licenses, building inspections and approvals required by local law.
- WAHOO shall abide by all rules, ordinances and regulations governing the execution of the Work and any deviations or variances of the plans or specifications affected by such rules and ordinances shall be brought to the attention of THE CUSTOMER as soon as WAHOO becomes aware of the issues.
- WAHOO shall be solely responsible for determining the means, methods, and order of construction, and for supervising and coordinating all segments and

**Phases of Construction.**

- WAHOO shall utilize and employ persons and subcontractors who are competent in the tasks assigned and shall maintain discipline and accountability of said employees and subcontractors while they are performing the Work.
- THE CUSTOMER acknowledges that an inspection and survey of the site where the Work is to be performed has not been performed by WAHOO and that WAHOO makes certain assumptions in the preparation and pricing of this Agreement based upon the Representations and Responsibilities of THE CUSTOMER contained herein.
- WAHOO shall routinely maintain the cleanliness of the work site. Once all Work is complete, all waste materials, as well as equipment, tools, or excess materials and supplies, shall be removed from the site.
- WAHOO shall pay for all materials, including sales, use, or other similar taxes, which are in effect at the time of the Agreement. Unless otherwise specified.
- WAHOO shall also pay for any and all government permits and fees required to accomplish the Work.
- WAHOO shall be responsible for initiating, maintaining, and supervising all safety precautions and programs in connection with the Work and shall take all reasonable precautions for the safety of and shall provide all reasonable protection to prevent damage, injury, or loss to all employees or subcontractors involved with the Work and other persons who may be affected thereby.

IX. **Representations and Responsibilities of THE CUSTOMER.**

- THE CUSTOMER shall be responsible for shipping, transporting, and storing any items that he or she independently orders and/or pays for during the construction process and represents that these items shall only be brought to the site when asked by WAHOO.
- THE CUSTOMER represents that THE CUSTOMER will provide WAHOO and
- WAHOO's subcontractors, suppliers, and other's necessary to perform the Work, with adequate access to, through, and across THE CUSTOMER's property and any adjacent properties reasonably necessary or required for WAHOO's construction of the pool, including without limitation adequate access for all equipment required to perform the Work. To the extent any access involves access across any third parties' property, THE CUSTOMER represents, warrants, and agrees to obtain such third parties' approvals in writing in a form acceptable to WAHOO.
- THE CUSTOMER represents that the soil at and around the "Pool Site" is compacted to at least 90 percent and has a bearing capacity of at least 1,000 pounds per square foot. For purposes of this contract, the term "Pool Site" means the area comprising the water surface area and that portion of the ground surface extending to a distance of approximately 4 ft. (or to greater

distances as may be required by local code for minimum decking) from the perimeter of the pool water surface.

- THE CUSTOMER represents that: i. the soil at and around the Pool Site is not of such an unstable nature, and that water conditions are not of such a nature, so as to preclude construction and operation of the pool in a normal manner at a normal expense; ii. that there will be no additional load condition that may be imposed on the pool structure by existing or proposed adjacent structures which will require extra engineering or materials; that there are no rock formations, hardpan conditions, boulder, cesspools, septic tanks, gas lines, water pipes, drain pipes, underground electrical conduit or other underground obstructions which would require blasting or jackhammer work or which would otherwise require work and give rise to costs in excess of what would normally be required.
- THE CUSTOMER shall be responsible for doing all work, performing all acts and meeting all conditions necessary to allow WAHOO to timely complete the Work.
- THE CUSTOMER shall furnish all soil reports, any surveys, geological reports, topography, maps, permits, variances and association permits, or any other item required by any building inspector, governmental authority, or quasigovernmental authority and any extra engineering not covered by WAHOO's standard plans. THE CUSTOMER is to provide accurate site plans and as-built drawings and surveys for the location of the pool, buildings, and equipment and has directed the location of such pool, other improvements, and equipment as shown on the plans and drawings. WAHOO shall have no liability for the incorrect location of the pool provided WAHOO follows the pool drawings or THE CUSTOMER's written instructions regarding the same. THE CUSTOMER shall be responsible for furnishing any necessary variance and association permits or fees.
- THE CUSTOMER, at THE CUSTOMER's sole cost and expense, shall be responsible for providing for all drainage beyond the Pool Site and shall ensure that same meets with all city, county, state, federal, or other governmental, regulator, or similar requirements, including all building codes, homeowner's association rules, deed restrictions and the like.
- THE CUSTOMER is responsible for planning, providing, or constructing any fencing, gates, or the installation of drywell or other waste facilities unless expressly agreed upon in writing and signed by an authorized representative of WAHOO and attached to this Agreement. THE CUSTOMER, at THE CUSTOMER's cost and expense, shall be responsible for complying with all laws pertaining to fencing and related matters. WAHOO recommends THE CUSTOMER investigate the local laws and ordinances regarding fencing and self-latching gates. WAHOO recommends that THE CUSTOMER install fencing with self-closing and self-latching gates around the pool, whether required by local code or not.
- THE CUSTOMER shall be responsible for furnishing all water, power, and other utilities necessary for WAHOO's use to construct the pool. Installation of extra service and/or circuits in THE CUSTOMER's electrical panel box and/or removal and replacement of overhead wires to comply with existing codes are the responsibility of the CUSTOMER.
- THE CUSTOMER shall be responsible for all grading, decking, and drainage beyond the Pool Site, retaining walls, and fencing.
- THE CUSTOMER shall be responsible for the costs incurred in connection with the relocation, rerouting or replacement of any plumbing, electrical, gas, waste, and water lines or any other overhead or underground utilities.
- THE CUSTOMER shall be responsible for any work or damage occasioned by or resulting from the Work of third-party contractors not hired or paid for by WAHOO. It will be the responsibility of the CUSTOMER or THE CUSTOMER's third-party contractors to monitor the pressurized water plumbing gauge(s) prior to any work commencing and pay for any repairs related to damages caused by the same.
- THE CUSTOMER assumes the responsibility and care of all materials, equipment, and products delivered to his property.
- THE CUSTOMER authorizes WAHOO, or designee, to make such investigations of
- THE CUSTOMER'S credit as and when it, in its discretion, deems necessary.
- THE CUSTOMER warrants that THE CUSTOMER is the legal owner of the property and will indemnify WAHOO against any, and all, claims for damages from third parties who claim an

interest in the property.

X. **Warranties, Disclaimers, and Limitation of Liability.**

- WAHOO shall provide THE CUSTOMER with a Limited One (1) Year Warranty on the Work, which shall begin upon substantial completion. All other warranties associated with and received under this Agreement, to the fullest extent permissible by law, shall be assigned to the CUSTOMER.
- WAHOO shall NOT be responsible for the flotation of the pool by external water regardless of the source thereof. In the event the pool is drained for any reason whatsoever, none of the warranties or guarantees herein shall apply unless the CUSTOMER uses a professional pool services company that (a) removes the relief plugs as soon as they are above the level of the declining water and (b) refills the pool within ten (10) days of draining.
- All pool dimensions are approximate with reasonable tolerances. The following tolerances from the dimensions are conclusively presumed to be reasonable: a. up to six (6) inches in depth, measured when the water level is at its maximum, from the bottom edge of the overflow plate to the deepest point beyond the coving where the pool floor slopes to meet the pool walls; and b. up to five percent (5%) of the water surface area.
- THE CUSTOMER'S RIGHT TO REPAIR UNDER WAHOO'S LIMITED WARRANTY IS THE CUSTOMER'S SOLE AND EXCLUSIVE REMEDY. WAHOO SHALL NOT BE RESPONSIBLE FOR AND SHALL NOT REPLACE ANY WATER OR CHEMICALS REQUIRED AFTER ANY LOSS OR REPAIR. WAHOO SHALL NOT BE LIABLE FOR ANY OTHER DAMAGES, WHETHER ORDINARY, SPECIAL, INDIRECT, INCIDENTAL, OR CONSEQUENTIAL, CAUSED BY ANY DEFECT, INCLUDING LEAKAGE. THERE ARE NO OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO ANY AND ALL WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE OR USE. TO THE FULLEST EXTENT PERMITTED BY LAW, IT IS A CONDITION PRECEDENT TO THE CUSTOMER'S ENFORCEMENT OF THE LIMITED WARRANTY SET OUT HEREIN THAT THE CUSTOMER MUST HAVE PAID WAHOO ALL SUMS DUE UNDER THE CONTRACT. SPECIFIC EXCLUSIONS. Walks and decking are not warranted against cracking, chipping, raising, peeling, settling, earth movement, shifting, staining, or discoloration. Plaster is not warranted against discoloration, shading, color variation, unevenness of color, blotching, mottling, hairline cracks, or staining. In most instances, such plaster defects generally result from local water conditions, improper use of chemicals, or improper or lack of cleaning of the pool. VOIDING OF WARRANTY. The warranties are effective only if THE CUSTOMER has complied with all the terms and conditions, made full payment, and complied with other provisions of the Contract. The warranties become void if (a) the pool is not properly filled and/or the water level maintained in a proper manner (except for short periods, not to exceed ten (10) days, for reasonable professionally recommended and supervised maintenance); (b) freezing; (c) the pool structure is damaged by reason of the water table rising above the lowest point of the pool when the pool is not kept full; (d) the pool structure is damaged by reason of any earth or fill ground movement, Acts of God, war, terrorism, riots, or other civil disturbances, or by acts of third parties; (e) THE CUSTOMER fails to comply with decking installation requirements as set forth by WAHOO; (f) defects and/or damages or failures result from mistreatment or neglect or improper maintenance; or (g) defects and/or damages or failures result from the work performed by others not provided for in this Contract. WARRANTY PROCEDURES. To obtain the performance of any warranty obligation, THE CUSTOMER must notify WAHOO of the claim immediately upon discovery. THE CUSTOMER must use the Warranty Form provided by WAHOO Warranty claims must be in writing and may be personally delivered, mailed, faxed, sent by electronic mail, or via the Warranty Web Form Submission, to WAHOO as indicated on the Warranty Form. During the warranty period, warranty performance will be provided by WAHOO or WAHOO's agent without charge within a reasonable time after written notification by the CUSTOMER in accordance with the applicable provisions of the applicable local property code.

XI. **Indemnification and Hold Harmless.**

- THE CUSTOMER agrees to be responsible for and does hereby indemnify, save and hold WAHOO harmless from and against any and all suits, actions, losses, damages, claims or liability of any character, type or description, kind or nature whatsoever, including all expenses and costs of litigation, defense, court costs and reasonable attorneys' fees related to injury or death resulting

from or related to, or arising from in any way whatsoever, directly or indirectly from THE CUSTOMER's ownership, use or enjoyment of the pool, or for any damages, injuries or losses resulting from, related to, or in connection with work, materials, and/or labor provided by WAHOO or WAHOO's contractors, subcontractors, laborers and/or suppliers or others directed by WAHOO or any representation or warranty or breach of any duty or obligation by WAHOO. The releases and indemnification provisions shall also include, but are not limited to, any injuries to persons trespassing with or without invitation by the CUSTOMER. Damage may occur to curbs, sidewalks, driveways, patios, lawns, landscaping, sprinkler systems, underground public or private utilities, or other items located in or adjacent to the access route or construction area. Unless noted elsewhere in this Agreement, WAHOO shall not be responsible for the repair or replacement of any of the items noted in this paragraph.

- XII. **Disputes**. All controversies or claims arising out of or relating to this Agreement shall be addressed first through negotiation of the parties, followed by mediation, and finally through binding arbitration, in accordance with the rules the American Arbitration Association (Commercial Rules) then in effect, and shall be heard and decided in Florida unless agreed to by both parties as to a different venue. Judgment may be entered in any court having jurisdiction. In the event of any litigation, including arbitration, between the parties, the prevailing party shall be entitled to recover reasonable attorneys' fees and other costs and expenses associated with such litigation or arbitration proceeding.
- XIII. **Termination.** Termination by THE CUSTOMER. If the CUSTOMER terminates the Agreement prior to commencement of excavation without cause, WAHOO shall be entitled to retain the Down Payment as liquidated damages. If the CUSTOMER terminates the Agreement after commencement of excavation with or without cause, WAHOO shall be entitled to recover from the CUSTOMER payment for actual costs of all labor, materials, equipment, tools, construction equipment and machinery plus 20% of such costs, as well as all actual, incidental and consequential damages resulting therefrom.
- **Prior to Commencement.** WAHOO, may at its sole discretion, terminate this Agreement at any time prior to commencement of excavation with or without cause in which event this Agreement shall be of no further force or effect and neither party shall have any further liability to the other hereunder.
- Damage. Either party hereto may terminate the Agreement upon the occurrence of any of the following which render it impracticable to complete the Work or which increases the costs to complete the Work by more than 10%: (i) substantial damage to the Work; (ii) destruction or substantial damage to the premises or structures thereof; or (iii) the Work is terminated by public authority; provided, however, that if Work is not cancelled or ordered terminated, all Work necessary to replace Work already performed shall be considered additional Work for which WAHOO shall be compensated in accordance with the other provisions of this Agreement. In the event of termination under this provision, neither party shall have any further liability to the other under this Agreement. The CUSTOMER is responsible for payment for actual costs of all labor, materials, equipment and permits already purchased and/or furnished plus 20% of such costs.

- XIV. **Default.**
  - In the event of a default by THE CUSTOMER of any provision of this Agreement, THE CUSTOMER agrees to pay all costs, expenses, damages and interest from date of default, including but not limited to all costs of collection and reasonable attorneys' fees.
  - THE CUSTOMER fails to make payment when due or substantially breaches any other obligations of this Agreement, and THE CUSTOMER fails to cure such default within seven (7) days after the date WAHOO provides written notice to THE CUSTOMER, then in addition to any and all other remedies afforded WAHOO under this Agreement, or at law or in equity, WAHOO may terminate the Agreement and recover from the CUSTOMER payment for actual costs of all labor, materials, equipment, tools, construction equipment and machinery plus 20% of such costs, as well as all actual, incidental and consequential damages resulting therefrom.
  - In the event of failure to pay any amount owed within 3 business days of invoice, shall be considered a default and for each day a payment owed under this Agreement is late, the Completion Date shall be extended by five (5) business days and all obligations of WAHOO to

begin the next Phase of Construction will be suspended until such time as all monies due have been received. In the event of a default in payments, THE CUSTOMER shall not be entitled to the discount onthe Agreement Price.

- In addition to the foregoing, and not withstanding anything herein to the contrary, THE CUSTOMER understands and agrees that WAHOO may also exercise any and all other remedies afforded under this Agreement or otherwise provided at law or in equity, including but not limited to all rights to suspend or discontinue further work on the construction of the pool.
- XV. **CHAPTER 558 NOTICE OF CLAIM.** CHAPTER 558, FLORIDA STATUTES, CONTAINS IMPORTANT REQUIREMENTS YOU MUST FOLLOW BEFORE YOU MAY BRING ANY LEGAL ACTION FOR AN ALLEGED CONSTRUCTION DEFECT. SIXTY DAYS BEFORE YOU BRING ANY LEGAL ACTION, YOU MUST DELIVER TO THE OTHER PARTY TO THIS AGREEMENT A WRITTEN NOTICE, REFERRING TO CHAPTER 558, OF ANY CONSTRUCTION CONDITIONS YOU ALLEGE ARE DEFECTIVE AND PROVIDE SUCH PERSON THE OPPORTUNITY TO INSPECT THE ALLEGED CONSTRUCTION DEFECTS AND TO CONSIDER MAKING AN OFFER TO REPAIR OR PAY FOR THE ALLEGED CONSTRUCTION DEFECTS. YOU ARE NOT OBLIGATED TO ACCEPT ANY OFFER WHICH MAY BE MADE. THERE ARE STRICT DEADLINES AND PROCEDURES UNDER THIS FLORIDA LAW WHICH MUST BE MET AND FOLLOWED TO PROTECT YOUR INTERESTS.
- XVI. **FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND.** PAYMENT, UP TO A LIMITED AMOUNT, MAY BE AVAILABLE FROM THE FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND IF YOU LOSE MONEY ON A PROJECT PERFORMED UNDER CONTRACT, WHERE THE LOSS RESULTS FROM SPECIFIED VIOLATIONS OF FLORIDA LAW BY A LICENSED CONTRACTOR. FOR INFORMATION ABOUT THE RECOVERY FUND AND FILING A CLAIM, CONTACT THE FLORIDA CONSTRUCTION INDUSTRY LICENSING BOARD AT THE FOLLOWING TELEPHONE NUMBER AND ADDRESS: (850) 487-1396; 2601 Blair Stone Road, Tallahassee, FL 32399.
- XVII. **Notice of Construction Lien.** ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS AGREEMENT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.
- XVIII. **MISCELLANEOUS.**
- Should any part of this Agreement for any reason be declared invalid, such portion shall not affect the validity of any remaining portion; and such remaining portion shall remain in full force and effect as if the invalid portion had been eliminated.
- No failure of WAHOO to exercise any power given to it hereunder, or to insist upon strict compliance by THE CUSTOMER, shall constitute a waiver of WAHOO right to subsequently demand exact compliance with all terms hereof.
- This Agreement price is subject to a 1% increase per month if actual construction has not begun within 45 days of the Effective Date.
- THE CUSTOMER authorizes WAHOO to photograph the swimming pool, which is the subject of this Agreement, and the surrounding area, throughout the course of construction and following completion, and to use such photographs for training, advertising or other purposes deemed necessary by WAHOO.
- This Agreement contains the entire agreement between the parties and may not be altered except in writing, signed by a duly authorized representative of WAHOO.

6657 US 301 S RIVERVIEW, FL 33578 | OFFICE: 813-699-3282 | EMAIL: INFO@WAHOOPOOLS.COM

# Authorization & Signatures

By signing below, all parties agree to the terms outlined in this proposal.

I/We, the undersigned, hereby authorize **Wahoo Pools Group, Inc.** to proceed with the work as described in this proposal titled "**Pradera - Remodel**." I/We acknowledge that I/we have reviewed and agree to the investment summary, payment terms, financing options (if applicable), and all terms and conditions as outlined in the preceding pages. This signed document constitutes a binding agreement between the client and Wahoo Pools Group, Inc..

## CLIENT SIGNATURES

CLIENT SIGNATURE (1)

Reserve at Pradera

Date: _____

## COMPANY SIGNATURES — WAHOO POOLS GROUP, INC.

AUTHORIZED REPRESENTATIVE (1)

Printed Name: Jesus Perez

Title: _____

Date: _____

This document is valid for 350 days from the proposal date. Both parties retain a copy upon execution.









# Tab 8

13745 N. Nebraska Ave
Tampa, FL 33613
Phone: 813.909.7775

# Estimate

| Billing Address | Install Address |
|---|---|
| Reserve at Pradera CDD<br>C/O Rizzetta & Company<br>3434 Colwell Ave Ste 200<br>Tampa, FL 33614<br>USA | Reserve at Pradera CDD<br>12051 Pradera Reserve Blvd.<br>Riverview, FL 33579<br>USA |

| Rep | P.O. No. | Date | Estimate # |
|---|---|---|---|
| | | 8/25/2026 | 6727 |

| Description | Qty |
|---|---|
| Turing 16 Channel NVR, 4TB HDD | 1 |

| | |
|---|---|
| **Subtotal** | $1,339.84 |
| Sales Tax (0.0%) | $0.00 |
| **Total** | $1,339.84 |

Signature of Acceptance X Maya Wyatt (Aug 26, 2026 07:47:32 EDT)

# Reserve at Pradera

Final Audit Report 2026-08-26

| | |
|---|---|
| Created: | 2026-08-26 |
| By: | Angelica Sierra (ASierra@rizzetta.com) |
| Status: | Signed |
| Transaction ID: | CBJCHBCAABAAeo22gxCsNtAHowhv0E3arDSVEahdUUQY |

## "Reserve at Pradera" History

Document created by Angelica Sierra (ASierra@rizzetta.com)
2026-08-26 - 11:35:11 AM GMT

Document emailed to mcwyattpradera@gmail.com for signature
2026-08-26 - 11:35:36 AM GMT

Email viewed by mcwyattpradera@gmail.com
2026-08-26 - 11:46:45 AM GMT

Signer mcwyattpradera@gmail.com entered name at signing as Maya Wyatt
2026-08-26 - 11:47:30 AM GMT

Document e-signed by Maya Wyatt (mcwyattpradera@gmail.com)
Signature Date: 2026-08-26 - 11:47:32 AM GMT - Time Source: server - Signature Appearance Selected: MOBILE_DRAW

Agreement completed.
2026-08-26 - 11:47:32 AM GMT

# Tab 9

**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 **Tuesday, August 11, 2026, at 6:01 p.m.** at the Rizzetta & Company, located at 2700 S. Falkenburg Rd., Suite 2745, Riverview, FL 33578.

Present and constituting a quorum:

| | |
|---|---|
| Maya Wyatt | **Board Supervisor; Chair** |
| Jayson Caines | **Board Supervisor; Vice Chair** |
| Jason Newbold | **Board Supervisor; Asst Secretary** |
| Lindsay Felix | **Board Supervisor; Asst. Secretary** |
| Kenneth Belcher | **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** |
| Kyle Thornton | **District Engineer; Haiff Associates. NC (***via phone***)** |
| Epifanio Carvajal | **Pine Lake Representative** |
| Audience | **Present** |

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

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

**SECOND ORDER OF BUSINESS** **Audience Comments**

Audience comments were received regarding pool fobs for new homeowners, along with general HOA feedback.

Additional concerns were raised regarding Pond #8, where buildup was treated and algae was removed. There were also concerns regarding Pond #2A, including burned grass and other pond-related complaints.

**THIRD ORDER OF BUSINESS** **Staff Reports**

DRAFT

**A. Aquatics Services**

Mr. Smith presented the report and provided updates on the drought conditions and treatment plans. He also provided an update on the fountain and stated that there were electrical issues due to lighting impacts.

**i. Letter of Fuel Increase Surcharge**

The Board discussed that once the fuel surcharge.

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

**B. Landscape Inspection Services**

**i. Presentation of landscape Inspection Report**

No update were provided and no formal action was taken.

**ii. Consideration of Landscape Proposals**

The report was reviewed.

On a motion by Mrs. Felix, seconded by Mr. Caines, with all in favor, the Board of Supervisors ratified Proposal No. 9432 in the amount of $288.93, for the Reserve at Pradera Community Development District.

On a motion by Mr. Newbold, seconded by Mrs. Wyatt, with all in favor, the Board of Supervisors approved Proposal No. 9080 in the amount of $5,000.00, for the Reserve at Pradera Community Development District.

On a motion by Mrs. Felix, seconded by Mrs. Wyatt, with all in favor, the Board of Supervisors approved Proposal No. 8371 in the amount of $1,719.00, for the Reserve at Pradera Community Development District.

On a motion by Mrs. Wyatt, seconded by Mr. Belcher,, with all in favor, the Board of Supervisors approved Proposal No. 8507 in the amount of $5,873.52, for the Reserve at Pradera Community Development District.

On a motion by Mrs. Wyatt, seconded by Mr. Belcher, with all in favor, the Board of Supervisors approved Proposal No. 9239 in the amount of $1,593.71, for the Reserve at Pradera Community Development District.

DRAFT

**C. District Counsel**

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

**D. District Engineer**

Mr. Carvajal provided an update on the Phase 1 ponds, which are currently at a depth of approximately 30 feet. The minimum water depth is 6 feet, with one control structure.

On a motion by Mrs. Wyatt seconded by Mr. Newbold and with all in favor, the Board of Supervisors approved to have Staff engage with the District Engineer to work on an educational guide on the storm water system, for the Reserve at Pradera Community Development District.

**E. District Manager**

Ms. DeLuna reminded the Board that the next meeting is scheduled for September 24, 2026.

The Board directed Staff to solicit proposals for new access control vendors.

**FOURTH ORDER OF BUSINESS** **Business Items**

**A. Ratification of Fiscal Year 2025 Financial Audit**

On a motion by Mrs. Wyatt, seconded by Mrs. Felix, and with all in favor, the Board of Supervisors ratified the Fiscal Year 2025 Financial Audit, for the Reserve at Pradera Community Development District.

**B. 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 $3,573.90, as presented, for the Reserve at Pradera Community Development District.

**C. Public Hearing of Fiscal Year 2026-2027 Final Budget**

On a Motion by Mr. Caines, seconded by Mr. Belcher with all in favor, the Board opened the public hearing for Fiscal Year 2026-2027 Final Budget, for the Reserve at Pradera Community Development District.

Gary Adams disputed increase based on annual increase over the years.

DRAFT

| |
|---|
| On a Motion by Mrs. Wyatt , seconded by Mr. Newbold with all in favor, the Board closed the public hearing for Fiscal Year 2026-2027 Final Budget, for the Reserve at Pradera Community Development District. |

**i. Consideration of Resolution 2026-05; Approving Fiscal Year 2026-2027 Final Budget**

| |
|---|
| On a Motion by Mr. Newbold, seconded by Mrs. Felix with all in favor, the Board adopted Resolution 2026-05; Approving Fiscal Year 2026-2027 Final Budget, for the Reserve at Pradera Community Development District. |

## D. Public Hearing of Levying Fiscal Year 2026-2027 O&M Assessments

| |
|---|
| On a Motion by Mrs. Felix, seconded by Mrs. Wyatt with all in favor, the Board opened the public hearing for Levying Fiscal Year 2026-2027 O&M Assessments, for the Reserve at Pradera Community Development District. |

Gary Adams is opposed to the assessment.

| |
|---|
| On a Motion by Mr. Newbold , seconded by Mr. Caines with all in favor, the Board closed the public hearing for Levying Fiscal Year 2026-2027 O&M Assessments, for the Reserve at Pradera Community Development District. |

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

| |
|---|
| On a Motion by Mrs. Wyatt , seconded by Mr. Newbold with all in favor, the Board adopted Resolution 2026-04; Approving Fiscal Year 2026-2027 Final Budget, for the Reserve at Pradera Community Development District. |

DRAFT

**E. Consideration of 2025-2026 Goals and Objectives**

On a Motion by Mr. Belcher , seconded by Mrs. Felix with all in favor, the Board approved the 2025-2026 Goals and Objectives , 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 July 23, 2026**

On a motion by Mr. Caines, seconded by Mr. Newbold, and with all in favor, the Board of Supervisors approved the meeting minutes of the regular meeting held on July 23, 2026, as presented, for the Reserve at Pradera Community Development District.

**B. Consideration of Operations and Maintenance Expenditures for June 2026**

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

**C. Consideration of Financial Report July 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 July 2026, for the Reserve at Pradera Community Development District.

**SIXTH ORDER OF BUSINESS** **Supervisor Requests**

Mrs. Wyatt requested pressure washing for Pradera's southside sign, cleaning of the pool cushions, and servicing of the trash cans.

Mrs. Felix requested trimming the Terafin tree above the sidewalk on the berm at the northwest corner.

DRAFT

**SEVENTH ORDER OF BUSINESS** **Adjournment**

On a motion by Mr. Caines, seconded by Mr. Belcher, and with all in favor, the Board of Supervisors adjourned the meeting at 8:16 p.m., for the Reserve at Pradera Community Development District.

DRAFT

Assistant Secretary

Chair / Vice Chair

# Tab 10

# RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT

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

**Operation and Maintenance Expenditures**
**July 2026**
**For Board Approval**

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

The total items being presented: **$58,160.98**

Approval of Expenditures:

_____

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

**Reserve at Pradera Community Development District**

Paid Operation & Maintenance Expenditures

July 1, 2026 Through July 31, 2026

| Vendor Name | Check Number | Invoice Number | Invoice Description | Invoice Amount |
|---|---|---|---|---|
| Charter Communications | 20260707-6 | 2490284061926 | Internet 07/26 | $ 175.38 |
| Fountain Kings, Inc. | 300345 | INV-1298 | Fountain Repair 06/26 | $ 3,882.75 |
| Fountain Kings, Inc. | 300345 | INV-1299 | Fountain Repair 07/26 | $ 353.75 |
| Halff Associates, Inc | 300338 | 10168321 | Administrative Fees Misc. 07/26 | $ 1,107.92 |
| Hillsborough County BOCC | 20260710-1 | 3629519463 070826 | Water Utilities 06/26 | $ 448.22 |
| HomeTeam Pest Defense, Inc. | 300339 | 120471595 | Pest Control 06/26 | $ 207.40 |
| HomeTeam Pest Defense, Inc. | 300346 | 121369498 | sentricon monitoring | $ 48.40 |
| HomeTeam Pest Defense, Inc. | 300343 | 121373182 | Pest Control 07/26 | $ 121.00 |
| HomeTeam Pest Defense, Inc. | 300339 | 120468007-060126 | Pest Control 06/26 | $ 48.40 |
| Jason Newbold | 20260707-2 | JN062926 | BOS Meeting 06/29/26 | $ 200.00 |
| Jason Newbold | 20260729-2 | JN072326 224 | BOS Meeting 07/23/26 | $ 200.00 |
| Jayson Caines | 20260707-4 | JC062926 | BOS Meeting 06/29/26 | $ 200.00 |
| Kenneth D Belcher Sr | 20260707-1 | KB062926 | BOS Meeting 06/29/26 | $ 200.00 |
| Kilinski Van Wyk, PLLC | 300352 | 15442 | Legal Counsel 06/26 | $ 3,848.35 |

**Reserve at Pradera Community Development District**

Paid Operation & Maintenance Expenditures

July 1, 2026 Through July 31, 2026

| Vendor Name | Check Number | Invoice Number | Invoice Description | Invoice Amount |
|---|---|---|---|---|
| Lindsay Aliene Stover Felix | 20260707-5 | LF062926 | BOS Meeting 06/29/26 | $ 200.00 |
| Lindsay Aliene Stover Felix | 20260729-1 | LF072326 224 | BOS Meeting 07/23/26 | $ 200.00 |
| Maya Wyatt | 20260707-3 | MW062926 | BOS Meeting 06/29/26 | $ 200.00 |
| Maya Wyatt | 20260729-3 | MW072326 224 | BOS Meeting 07/23/26 | $ 200.00 |
| Pine Lake Services, LLC | 300353 | 9806 | Replacement of bushes and flowers 04/26 | $ 5,664.00 |
| Pine Lake Services, LLC | 300348 | 10328 | Landscape Maintenance | $ 12,434.00 |
| Pine Lake Services, LLC | 300353 | 10563 | Tree Removal | $ 662.71 |
| Rizzetta & Company, Inc. | 300342 | INV0000110565 | Mass Mailings 06/26 | $ 661.83 |
| Rizzetta & Company, Inc. | 300341 | INV0000110567 | Mass Mailings 06/26 | $ 660.59 |
| Rizzetta & Company, Inc. | 300337 | INV0000110586 | Accounting Services | $ 5,440.59 |
| Rizzetta & Company, Inc. | 300351 | INV0000110812 | Mass Mailing | $ 661.83 |
| SafeTouch, LLC | 300347 | 21970 | Monitoring Services 07/26 | $ 1,020.00 |
| School Now | 300349 | INV-SN-1491 | Quarterly Website & Compliance Services 07/26 | $ 384.38 |
| Sitex Aquatics, LLC | 300350 | 11299-b | Aquatic Maintenance 06/26 | $ 2,616.20 |

**Reserve at Pradera Community Development District**

Paid Operation & Maintenance Expenditures

July 1, 2026 Through July 31, 2026

| Vendor Name | Check Number | Invoice Number | Invoice Description | Invoice Amount |
|---|---|---|---|---|
| TECO | 20260709-1 | 211004653369-061726 | Electric Charges 05/26 to 06/26 | $ 2,326.80 |
| TECO | 20260709-1 | 211004653575-061726 | Electric Charges 05/26-06/26 | $ 1,273.49 |
| TECO | 20260714-1 | 211004653823-062226 | Electric Charges 06/26 | $ 30.36 |
| TECO | 20260714-1 | 211004654029-062226 | Electric Charges 06/26 | $ 265.53 |
| TECO | 20260714-1 | 211004654276-062226 | Electric Charges06/26 | $ 654.01 |
| TECO | 20260714-1 | 211004654458-062226 | Electric Charges 06/26 | $ 619.35 |
| TECO | 20260714-1 | 211004654664-062226 | Electric Charges 06/26 | $ 1,717.89 |
| TECO | 20260709-1 | 211024076591-061726 | Electric Charges 05/26 to 06/26 | $ 3,169.98 |
| TECO | 20260709-1 | 221006977807-061726 | Electric Charges 05/26 to 06/26 | $ 2,511.78 |
| TECO | 20260709-1 | 221006978904-061726 | Electric Charges 05/26 | $ 509.40 |
| TECO | 20260709-1 | 221006978920-061726 | Electric Charges 06/26 | $ 1,016.68 |
| TECO | 20260709-1 | 221006978961-061726 | Electric Charges 05/26 to 06/26 | $ 891.45 |
| The Observer Group, Inc. | 300344 | 26-02376H | Legal Advertising 07/26 | $ 76.56 |
| Total Community Maintenance, LLC | 300340 | 8998 | Clubhouse Janitorial 07/26 | $ 1,050.00 |
| **Total Report** | | | | **$ 58,160.98** |

Spectrum BUSINESS®

June 19, 2026
Invoice Number: 2490284061926
Account Number: [redacted]9 2490284

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**

**Auto Pay Notice**

## NEWS AND INFORMATION

**Stay connected to your business on the go with Spectrum Mobile for $30/mo. Plus, get a free mobile line by calling 1-866-486-9947.**

## Summary

*Service from 06/19/26 through 07/18/26 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 07/05/26* | |
| **Total Due by Auto Pay** | **$175.38** |

**Thank you for choosing Spectrum Business.**
We appreciate your prompt payment and value you as a customer.

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

Spectrum BUSINESS®

4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2360 DY RP 19 06202026 NNNNNNNN 01 000800 0003

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

June 19, 2026

**RESERVE AT PRADERA CDD**

Invoice Number: 2490284061926
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
2490284061926
[redacted]9 2490284

Spectrum BUSINESS

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

8633 2390 DY RP 19 08202026 NNNNNNNN 01 000800 0003

## Charge Details

| | | |
|---|---|---|
| Previous Balance | | 175.38 |
| EFT Payment | 06/05 | -175.38 |
| **Remaining Balance** | | **$0.00** |

**Payments received after 06/19/26 will appear on your next bill.**

**Service from 06/19/26 through 07/18/26**

### 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

Spectrum BUSINESS

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

# INVOICE

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

**Invoice Date**
Jul 7, 2026

**Invoice Number**
INV-1298

**Reference**
QU-0804

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

| Item | Description | Quantity | Unit Price | Amount USD |
|---|---|---|---|---|
| MISC | 5hp Century Pool and Spa Pump Motor | 1.00 | 2,707.75 | 2,707.75 |
| MISC | Replacement Pump Shaft Seal | 1.00 | 50.00 | 50.00 |
| MISC | (x1) PVC Check Valve, (x1) PVC Ball Valve and additional Misc. PVC parts needed. | 1.00 | 75.00 | 75.00 |
| RLBR | Repair Labor | 6.00 | 175.00 | 1,050.00 |
| | Water Feature Repairs Completed on 06/25/2026 per signed quote QU-0804.<br><br>Replaced 5hp Feature Pump Motor.<br>*Warranty: (1-year on Motor), (90-days on all other Parts & Labor) | | | |
| | | | Subtotal | 3,882.75 |
| | | | TOTAL TAX | 0.00 |
| | | | **TOTAL USD** | **3,882.75** |

**Due Date: Aug 6, 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

# INVOICE

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

**Invoice Date**
Jul 7, 2026

**Invoice Number**
INV-1299

**Reference**
06-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: June 2026 | 1.00 | 235.00 | 235.00 |
| TM120 | 120v Replacement Intermatic Timer Motor | 1.00 | 75.00 | 75.00 |
| RLBR | Repair Labor | 0.25 | 175.00 | 43.75 |
| | | | Subtotal | 353.75 |
| | | | TOTAL TAX | 0.00 |
| | | | **TOTAL USD** | **353.75** |

**Due Date: Aug 6, 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

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

Invoice Date: 07/01/2026
Invoice: 10168321
Project: 039405.001

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

**For Professional Services Rendered through: June 28, 2026**

| Hourly | Earned To Date | Previous Amount | Current Amount |
|---|---|---|---|
| 000P01 - Misc. Services | 41,721.01 | 40,613.09 | 1,107.92 |
| 000P89 - Reimbursable Expenses | 733.90 | 733.90 | 0.00 |
| **Total Hourly Services:** | **42,454.91** | **41,346.99** | **1,107.92** |

| | |
|---|---|
| Total Earned to Date: | 42,454.91 |
| Less Previous Billed: | 41,346.99 |
| **Amount Due this Invoice:** | **1,107.92** |

**Notes from Project Manager:**

Efforts related to coordination with legal on trip/fall issues; research and determination to not be on or adjacent to Pradera CDD properties.

**Remit payment to P.O. Box 4897, Dept 331, Houston, TX 77210**
**Reference Project 039405.001 and Invoice 10168321**
Contact Sandra Charles at scharles@halff.com with any billing questions.

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

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

July 01, 2026
Project No: 039405.001
Invoice No: 10168321
Invoice Total: $1,107.92

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

**Professional Services thru June 28, 2026**

Phase 000P01 Misc. Services

**Professional Personnel**

| | Hours | Amount | |
|---|---|---|---|
| Administrative III | 1.00 | 127.24 | |
| Principal/Officer-Prof. Eng III | 2.75 | 980.68 | |
| Totals | 3.75 | 1,107.92 | |
| **Total Labor** | | | **1,107.92** |

Phase 000P89 Reimbursable Expenses

**Total this Invoice** **$1,107.92**

Hillsborough County Florida

| CUSTOMER NAME | ACCOUNT NUMBER | BILL DATE | DUE DATE |
|---|---|---|---|
| RESERVES AT PRADERA CDD | 3629519463 | 06/17/2026 | 07/08/2026 |

**Service Address:** 12051 PALMERA RESERVE DR



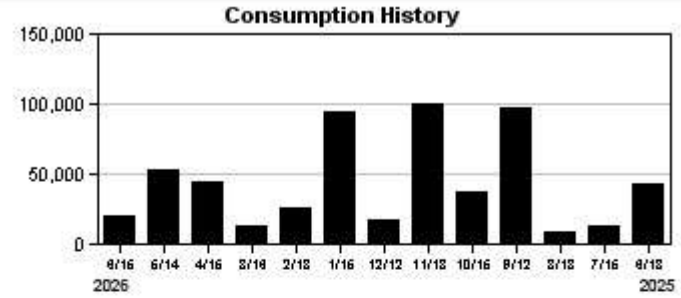
| METER NUMBER | PREVIOUS DATE | PREVIOUS READ | PRESENT DATE | PRESENT READ | CONSUMPTION | READ TYPE | METER DESCRIPTION |
|---|---|---|---|---|---|---|---|
| 53348643A | 05/14/2026 | 34160 | 06/15/2026 | 34367 | 20700 GAL | ACTUAL | WATER |

**Service Address Charges**

| | |
|---|---|
| Customer Service Charge | $6.54 |
| Purchase Water Pass-Thru | $62.51 |
| Water Base Charge | $60.16 |
| Water Usage Charge | $23.18 |
| Sewer Base Charge | $149.48 |
| Sewer Usage Charge | $146.35 |

**Summary of Account Charges**

| | |
|---|---|
| Previous Balance | $877.68 |
| Net Payments - Thank You | $-877.68 |
| Total Account Charges | **$448.22** |
| **AMOUNT DUE** | **$448.22** |




Hillsborough County Florida

Make checks payable to: **BOCC**

**ACCOUNT NUMBER: 3629519463**

ELECTRONIC PAYMENTS BY CHECK OR

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

***THANK YOU!***

| DUE DATE | 07/08/2026 |
|---|---|
| AMOUNT DUE | $448.22 |
| AMOUNT PAID | |

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

0036295194637 00000448225

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

# Service Slip / Invoice

| | |
|---|---|
| **INVOICE:** | 120471595 |
| **DATE:** | 06/24/26 |
| **ORDER:** | 120471595 |

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

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

| Work Date | Time | Target Pest | Technician | Lot/Block | Time In |
|---|---|---|---|---|---|
| 06/24/26 | 07:44 AM | | DLNASCHE | | |

| Purchase Order | Terms | Last Service | Map Code | Sub/Dev | Time Out |
|---|---|---|---|---|---|
| | DUE UPON RECEIPT | 06/24/26 | NA | N/A | |

| Service | Description | Amount |
|---|---|---|
| PS | Pest Control Service | $207.40 |

Hi, Mr/Ms Pradera Reserve Today's 6-Point Advantage Service:1. Inspected the exterior of your home to identify potential pest problems 2. Removed and treated cobwebs and wasps nests within reach3. Provided conventional pest control applications4. Treated pest entry points around doors and windows5. Applied pest control materials around the outside perimeter of your home.6. Provided this detailed service report. Today's Service Comments: What I saw-Today while inspecting the exterior of the home, I did find the following:Webs above mail boxes the basket ball pavilion and in main pavilionOver 10 mud dauber nestsConducive conditions I have noticed:None to note at this timeWhat I did-I did remove the webs and the mud dauber nests. I then went on to spray the perimeter to help counteract any insect from wanting to come inside the bathrooms in the pavilion. I also spread green in the perimeter.What to expect- You can expect to find dead or dying bugs in the next 3 to 5 days.Curbside Call was completed left vmThank you for choosing HomeTeam Pest Defense as your service provider. Your next scheduled service month will be in September 2026.....

| | |
|---|---|
| **SUBTOTAL** | $207.40 |
| **TAX** | $0.00 |
| **TOTAL** | $207.40 |
| **AMT. PAID** | $0.00 |
| **BALANCE** | $207.40 |

TECHNICIAN SIGNATURE

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

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

**PLEASE PAY FROM THIS INVOICE**

Customer Unavailable to Sign
CUSTOMER SIGNATURE

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

# Service Slip / Invoice

**INVOICE:** 121369498
**DATE:** 07/06/26
**ORDER:**

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

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

| Work Date | Time | Target Pest | Technician | Lot/Block | Time In |
|---|---|---|---|---|---|
| 07/06/26 | | | DLNASCHE | | |

| Purchase Order | Terms | Last Service | Map Code | Sub/Dev | Time Out |
|---|---|---|---|---|---|
| | DUE UPON RECEIPT | 06/24/26 | NA | N/A | |

| Service | Description | Amount |
|---|---|---|
| TBSMAA | Sentricon Monitoring AA | $48.40 |

| | |
|---|---|
| **SUBTOTAL** | $48.40 |
| **TAX** | $0.00 |
| **TOTAL** | $48.40 |
| **AMT. PAID** | $0.00 |
| **BALANCE** | $48.40 |

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

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

X _____
CUSTOMER SIGNATURE

**PLEASE PAY FROM THIS INVOICE**

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

# Service Slip / Invoice

**INVOICE:** 121373182
**DATE:** 07/07/26
**ORDER:** 121373182

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

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

| Work Date | Time | Target Pest | Technician | Lot/Block | Time In |
|---|---|---|---|---|---|
| 07/07/26 | 01:11 PM | | DLNASCHE | | |

| Purchase Order | Terms | Last Service | Map Code | Sub/Dev | Time Out |
|---|---|---|---|---|---|
| | DUE UPON RECEIPT | 07/07/26 | NA | N/A | |

| Service | Description | Amount |
|---|---|---|
| MS | Rodent Service - Ongoing | $121.00 |

Today I inspected and replenished the bait on 4 rodent stations around your home. This fresh bait will help keep rodents from becoming a nuisance around your home. Thank you for choosing HomeTeam as your pest service provider. Your next scheduled service will be in October 2026

| | |
|---|---|
| **SUBTOTAL** | $121.00 |
| **TAX** | $0.00 |
| **TOTAL** | $121.00 |
| **AMT. PAID** | $0.00 |
| **BALANCE** | $121.00 |



TECHNICIAN SIGNATURE

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

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

**PLEASE PAY FROM THIS INVOICE**

Customer Unavailable to Sign
CUSTOMER SIGNATURE

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

# Service Slip / Invoice

**INVOICE:** 120468007
**DATE:** 06/01/26
**ORDER:**

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

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

| Work Date | Time | Target Pest | Technician | Lot/Block | Time In |
|---|---|---|---|---|---|
| 06/01/26 | | | DLNASCHE | | |

| Purchase Order | Terms | Last Service | Map Code | Sub/Dev | Time Out |
|---|---|---|---|---|---|
| | DUE UPON RECEIPT | 04/09/26 | NA | N/A | |

| Service | Description | Amount |
|---|---|---|
| TBSMAA | Sentricon Monitoring AA | $48.40 |

| | |
|---|---|
| **SUBTOTAL** | $48.40 |
| **TAX** | $0.00 |
| **TOTAL** | $48.40 |
| **AMT. PAID** | $0.00 |
| **BALANCE** | $48.40 |

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

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

X _____
CUSTOMER SIGNATURE

**PLEASE PAY FROM THIS INVOICE**

**RESERVE AT PRADERA CDD**

Meeting Date: June 29, 2026

## SUPERVISOR PAY REQUEST

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

***NOTE: Supervisors are only paid if checked.***

## EXTENDED MEETING TIMECARD

| | |
|---|---|
| Meeting Start Time: | 6pm |
| Meeting End Time: | 8:18pm |
| Total Meeting Time: | 2:18m |

| | |
|---|---|
| Time Over ____ Hours: | |

| | |
|---|---|
| Total at $____per Hour: | |

## ADDITIONAL OR CONTINUED MEETING TIMECARD

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

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

DM Signature: _____

**RESERVE AT PRADERA CDD**

Meeting Date: July 23, 2026

## SUPERVISOR PAY REQUEST

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

***NOTE: Supervisors are only paid if checked.***

## EXTENDED MEETING TIMECARD

| | |
|---|---|
| Meeting Start Time: | 10am |
| Meeting End Time: | |
| Total Meeting Time: | |

| | |
|---|---|
| Time Over ____ Hours: | |

| | |
|---|---|
| Total at $____per Hour: | |

## ADDITIONAL OR CONTINUED MEETING TIMECARD

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

| | |
|---|---|
| Business Mileage Round Trip | |
| IRS Rate per Mile | $0.725 |
| Mileage to Charge | $0.00 |

DM Signature: _____

KILINSKI | VAN WYK

# Kilinski | Van Wyk PLLC

P.O. Box 6386
Tallahassee, Florida 32314

# INVOICE

Invoice # 15442
Date: 07/16/2026
Due On: 08/15/2026

Reserve at Pradera CDD

## Statement of Account

| Outstanding Balance | | New Charges | | Payments Received | | Total Amount Outstanding |
|---|---|---|---|---|---|---|
| ( $0.00 | + | $3,848.35 | ) - ( | $0.00 | ) = | **$3,848.35** |

## RPRCDD-01

**Reserve at Pradera CDD - General**

| Type | Attorney | Date | Notes | Quantity | Rate | Total |
|---|---|---|---|---|---|---|
| Service | SH | 06/02/2026 | Review finalized mailed notice for Fiscal Year 2027 budget received from District staff. | 0.20 | $295.00 | $59.00 |
| Service | AH | 06/09/2026 | Confer with district manager regarding preparation of budget assessment resolution. | 0.30 | $200.00 | $60.00 |
| Service | AH | 06/15/2026 | Prepare budget assessment and budget appropriation resolutions; confer with district manager staff regarding district distribution list, agenda items, and copy of final mailed and published budget notices. | 0.70 | $200.00 | $140.00 |
| Service | SH | 06/16/2026 | Call with S. DeLuna regarding landscape enhancement proposals. | 0.20 | $295.00 | $59.00 |
| Service | AH | 06/17/2026 | Prepare resolution adopting fiscal year 2027 meeting dates. | 0.60 | $200.00 | $120.00 |
| Service | SH | 06/17/2026 | Review and finalize Fiscal Year 2027 budget resolutions and meeting schedule resolution. | 0.30 | $295.00 | $88.50 |
| Service | AH | 06/18/2026 | Prepare updates to district file regarding final mailed notices of | 0.60 | $200.00 | $120.00 |

| | | | | | | |
|---|---|---|---|---|---|---|
| | | | public hearing on fiscal year budget; confer with district manager regarding agenda items; finalize and transmit same. | | | |
| Service | SH | 06/22/2026 | Confer with S. DeLuna on pending agenda items. | 0.20 | $295.00 | $59.00 |
| Service | MB | 06/23/2026 | Review and revise draft meeting minutes. | 0.70 | $305.00 | $213.50 |
| Service | SH | 06/24/2026 | Prepare for monthly Board of Supervisors meeting; provide revisions to meeting minutes to District staff. | 0.90 | $295.00 | $265.50 |
| Service | JK | 06/24/2026 | Confer re: O&M Methodology and analysis/legal options for same; review notices/structure | 0.30 | $395.00 | $118.50 |
| Service | JK | 06/26/2026 | Review/research legal memo on methodologies; analyze historical notice/hearing information; analyze methodology; prepare updates to same | 1.30 | $395.00 | $513.50 |
| Service | AH | 06/26/2026 | Research mailed notice of public hearing regarding fiscal year 2026 budget assessments. | 0.60 | $200.00 | $120.00 |
| Service | SH | 06/26/2026 | Review potential updates to operation and maintenance methodology. | 0.30 | $295.00 | $88.50 |
| Service | JK | 06/27/2026 | Confer re: status of audit letter | 0.10 | $395.00 | $39.50 |
| Service | SH | 06/29/2026 | Call with S. DeLuna regarding budget hearing; draft resolution re-scheduling the Fiscal Year 2027 budget hearing; revise mailed and published notices for Fiscal Year 2027 budget hearing; draft Exhibit B to auditors letter relating to pending insurance litigation; attend and participate in monthly Board of Supervisors meeting. | 5.60 | $295.00 | $1,652.00 |
| Service | JK | 06/29/2026 | Review final audit letter | 0.10 | $395.00 | $39.50 |
| Expense | KB | 06/29/2026 | Travel: Mileage - SH. | 46.00 | $0.725 | $33.35 |
| Service | SH | 06/30/2026 | Follow up with District staff on status of audit. | 0.20 | $295.00 | $59.00 |
| | | | | | **Total** | **$3,848.35** |

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

Please pay within 30 days.

12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

# INVOICE

| Date | Invoice No. |
|---|---|
| 04/27/26 | 9806 |
| **Terms** | **Due Date** |
| Net 30 | 05/27/26 |

| BILL TO | PROPERTY |
|---|---|
| Reserve at Pradera CDD<br>PO Box 32414<br>Charlotte, NC 28232 | Reserve at Pradera CDD<br>13411 Balm Riverview Rd<br>Riverview, FL 33579 |

| Amount Due | Enclosed |
|---|---|
| $5,664.00 | |

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

| QTY | ITEM | UNIT PRICE | EXT PRICE | SALES TAX | LINE TOTAL |
|---|---|---|---|---|---|
| | | | **$5,664.00** | **$0.00** | **$5,664.00** |

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

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

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

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

with 100 Flax Lily.

Includes: Topsoil. (no mulch)

Bottlebrush 30 gal

Flax Lily 1 gal













| | | | |
|---|---|---|---|
| *Plant Material Install* | *$5,404.00* | *$0.00* | *$5,404.00* |
| *Irrigation Enhancement* | *$260.00* | *$0.00* | *$260.00* |
| **Total** | **$5,664.00** | **$0.00** | **$5,664.00** |

12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

# INVOICE

| Date | Invoice No. |
|---|---|
| 07/01/26 | 10328 |
| **Terms** | **Due Date** |
| Net 30 | 07/31/26 |

| BILL TO | PROPERTY |
|---|---|
| Reserve at Pradera CDD<br>PO Box 32414<br>Charlotte, NC 28232 | Reserve at Pradera CDD<br>13411 Balm Riverview Rd<br>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<br>Maintenance - Renewal 26-27<br>July 2026** | | **$12,434.00** | **$0.00** | **$12,434.00** |
| | **Total** | | **$12,434.00** | **$0.00** | **$12,434.00** |

1714 Dale Mabry Hwy
Lutz, FL 33548

pinelakellc.com

# INVOICE

| Date | Invoice No. |
|---|---|
| 07/21/26 | 10563 |
| **Terms** | **Due Date** |
| Net 30 | 08/20/26 |

| BILL TO | PROPERTY |
|---|---|
| Reserve at Pradera CDD<br>PO Box 32414<br>Charlotte, NC 28232 | Reserve at Pradera CDD<br>13411 Balm Riverview Rd<br>Riverview, FL 33579 |

| Amount Due | Enclosed |
|---|---|
| $662.71 | |

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

| QTY | ITEM | UNIT PRICE | EXT PRICE | SALES TAX | LINE TOTAL |
|---|---|---|---|---|---|
| | | | **$662.71** | **$0.00** | **$662.71** |
| | 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 1 washingtonia palm Tree located at center Island.**<br><br>**NOTE: this is only flush cut.** | | | | |
| | *Palm Tree removal flush cut* | | *$662.71* | *$0.00* | *$662.71* |
| | **Total** | | **$662.71** | **$0.00** | **$662.71** |

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

# Invoice

| Date | Invoice # |
|---|---|
| 6/26/2026 | INV0000110565 |

**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 |
|---|---|---|---|
| Mass Mailing - Budget Notice - 6-03-2026 | 1.00 | $661.83 | $661.83 |

| | |
|---|---|
| **Subtotal** | $661.83 |
| **Total** | $661.83 |

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

# Invoice

| Date | Invoice # |
|---|---|
| 6/26/2026 | INV0000110567 |

**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 |
|---|---|---|---|
| Mass Mailing - Budget Letter From BOD | 1.00 | $660.59 | $660.59 |

| | |
|---|---|
| **Subtotal** | $660.59 |
| **Total** | $660.59 |

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

# Invoice

| Date | Invoice # |
|---|---|
| 7/2/2026 | INV0000110586 |

**Bill To:**

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

| Services for the month of | Terms | Client Number |
|---|---|---|
| July | 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 |

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

# Invoice

| Date | Invoice # |
|---|---|
| 7/15/2026 | INV0000110812 |

**Bill To:**

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

| Services for the month of | Terms | Client Number |
|---|---|---|
| July | Upon Receipt | 00224 |

| Description | Qty | Rate | Amount |
|---|---|---|---|
| Mass Mailing - Budget Notice | 1.00 | $661.83 | $661.83 |

| | |
|---|---|
| **Subtotal** | $661.83 |
| **Total** | $661.83 |

# Invoice

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

| Bill To | Installation Address |
|---|---|
| Reserve at Pradera CDD<br>C/O Rizzetta & Company<br>3434 Colwell Ave Ste 200<br>Tampa, FL 33614<br>USA | Reserve at Pradera CDD<br>12051 Pradera Reserve Blvd.<br>Riverview, FL 33579<br>USA |

| P.O/Project ID | Date | Invoice # | Due Date | Acct # |
|---|---|---|---|---|
| | 07/01/2026 | 21970 | 07/31/2026 | |

| Qty | Description |
|---|---|
| 1 | Monthly Monitoring Services<br>Quote #SECQ1919<br>Alarm Signal Verification<br>Event Based Remote Video Monitoring<br>Remote Support Service |

| | |
|---|---|
| **Subtotal** | $1,020.00 |
| **Sales Tax (0.0%)** | $0.00 |
| **Total** | $1,020.00 |
| **Balance Due** | $1,020.00 |

***Securiteam is now a part of Safetouch!***

# INVOICE

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

| | |
|---|---|
| Invoice # | INV-SN-1491 |
| Invoice Date: | 7/1/2026 |
| Due Date: | 7/31/2026 |
| PO#: | |

| Item | Description | AMOUNT |
|---|---|---|
| SchoolNow CDD | Community Development District (CDD) governmental unit management company ADA-compliant website | $150.00 |
| SchoolNow CDD ADA-PDF | | $234.38 |

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

| | |
|---|---|
| Subtotal: | $384.38 |
| Tax Total: | |
| Total: | $384.38 |
| Amount Paid: | $0.00 |
| **Amount Due:** | **$384.38** |

**Check Remittance:**

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

Questions? Contact accounts receivable at ar@schoolstatus.com. Please include your invoice number on your payment. Click here to view our W-9.

# INVOICE

**Sitex Aquatics, LLC**
PO Box 917
Parrish, FL 34219

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

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

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

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

**Total** **$2,616.20**

## Ways to pay

BANK

View and pay

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

TampaElectric.com

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

**Statement Date:** June 17, 2026

| Amount Due: | $2,326.80 |
|---|---|

**Due Date:** July 08, 2026
**Account #:** 211004653369

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

## Account Summary

***Current Service Period:*** *May 13, 2026 - June 11, 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 July 08, 2026** | **$2,326.80** |

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

Scan here to view your account online.




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

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

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AN EMERA COMPANY

**Account #:** 211004653369
**Due Date:** July 08, 2026

| Amount Due: | $2,326.80 |
|---|---|
| **Payment Amount:** $ _____ | |

613113109110

Your account will be drafted on July 08, 2026

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CHARLOTTE, NC 28232-2414

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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.*

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 211004653369
Statement Date: June 17, 2026
Charges Due: July 08, 2026

**Service Period:** May 13, 2026 - Jun 11, 2026 **Rate Schedule:** Lighting Service

## Charge Details

### Electric Charges

**Lighting Service Items LS-1 (Bright Choices) for 30 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** | | **$2326.80** |

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

00000004-0000075-Page 15 of 30

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

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P.O. Box 31318
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**All Other Correspondences:**
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**Phone**
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**866-689-6469**

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**Residential Customer Care:**
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888-223-0800 (All Other Counties)

**Hearing Impaired/TTY:**
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**Power Outage:**
877-588-1010
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**RESERVE AT PRADERA COMM DEV DIST**
RESERVE AT PRADERA COMMU
THE RESERVE @ PRADERA PH1A
RIVERVIEW, FL 33579-0000

**Statement Date:** June 17, 2026

| Amount Due: | $1,273.49 |
|---|---|

**Due Date:** July 08, 2026
**Account #:** 211004653575

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

## Account Summary

**Current Service Period:** May 13, 2026 - June 11, 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 July 08, 2026** | **$1,273.49** |

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**Account #:** 211004653575
**Due Date:** July 08, 2026

| Amount Due: | $1,273.49 |
|---|---|
| **Payment Amount:** $ _____ | |

613113109111

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Your account will be *drafted on July 08, 2026*

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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.*

TECO TAMPA ELECTRIC AN EMERA COMPANY

**Service For:**
THE RESERVE @ PRADERA PH1A
RIVERVIEW, FL 33579-0000

**Account #:** 211004653575
**Statement Date:** June 17, 2026
**Charges Due:** July 08, 2026

**Service Period:** May 13, 2026 - Jun 11, 2026

**Rate Schedule:** Lighting Service

## Charge Details

### Electric Charges

**Lighting Service Items LS-1 (Bright Choices) for 30 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** | | **$1273.49** |

**Total Current Month's Charges** **$1,273.49**

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

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

**Statement Date:** June 22, 2026

| **Amount Due:** | **$30.36** |
|---|---|

**Due Date:** July 13, 2026
**Account #:** 211004653823

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

## Account Summary

**Current Service Period:** May 16, 2026 - June 16, 2026

| | |
|---|---|
| Previous Amount Due | $64.95 |
| Payment(s) Received Since Last Statement | -$64.95 |
| **Current Month's Charges** | **$30.36** |
| **Amount Due by July 13, 2026** | **$30.36** |

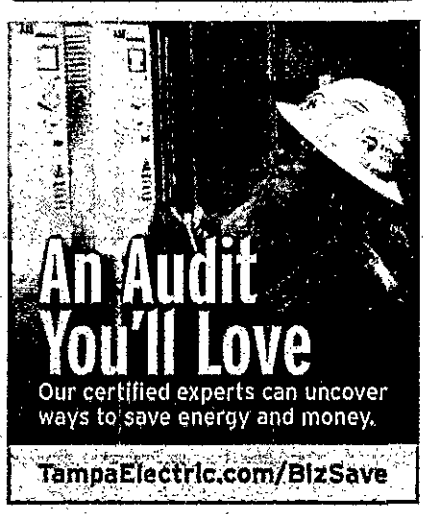
**Amount not paid by due date may be assessed a late payment charge and an additional deposit.**

## Your Energy Insight

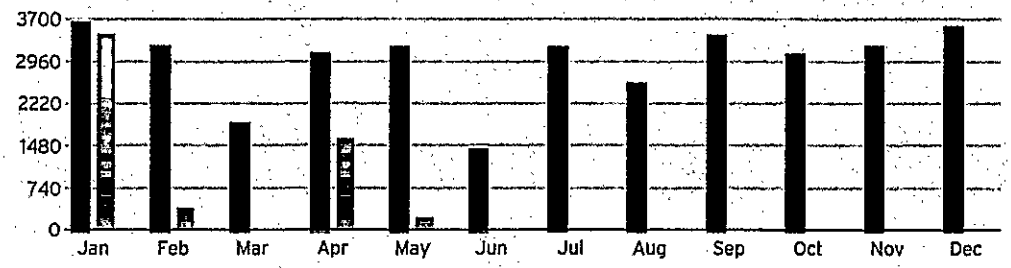
Your average daily kWh used was 97.78% lower than the same period last year.

Your average daily kWh used was 88.89% lower than it was in your previous period.

Scan here to view your account online.




## Monthly Usage *(kWh)*




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**Account #:** 211004653823
**Due Date:** July 13, 2026

| **Amount Due:** | **$30.36** |
|---|---|

**Payment Amount:** $_____

629162439583

Your account will be drafted on July 13, 2026

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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.*

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

**Account #:** 211004653823
**Statement Date:** June 22, 2026
**Charges Due:** July 13, 2026

## Meter Read

**Meter Location:** Sgn
**Service Period:** May 16, 2026 - Jun 16, 2026 **Rate Schedule:** General Service - Non Demand

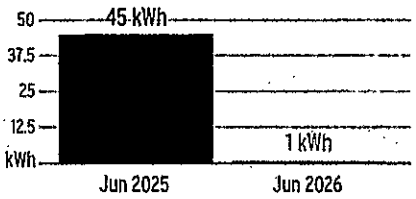
| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|---|---|---|---|---|---|---|---|---|
| 1000841112 | 06/16/2026 | 39,604 | | 39,565 | | 39 kWh | 1 | 32 Days |

## Charge Details

### Electric Charges

| | | |
|---|---|---|
| Daily Basic Service Charge | *32 days @ $0.66000* | $21.12 |
| Energy Charge | *39 kWh @ $0.09202/kWh* | $3.59 |
| Fuel Charge | *39 kWh @ $0.03516/kWh* | $1.37 |
| Storm Protection Charge | *39 kWh @ $0.00568/kWh* | $0.22 |
| Clean Energy Transition Mechanism | *39 kWh @ $0.00418/kWh* | $0.16 |
| Storm Surcharge | *39 kWh @ $0.02121/kWh* | $0.83 |
| Florida Gross Receipt Tax | | $0.70 |
| **Electric Service Cost** | | **$27.99** |
| State Tax | | $2.37 |
| **Total Electric Cost, Local Fees and Taxes** | | **$30.36** |

## Avg kWh Used Per Day




**Total Current Month's Charges** **$30.36**

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

## Ways To Pay Your Bill

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## Contact Us

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**Residential Customer Care:**
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888-223-0800 (All Other Counties)

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

**Statement Date:** June 22, 2026

| **Amount Due:** | **$265.53** |
|---|---|

**Due Date:** July 13, 2026
**Account #:** 211004654029

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

## Account Summary

**Current Service Period:** May 16, 2026 - June 16, 2026

| | |
|---|---|
| Previous Amount Due | $283.73 |
| Payment(s) Received Since Last Statement | -$283.73 |
| **Current Month's Charges** | **$265.53** |
| **Amount Due by July 13, 2026** | **$265.53** |

**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 **27.12%** lower than the same period last year.

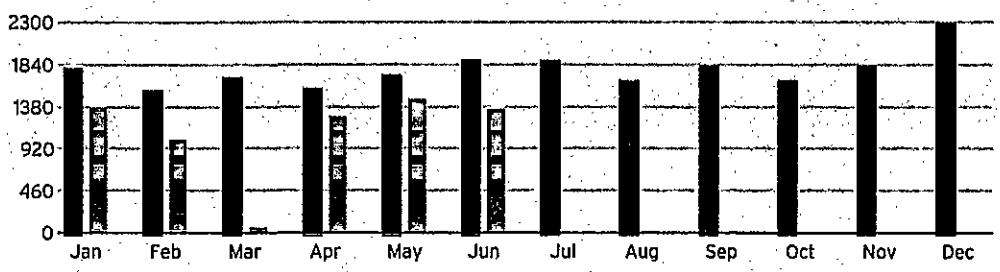
Your average daily kWh used was **15.69%** lower than it was in your previous period.

Scan here to view your account online.






## Monthly Usage *(kWh)*




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TAMPA ELECTRIC
AN EMERA COMPANY

**Account #:** 211004654029
**Due Date:** July 13, 2026

| **Amount Due:** | **$265.53** |
|---|---|

**Payment Amount:** $_____

629162439584

Your account will be drafted on July 13, 2026

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TAMPA, FL 33631-3318

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

TECO. TAMPA ELECTRIC AN EMERA COMPANY

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

**Account #: 211004654029**
**Statement Date: June 22, 2026**
**Charges Due: July 13, 2026**

## Meter Read

**Meter Location:** IR
**Service Period:** May 16, 2026 - Jun 16, 2026 **Rate Schedule:** General Service - Non Demand

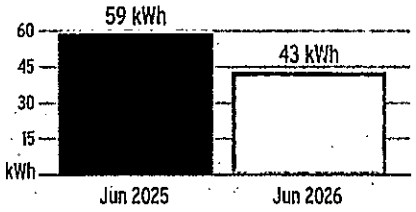
| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|---|---|---|---|---|---|---|---|---|
| 1000851388 | 06/16/2026 | 96,918 | | 95,543 | | 1,375 kWh | 1 | 32 Days |

## Charge Details

### Electric Charges

| | | |
|---|---|---|
| Daily Basic Service Charge | *32 days @ $0.66000* | $21.12 |
| Energy Charge | *1,375 kWh @ $0.09202/kWh* | $126.53 |
| Fuel Charge | *1,375 kWh @ $0.03516/kWh* | $48.35 |
| Storm Protection Charge | *1,375 kWh @ $0.00568/kWh* | $7.81 |
| Clean Energy Transition Mechanism | *1,375 kWh @ $0.00418/kWh* | $5.75 |
| Storm Surcharge | *1,375 kWh @ $0.02121/kWh* | $29.16 |
| Florida Gross Receipt Tax | | $6.12 |
| **Electric Service Cost** | | **$244.84** |
| State Tax | | $20.69 |
| **Total Electric Cost, Local Fees and Taxes** | | **$265.53** |

## Avg kWh Used Per Day




**Total Current Month's Charges $265.53**

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

**Statement Date:** June 22, 2026

| Amount Due: | $654.01 |
|---|---|

**Due Date:** July 13, 2026
**Account #:** 211004654276

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

## Account Summary

**Current Service Period:** May 16, 2026 - June 16, 2026

| | |
|---|---|
| Previous Amount Due | $747.91 |
| Payment(s) Received Since Last Statement | -$747.91 |
| **Current Month's Charges** | **$654.01** |
| **Amount Due by July 13, 2026** | **$654.01** |

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

## Your Energy Insight

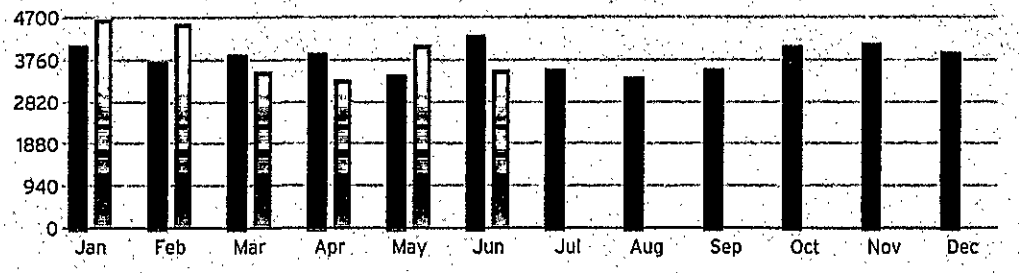
Your average daily kWh used was 15.79% lower than the same period last year.

Your average daily kWh used was 21.13% lower than it was in your previous period.

Scan here to view your account online.




## Monthly Usage *(kWh)*




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TECO
TAMPA ELECTRIC
AN EMERA COMPANY

**Account #:** 211004654276
**Due Date:** July 13, 2026

| Amount Due: | $654.01 |
|---|---|

**Payment Amount:** $_____

629162439585

Your account will be drafted on July 13, 2026

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TAMPA, FL 33631-3318

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TECO TAMPA ELECTRIC AN EMERA COMPANY

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

**Account #: 211004654276**
**Statement Date: June 22, 2026**
**Charges Due: July 13, 2026**

## Meter Read

**Meter Location:** PO

**Service Period:** May 16, 2026 - Jun 16, 2026 **Rate Schedule:** General Service - Non Demand

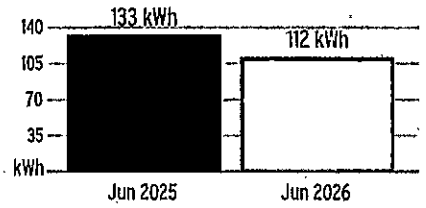
| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|---|---|---|---|---|---|---|---|---|
| 1000489694 | 06/16/2026 | 4,818 | | 1,236 | | 3,582 kWh | 1 | 32 Days |

## Charge Details

### Electric Charges

| | | |
|---|---|---|
| Daily Basic Service Charge | *32 days @ $0.66000* | $21.12 |
| Energy Charge | *3,582 kWh @ $0.09202/kWh* | $329.62 |
| Fuel Charge | *3,582 kWh @ $0.03516/kWh* | $125.94 |
| Storm Protection Charge | *3,582 kWh @ $0.00568/kWh* | $20.35 |
| Clean Energy Transition Mechanism | *3,582 kWh @ $0.00418/kWh* | $14.97 |
| Storm Surcharge | *3,582 kWh @ $0.02121/kWh* | $75.97 |
| Florida Gross Receipt Tax | | $15.08 |
| **Electric Service Cost** | | **$603.05** |
| State Tax | | $50.96 |
| **Total Electric Cost, Local Fees and Taxes** | | **$654.01** |

## Avg kWh Used Per Day




**Total Current Month's Charges $654.01**

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

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P.O. Box 31318
Tampa, FL 33631-3318
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**All Other Correspondences:**
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

**Credit or Debit Card**
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**Phone**
Toll Free:
**866-689-6469**

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

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

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TECO. TAMPA ELECTRIC AN EMERA COMPANY

TampaElectric.com

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

**Statement Date:** June 22, 2026

| **Amount Due:** | **$619.35** |
|---|---|

**Due Date:** July 13, 2026
**Account #:** 211004654458

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

## Account Summary

**Current Service Period:** May 16, 2026 - June 16, 2026

| | |
|---|---|
| Previous Amount Due | $559.92 |
| Payment(s) Received Since Last Statement | -$559.92 |
| **Current Month's Charges** | **$619.35** |
| **Amount Due by July 13, 2026** | **$619.35** |

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

## Your Energy Insight

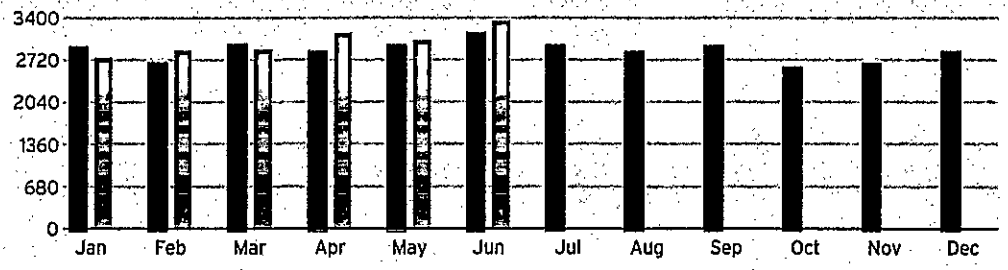
Your average daily kWh used was **8.16% higher** than the same period last year.

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

---

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

TECO. TAMPA ELECTRIC AN EMERA COMPANY

**Account #:** 211004654458
**Due Date:** July 13, 2026

| **Amount Due:** | **$619.35** |
|---|---|
| **Payment Amount:** $_____ | |

629162439586

Your account will be drafted on July 13, 2026

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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.*

TECO TAMPA ELECTRIC AN EMERA COMPANY

**Service For:**
12053 PRADERA RESERVE BLVD
RIVERVIEW, FL 33579-0000

Account #: 211004654458
Statement Date: June 22, 2026
Charges Due: July 13, 2026

## Meter Read

**Service Period:** May 16, 2026 - Jun 16, 2026 **Rate Schedule:** General Service - Non Demand

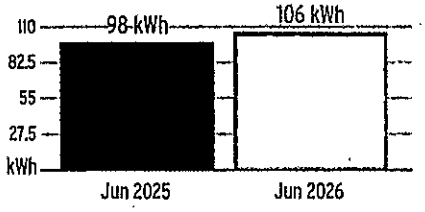
| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|---|---|---|---|---|---|---|---|---|
| 1000489693 | 06/16/2026 | 19,347 | | 15,962 | | 3,385 kWh | 1 | 32 Days |

## Charge Details

### Electric Charges

| | | |
|---|---|---|
| Daily Basic Service Charge | *32 days @ $0.66000* | $21.12 |
| Energy Charge | *3,385 kWh @ $0.09202/kWh* | $311.49 |
| Fuel Charge | *3,385 kWh @ $0.03516/kWh* | $119.02 |
| Storm Protection Charge | *3,385 kWh @ $0.00568/kWh* | $19.23 |
| Clean Energy Transition Mechanism | *3,385 kWh @ $0.00418/kWh* | $14.15 |
| Storm Surcharge | *3,385 kWh @ $0.02121/kWh* | $71.80 |
| Florida Gross Receipt Tax | | $14.28 |
| **Electric Service Cost** | | **$571.09** |
| State Tax | | $48.26 |
| **Total Electric Cost, Local Fees and Taxes** | | **$619.35** |

## Avg kWh Used Per Day




**Total Current Month's Charges** **$619.35**

00000005-0000046-Page 20 of 22

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888-223-0800 (All Other Counties)

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**Power Outage:**
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**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:** June 22, 2026

| **Amount Due:** | **$1,717.89** |
|---|---|

**Due Date:** July 13, 2026
**Account #:** 211004654664

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



## Account Summary

**Current Service Period:** May 16, 2026 - June 16, 2026

| | |
|---|---|
| Previous Amount Due | $1,717.89 |
| Payment(s) Received Since Last Statement | -$1,717.89 |
| **Current Month's Charges** | **$1,717.89** |
| **Amount Due by July 13, 2026** | **$1,717.89** |

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

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TECO
TAMPA ELECTRIC
AN EMERA COMPANY

**Account #:** 211004654664
**Due Date:** July 13, 2026

| **Amount Due:** | **$1,717.89** |
|---|---|

**Payment Amount:** $_____

629162439587

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RESERVE AT PRADERA COMMU
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CHARLOTTE, NC 28232-2414

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TAMPA, FL 33631-3318

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

**Account #: 211004654664**
**Statement Date: June 22, 2026**
**Charges Due: July 13, 2026**

**Service Period:** May 16, 2026 - Jun 16, 2026

**Rate Schedule:** Lighting Service

## Charge Details

### Electric Charges

**Lighting Service Items LS-1 (Bright Choices) for 32 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** | | **$1717.89** |

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

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

**Statement Date:** June 17, 2026

| Amount Due: | $3,169.98 |
|---|---|

**Due Date:** July 08, 2026
**Account #:** 211024076591

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

## Account Summary

**Current Service Period:** May 13, 2026 - June 11, 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 July 08, 2026** | **$3,169.98** |

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

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TECO
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AN EMERA COMPANY

**Account #:** 211024076591
**Due Date:** July 08, 2026

| Amount Due: | $3,169.98 |
|---|---|

**Payment Amount:** $ _____

690890523096

Your account will be drafted on July 08, 2026

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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.*

TECO. TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 211024076591
Statement Date: June 17, 2026
Charges Due: July 08, 2026

**Service Period:** May 13, 2026 - Jun 11, 2026

**Rate Schedule:** Lighting Service

## Charge Details

### Electric Charges

**Lighting Service Items LS-1 (Bright Choices) for 30 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** | | **$3169.98** |

**Total Current Month's Charges** **$3,169.98**

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TECO TAMPA ELECTRIC AN EMERA COMPANY

TampaElectric.com

**Statement Date:** June 17, 2026

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

| Amount Due: | $2,511.78 |
|---|---|

**Due Date:** July 08, 2026
**Account #:** 221006977807

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

## Account Summary

**Current Service Period:** May 13, 2026 - June 11, 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 July 08, 2026** | **$2,511.78** |

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

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00000004-0000069-Page 3 of 30

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

**Account #:** 221006977807
**Due Date:** July 08, 2026

| Amount Due: | $2,511.78 |
|---|---|
| **Payment Amount:** $ _____ | |

625458747188

Your account will be drafted on July 08, 2026

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TECO
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TAMPA, FL 33631-3318

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TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 221006977807
Statement Date: June 17, 2026
Charges Due: July 08, 2026

**Service Period:** May 13, 2026 - Jun 11, 2026

**Rate Schedule:** Lighting Service

## Charge Details

### Electric Charges

**Lighting Service Items LS-1 (Bright Choices) for 30 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** | | **$2511.78** |

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

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TampaElectric.com

**Statement Date:** June 17, 2026

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

| Amount Due: | $509.40 |
|---|---|

**Due Date:** July 08, 2026
**Account #:** 221006978904

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

## Account Summary

**Current Service Period:** May 13, 2026 - June 11, 2026

| | |
|---|---|
| Previous Amount Due | $509.40 |
| Payment(s) Received Since Last Statement | -$509.40 |
| **Current Month's Charges** | **$509.40** |
| **Amount Due by July 08, 2026** | **$509.40** |

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TECO
TAMPA ELECTRIC
AN EMERA COMPANY

**Account #:** 221006978904
**Due Date:** July 08, 2026

| Amount Due: | $509.40 |
|---|---|

**Payment Amount:** $_____

625458747189

*Your account will be drafted on July 08, 2026*

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00000004-0000079-Page 23 of 30

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 221006978904
Statement Date: June 17, 2026
Charges Due: July 08, 2026

**Service Period:** May 13, 2026 - Jun 11, 2026

**Rate Schedule:** Lighting Service

## Charge Details

### Electric Charges

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

000000004-0000078-Page 24 of 30

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

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

**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.

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

TampaElectric.com

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

**Statement Date:** June 17, 2026

| Amount Due: | $1,016.68 |
|---|---|

**Due Date:** July 08, 2026
**Account #:** 221006978920

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

## Account Summary

**Current Service Period:** May 13, 2026 - June 11, 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 July 08, 2026** | **$1,016.68** |

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

Scan here to view your account online.




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

00000004-0000071-Page 7 of 30

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

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

**Account #:** 221006978920
**Due Date:** July 08, 2026

| Amount Due: | $1,016.68 |
|---|---|

**Payment Amount:** $_____

625458747190

Your account will be drafted on July 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.*

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.*

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 221006978920
Statement Date: June 17, 2026
Charges Due: July 08, 2026

**Service Period:** May 13, 2026 - Jun 11, 2026

**Rate Schedule:** Lighting Service

## Charge Details

### Electric Charges

**Lighting Service Items LS-1 (Bright Choices) for 30 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** | | **$1016.68** |

**Total Current Month's Charges** **$1,016.68**

000000004-0000071-Page 8 of 30

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

## Ways To Pay Your Bill

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

**In-Person**
Find list of Payment Agents at **TampaElectric.com**

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

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

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

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

## Contact Us

**Online:**
TampaElectric.com
**Phone:**
**Commercial Customer Care:**
866-832-6249
**Residential Customer Care:**
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

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

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TECO
TAMPA ELECTRIC
AN EMERA COMPANY

TampaElectric.com

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

**Statement Date:** June 17, 2026

| Amount Due: | $891.45 |
|---|---|

**Due Date:** July 08, 2026
**Account #:** 221006978961

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

00000004-0000073-Page 11 of 30

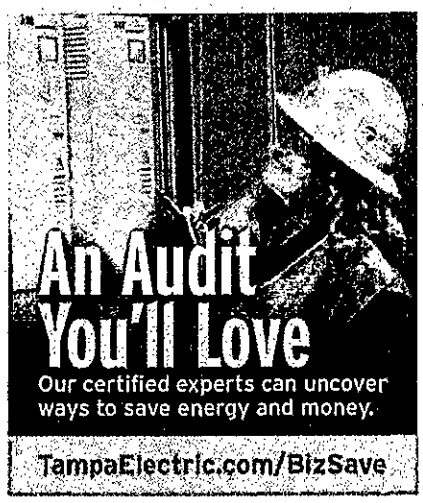
## Account Summary

**Current Service Period:** May 13, 2026 - June 11, 2026

| | |
|---|---|
| Previous Amount Due | $891.45 |
| Payment(s) Received Since Last Statement | -$891.45 |
| **Current Month's Charges** | **$891.45** |
| **Amount Due by July 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.




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

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

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

**Account #:** 221006978961
**Due Date:** July 08, 2026

| Amount Due: | $891.45 |
|---|---|

**Payment Amount:** $ _____

625458747191

Your account will be drafted on July 08, 2026

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

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.*

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

**Account #: 221006978961**
**Statement Date: June 17, 2026**
**Charges Due: July 08, 2026**

**Service Period:** May 13, 2026 - Jun 11, 2026 **Rate Schedule:** Lighting Service

## Charge Details

### Electric Charges

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

08000004-0000073-Page 12 of 30

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

## Ways To Pay Your Bill

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

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

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

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

## Contact Us

**Online:**
TampaElectric.com
**Phone:**
Commercial Customer Care:
866-832-6249
Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

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

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# Business Observer

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

## INVOICE

**Legal Advertising**

**Invoice # 26-02370H** **Date 07/10/2026**

**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 #** 26-02370H<br>**Notice of Rescheduled Meeting**<br>**RE:** Reserve at Pradera CDD Board of Supervisors Meeting on 7/23/26 at 10:00 AM<br>**Published:** 7/10/2026 | $76.56 |

**Important Message**

**Please include our Serial # on your check**

**Pay by credit card online: https://legals.businessobserverfl.com/send-payment/**

| | |
|---|---|
| Paid | () |
| **Total** | **$76.56** |

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

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

**NOTICE**

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

# Business Observer

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


## INVOICE

### Legal Advertising

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

Notice is hereby given that the Board of Supervisors (the **"Board"**) of the Reserve at Pradera Community Development District (the **"District"**) has rescheduled the monthly Board of Supervisors' meeting currently scheduled for **Thursday, July 23, 2026, at 6:00 p.m. to Thursday, July 23, 2026, to be held at 10:00 a.m. at the offices of Rizzetta & Company, 2700 South Falkenburg Road Suite 2745, Riverview, Florida 33578.**

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

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

At the meeting, staff or Board members may participate by speaker telephone. Any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

Reserve at Pradera Community Development District
Rizzetta & Company, Inc.
(813) 533-2950
July 10, 2026 26-02370H

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


**NOTICE**

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

# INVOICE

**TOTAL COMMUNITY MAINTENANCE LLC**
29642 B ds 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.: 8998
Terms: Due on receipt
Invoice date: 07 01 2026
Due date: 07/01/2026

| # | 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.

# RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT

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

**Operation and Maintenance Expenditures**
**August 2026**
**For Board Approval**

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

The total items being presented: **$56,043.52**

Approval of Expenditures:

_____

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

**Reserve at Pradera Community Development District**

Paid Operation & Maintenance Expenditures

August 1, 2026 Through August 31, 2026

| Vendor Name | Check Number | Invoice Number | Invoice Description | Invoice Amount |
|---|---|---|---|---|
| Blitzen Lighting LLC | 300357 | 2535 | Holiday Decorations | $ 1,786.95 |
| Charter Communications | 20260807-1 | 2490284071926 | Telephone, Internet and Cable 08/26 | $ 170.38 |
| Fields Consulting Group, LLC | 300364 | 3853 | Basketball Entry with new signs | $ 1,000.00 |
| Halff Associates, Inc | 300361 | 10170651 | Administrative Fees MIsc 07/26 | $ 3,898.29 |
| Hillsborough County BOCC | 20260811-1 | 3629519463-071726 | Water Utilities 07/26 | $ 3,286.18 |
| HomeTeam Pest Defense, Inc. | 300358 | 122203153 | Sentricon Monitoring 08/26 | $ 48.40 |
| Jason Newbold | 20260818-4 | JN081126-224 | BOS Meeting 08/11/2026 | $ 200.00 |
| Jayson Caines | 20260818-2 | JC081126-224 | BOD Meeting 08/11/2026 | $ 200.00 |
| Kenneth D Belcher Sr | 20260818-3 | KB081126-224 | BOS Meeting 08/11/2026 | $ 200.00 |
| Lindsay Aliene Stover Felix | 20260818-1 | LF081126-224 | BOS Meeting 08/11/2026 | $ 200.00 |
| Maya Wyatt | 20260818-5 | MW081126-224 | BOS Meeting 08/11/2026 | $ 200.00 |
| Pine Lake Services, LLC | 300355 | 10624 | Landscape Maintenance 08/26 | $ 12,434.00 |
| Pine Lake Services, LLC | 300362 | 10771 | Landscape Maintenance 08/26 | $ 288.93 |
| Rizzetta & Company, Inc. | 300354 | INV0000111301 | Accounting Services 08/26 | $ 5,440.59 |

**Reserve at Pradera Community Development District**

Paid Operation & Maintenance Expenditures

August 1, 2026 Through August 31, 2026

| Vendor Name | Check Number | Invoice Number | Invoice Description | Invoice Amount |
|---|---|---|---|---|
| SafeTouch, LLC | 300363 | 22097 | Monitoring Service 08/26 | $ 1,020.00 |
| Sitex Aquatics, LLC | 300356 | 11402-b | Aquatic Maintenance 08/26 | $ 2,616.20 |
| South Shore Unlimited, LLC | 300366 | SSU-INV-2026-0720-01 | Chain-Link Fence Fabric & Top Rail Replacement | $ 4,080.00 |
| TECO | 20260810-1 | 211004653369-071726 | Utilities 07/26 | $ 2,326.80 |
| TECO | 20260810-1 | 211004653575-071726 | Utilities 07/26 | $ 1,273.49 |
| TECO | 20260813-1 | 211004653823-072226 | Electric Charges 07/26 | $ 99.47 |
| TECO | 20260813-1 | 211004654029-072226 | Utilities 07/26 | $ 225.14 |
| TECO | 20260813-1 | 211004654276-072226 | Utilities 07/26 | $ 580.53 |
| TECO | 20260813-1 | 211004654458-072226 | Utilities 07/26 | $ 600.99 |
| TECO | 20260813-1 | 211004654664-072226 | Utilities 07/26 | $ 1,717.89 |
| TECO | 20260810-1 | 211024076591-071726 | Electric Charges 07/26 | $ 3,169.98 |
| TECO | 20260810-1 | 221006977807-071726 | Utility Services 07/26 | $ 2,511.78 |
| TECO | 20260810-1 | 221006978904-071726 | Utilities 07/26 | $ 509.40 |
| TECO | 20260810-1 | 221006978920-071726 | Utilities 07/26 | $ 1,016.68 |

**Reserve at Pradera Community Development District**

Paid Operation & Maintenance Expenditures

August 1, 2026 Through August 31, 2026

| Vendor Name | Check Number | Invoice Number | Invoice Description | Invoice Amount |
|---|---|---|---|---|
| TECO | 20260810-1 | 221006978961-071726 | Utilities 07/26 | $ 891.45 |
| Total Community Maintenance, LLC | 300359 | 9143 | Clubhouse Janitorial 08/26 | $ 1,050.00 |
| Wahoo Pools Group, Inc. | 300360 | 20252989 | Pool Maintenance 08/26 | $ 1,500.00 |
| Wahoo Pools Group, Inc. | 300365 | 20253187 | Pool Maintenance 09/26 | $ 1,500.00 |
| **Total Report** | | | | **$ 56,043.52** |

# Invoice

**Blitzen Lighting**
727-331-9014 Office
www.blitzenlighting.com
info@blitzenlighting.com

**Bill To:**
Reserves of Pradera (CDD)
Stephanie DeLuna
Pradera Reserve Blvd
Riverview, FL 33579

**Invoice#:** 2535

**Payment Due:** Upon Receipt

**Amount Due:** $3,573.90

| 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 by 8/31 of each year to qualify. No contract necessary.

| | |
|---|---|
| **Subtotal** | **$3,971.00** |
| **Loyalty Discount (10%)** | **-$397.10** |
| **Total** | **$3,573.90** |
| **Deposit** (50.00%) | **$1,786.95** |

Spectrum
BUSINESS®

July 19, 2026
Invoice Number: 2490284071926
Account Number: 8337 12 029 2490284

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**

**Auto Pay Notice**

## NEWS AND INFORMATION

**Stay connected to your business on the go with Spectrum Mobile for $30/mo. Plus, get a free mobile line by calling 1-866-486-9947.**

## Summary

*Service from 07/13/26 through 08/18/26 details on following pages*

| | |
|---|---|
| Previous Balance | 175.38 |
| Payments Received -Thank You! | -175.38 |
| Adjustments | -5.00 |
| **Remaining Balance** | **-$5.00** |
| 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 08/05/26* | |
| **Total Due by Auto Pay** | **$170.38** |

**Thank you for choosing Spectrum Business.**
We appreciate your prompt payment and value you as a customer.

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

Spectrum
BUSINESS®

4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8833 2390 DY RP 19 07202026 NNNNNNNN 01 000755 0003

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

July 19, 2026

**RESERVE AT PRADERA CDD**

Invoice Number: 2490284071926
Account Number: 8337 12 029 2490284
Service At: 12051 PRADERA RESERVE BLVD PLHS
RIVERVIEW FL 33579-9323

**Total Due by Auto Pay** **$170.38**

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

8337120292490284001703B1

RESERVE AT PRADERA CDD
Invoice Number: 2490284071926
Account Number: 8337 12 029 2490284

Spectrum BUSINESS

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

8633 2590 DY RP 19 07202026 NNNNNNNN 01 000755 0003

## Charge Details

| | | |
|---|---|---|
| Previous Balance | | 175.38 |
| EFT Payment | 07/05 | -175.38 |

**Payments received after 07/19/26 will appear on your next bill.**

## Adjustments

| | | |
|---|---|---|
| Reliability Credit - Adjustment | 07/11 | -5.00 |
| Adjustments Total | | -$5.00 |

| | |
|---|---|
| **Remaining Balance** | **-$5.00** |

**Service from 07/18/26 through 08/18/26**

## 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** | **$170.38** |

## 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.

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

Spectrum BUSINESS

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

RESERVE AT PRADERA CDD
Invoice Number: 2490284071926
Account Number: 8337 12 029 2490284

Spectrum BUSINESS

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

8633 2390 DY RP 19 07202026 NNNNNNNN 01 000755 0003

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

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

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

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

July 19, 2026

RESERVE AT PRADERA CDD
Invoice Number: 2490284071926
Account Number:: 8337 12 029 2490284

Spectrum BUSINESS

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

8633 2390 DY RP 19 07202026 NNNNNNNN 01 000755 0003

# INVOICE

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

signsandgraphicsbymike@gmail.com
+1 (727) 480-6514

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

**Bill to**
Rizzetta & Company
The Reserve at Pradera CDD
Attn: Stephanie DeLuna
3434 Colwell Ave, Suite 200
Tampa, FL 33614

**Invoice details**
Invoice no.: 3853
Terms: Due on receipt
Invoice date: 08/11/2026
Due date: 09/01/2026

Sales Rep: Mike Fields

| # | Product or service | Description | Qty | Rate | Amount |
|---|---|---|---|---|---|
| 1. | **Printing & Reproduction** | Custom freestanding "Dog Park - No Trespassing" (18x24) 3mm metal sign (black on back) with 5ft black 3" round fluted decorative post and acorn finial top (Install with cement). | 1 | $700.00 | $700.00 |
| 2. | **Printing & Reproduction** | Custom Basketball Entry + Exit Gate Door "Please Ensure The Gate Is Closed..." (12x18) 3mm metal sign (black on back). Installed on the entry + exit gate doors with zip ties. | 2 | $150.00 | $300.00 |

**Total** **$1,000.00**

## Ways to pay

BANK

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

**Invoice Date:** 08/06/2026
**Invoice:** 10170651
**Project:** 039405.001

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

**For Professional Services Rendered through: July 19, 2026**

| Hourly | Earned To Date | Previous Amount | Current Amount |
|---|---|---|---|
| 000P01 - Misc. Services | 45,619.30 | 41,721.01 | 3,898.29 |
| 000P89 - Reimbursable Expenses | 733.90 | 733.90 | 0.00 |
| **Total Hourly Services:** | **46,353.20** | **42,454.91** | **3,898.29** |

| | |
|---|---|
| Total Earned to Date: | 46,353.20 |
| Less Previous Billed: | 42,454.91 |
| **Amount Due this Invoice:** | **3,898.29** |

**Notes from Project Manager:**

Site visit by field crew to locate and try to remove floating turbidity barrier. Barrier inside floodplain pond was not removable by hand and vehicle could not reach. LA/Planner made revisions and updates to the Maintenance Map for the community to reflect final plats/plans and combine to one sheet - several areas had to be recreated from plat line work. ENG - CDD mtg in Person (6/29), legal affidavit for sidewalk lawsuit, coordinate map changes and field crew.

**Remit payment to P.O. Box 4897, Dept 331, Houston, TX 77210**
**Reference Project 039405.001 and Invoice 10170651**
Contact Sandra Charles at scharles@halff.com with any billing questions.

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

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

August 06, 2026
Project No: 039405.001
Invoice No: 10170651
Invoice Total: $3,898.29

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

**Professional Services thru July 19, 2026**

Phase 000P01 Misc. Services

**Professional Personnel**

| | Hours | Amount | |
|---|---|---|---|
| LA/Planner II - Landscape | 16.00 | 2,202.72 | |
| Administrative III | .50 | 65.74 | |
| Principal/Officer-Prof. Eng III | 3.00 | 1,069.83 | |
| Field Crew | 2.00 | 560.00 | |
| Totals | 21.50 | 3,898.29 | |
| **Total Labor** | | | **3,898.29** |

Phase 000P89 Reimbursable Expenses

**Total this Invoice** **$3,898.29**

Hillsborough County Florida

| CUSTOMER NAME | ACCOUNT NUMBER | BILL DATE | DUE DATE |
|---|---|---|---|
| RESERVES AT PRADERA CDD | 3629519463 | 07/17/2026 | 08/07/2026 |

**Service Address:** 12051 PALMERA RESERVE DR



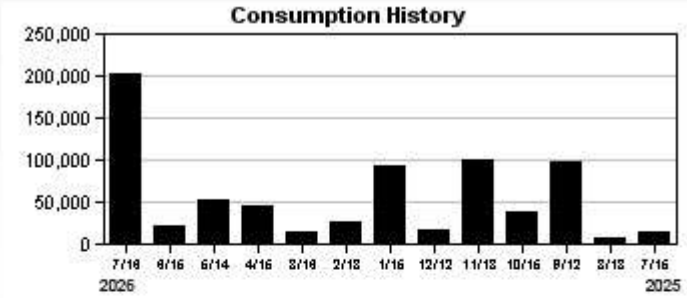
| METER NUMBER | PREVIOUS DATE | PREVIOUS READ | PRESENT DATE | PRESENT READ | CONSUMPTION | READ TYPE | METER DESCRIPTION |
|---|---|---|---|---|---|---|---|
| 53348643A | 06/15/2026 | 34367 | 07/16/2026 | 36382 | 201500 GAL | ACTUAL | WATER |

**Service Address Charges**

| | |
|---|---|
| Customer Service Charge | $6.54 |
| Purchase Water Pass-Thru | $608.53 |
| Water Base Charge | $60.16 |
| Water Usage Charge | $1,036.86 |
| Sewer Base Charge | $149.48 |
| Sewer Usage Charge | $1,424.61 |

**Summary of Account Charges**

| | |
|---|---|
| Previous Balance | $448.22 |
| Net Payments - Thank You | $-448.22 |
| Total Account Charges | **$3,286.18** |
| **AMOUNT DUE** | **$3,286.18** |




Hillsborough County Florida

Make checks payable to: **BOCC**

**ACCOUNT NUMBER: 3629519463**

ELECTRONIC PAYMENTS BY CHECK OR

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

VISA MasterCard DISCOVER AMERICAN EXPRESS

***THANK YOU!***

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

4,2958

| | |
|---|---|
| **DUE DATE** | 08/07/2026 |
| **AMOUNT DUE** | $3,286.18 |
| AMOUNT PAID | |

0036295194637 00003286184

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

# Service Slip / Invoice

**INVOICE:** 122203153
**DATE:** 08/03/26
**ORDER:**

**Bill-To:** [3948613]
Reserve at Pradera CDD
3434 Colwell Ave
Suite 200
Tampa, FL 33614-8390
813-533-2950

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

| Work Date | Time | Target Pest | Technician | Lot/Block | Time In |
|---|---|---|---|---|---|
| 08/03/26 | | | DLNASCHE | | |

| Purchase Order | Terms | Last Service | Map Code | Sub/Dev | Time Out |
|---|---|---|---|---|---|
| | DUE UPON RECEIPT | 07/07/26 | NA | N/A | |

| Service | Description | Amount |
|---|---|---|
| TBSMAA | Sentricon Monitoring AA | $48.40 |

| | |
|---|---|
| **SUBTOTAL** | $48.40 |
| **TAX** | $0.00 |
| **TOTAL** | $48.40 |
| **AMT. PAID** | $0.00 |
| **BALANCE** | $48.40 |

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

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

**X** _____
CUSTOMER SIGNATURE

**PLEASE PAY FROM THIS INVOICE**

**RESERVE AT PRADERA CDD**

Meeting Date: August 11, 2026

## SUPERVISOR PAY REQUEST

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

***NOTE: Supervisors are only paid if checked.***

## EXTENDED MEETING TIMECARD

| | |
|---|---|
| Meeting Start Time: | 6:01 pm |
| Meeting End Time: | 8:16 pm |
| Total Meeting Time: | 2:14 |

| | |
|---|---|
| Time Over ____ Hours: | |

| | |
|---|---|
| Total at $____ per Hour: | |

## ADDITIONAL OR CONTINUED MEETING TIMECARD

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

| | |
|---|---|
| Business Mileage Round Trip | |
| IRS Rate per Mile | $0.725 |
| Mileage to Charge | $0.00 |

DM Signature: _____

1714 Dale Mabry Hwy
Lutz, FL 33548

pinelakellc.com

# INVOICE

| Date | Invoice No. |
|---|---|
| 08/01/26 | 10624 |
| **Terms** | **Due Date** |
| Net 30 | 08/31/26 |

| BILL TO | PROPERTY |
|---|---|
| Reserve at Pradera CDD<br>PO Box 32414<br>Charlotte, NC 28232 | Reserve at Pradera CDD<br>13411 Balm Riverview Rd<br>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<br>Maintenance - Renewal 26-27<br>August 2026** | | **$12,434.00** | **$0.00** | **$12,434.00** |
| | **Total** | | **$12,434.00** | **$0.00** | **$12,434.00** |

1714 Dale Mabry Hwy
Lutz, FL 33548

pinelakellc.com

# INVOICE

| Date | Invoice No. |
|---|---|
| 08/10/26 | 10771 |
| **Terms** | **Due Date** |
| Net 30 | 09/09/26 |

| BILL TO | PROPERTY |
|---|---|
| Reserve at Pradera CDD<br>PO Box 32414<br>Charlotte, NC 28232 | Reserve at Pradera CDD<br>13411 Balm Riverview Rd<br>Riverview, FL 33579 |

| Amount Due | Enclosed |
|---|---|
| $288.93 | |

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

| QTY | ITEM | UNIT PRICE | EXT PRICE | SALES TAX | LINE TOTAL |
|---|---|---|---|---|---|
| | | | **$288.93** | **$0.00** | **$288.93** |

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.


Grassland



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

| | | | |
|---|---|---|---|
| *Irrigation Enhancement* | *$288.93* | *$0.00* | *$288.93* |
| **Total** | **$288.93** | **$0.00** | **$288.93** |

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

# Invoice

| Date | Invoice # |
|---|---|
| 8/2/2026 | INV0000111301 |

**Bill To:**

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

| Services for the month of | Terms | Client Number |
|---|---|---|
| August | 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 |

# INVOICE

**Safetouch**
13745 N Nebraska Ave
Tampa, FL 33613
(813) 930-7852
ar165@safetouch.com

Bill To:

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

Ship To:

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

| | |
|---|---|
| Job Type: | **RMR Lease** |
| Start Date: | **S2 with Exacqvision** |
| Invoice No: | **22097** |
| Status: | **Open** |
| Invoice Date: | **8/01/2026** |
| Due Date: | **8/31/2026** |
| Total: | **$1,020.00** |

| Service Date | Product/Service | Quantity | Total |
|---|---|---|---|
| | Monthly Monitoring Services<br>Quote #SECQ1919<br>Alarm Signal Verification<br>Event Based Remote Video Monitoring<br>Remote Support Service | 1.00 | $1,020.00 |

**Notes**

Monthly Monitoring Service

Scan to pay online:

| | |
|---|---|
| **Subtotal:** | $1,020.00 |
| **Tax:** | $0.00 |
| **Invoice Amount:** | $1,020.00 |
| **Previous Payment(s):** | $0.00 |
| **Amount Due (USD)** | **$1,020.00** |

Thank you for doing business with us!

# 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.: 11402-b
Terms: Net 30
Invoice date: 08/01/2026
Due date: 08/31/2026

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

**Total** **$2,616.20**

## Ways to pay

BANK

View and pay

# SOUTH SHORE UNLIMITED

813-731-2439 | southshoreunlimited@gmail.com
www.SouthShoreUnlimited.com

# INVOICE

**BILL TO**
The Resereve at
Pradera CDD

**INVOICE NUMBER**
SSU-INV-2026-0720-01

**INVOICE DATE**
July 20, 2026

| DESCRIPTION | AMOUNT |
|---|---|
| **Chain-Link Fence Fabric & Top Rail Replacement**<br>Remove and properly dispose of the existing chain-link fence fabric (mesh). Replace the damaged top rail and necessary hardware. Install the new chain-link fence fabric, stretch and secure it, and install approximately 400 fence ties to keep the fence firmly in place. | **$4,080.00** |
| **TOTAL DUE** | **$4,080.00** |

**Thank you for your business!**

**James McPeak**
Owner | South Shore Unlimited

**VETERAN OWNED**
Professional Cleanup, Hauling & Demolition Services

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

TampaElectric.com

**Statement Date:** July 17, 2026

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

| Amount Due: | $2,326.80 |
|---|---|

**Due Date:** August 07, 2026
**Account #:** 211004653369

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

00000003-0000058-Page 23 of 30

## Account Summary

**Current Service Period:** June 12, 2026 - July 13, 2026

| | |
|---|---|
| Previous Amount Due | $2,326.80 |
| Payment(s) Received Since Last Statement | -$2,326.80 |
| **Current Month's Charges** | **$2,326.80** |
| **Amount Due by August 07, 2026** | **$2,326.80** |

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

Scan here to view your account online.




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

**TECOaccount.com**

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

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

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

**Account #:** 211004653369
**Due Date:** August 07, 2026

| Amount Due: | $2,326.80 |
|---|---|
| **Payment Amount:** $_____ | |

616816792902

Your account will be drafted on August 07, 2026

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

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

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.*

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 211004653369
Statement Date: July 17, 2026
Charges Due: August 07, 2026

**Service Period:** Jun 12, 2026 - Jul 13, 2026

**Rate Schedule:** Lighting Service

## Charge Details

### Electric Charges

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

| | | |
|---|---|---|
| Lighting Energy Charge | *532 kWh @ $0.03411/kWh* | $18.15 |
| Fixture & Maintenance Charge | *38 Fixtures* | $926.44 |
| Lighting Pole / Wire | *35 Poles* | $1175.65 |
| Bracket & Maintenance Charge | *3 PT Brackets* | $14.43 |
| Lighting Fuel Charge | *532 kWh @ $0.03452/kWh* | $18.36 |
| Storm Protection Charge | *532 kWh @ $0.00574/kWh* | $3.05 |
| Clean Energy Transition Mechanism | *532 kWh @ $0.00043/kWh* | $0.23 |
| Storm Surcharge | *532 kWh @ $0.01230/kWh* | $6.54 |
| Florida Gross Receipt Tax | | $1.19 |
| State Tax | | $162.76 |
| **Lighting Charges** | | **$2326.80** |

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

## Important Messages

**Good news for business customers! The price of electricity will go down in August as we end the Storm Recovery Charge.**
Beginning in August, small business customers will save about $20 per 1,000 kWh each month, or 11-12% overall. That's saving of about $40/month for 2,000kWh and nearly $60/month for 3,000 kWh. Most commercial customers can expect savings of approximately 7% to 10%, while industrial customer savings will vary based on usage and rate class. For more ways to save, visit **TampaElectric.com/BizSave**

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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.

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

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

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

## Contact Us

**Online:**
TampaElectric.com
**Phone:**
**Commercial Customer Care:**
866-832-6249
**Residential Customer Care:**
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

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

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

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# The price of electricity is going down.

Good news for business customers! Beginning in August, commercial customers will see lower electric bills as we end the Storm Recovery Surcharge. Most commercial customers can expect savings of approximately 7% to 10%, while industrial customer savings will vary based on usage and rate class.

For more ways to save, visit **TampaElectric.com/BizSave.**

TECO TAMPA ELECTRIC

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

TampaElectric.com

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

**Statement Date:** July 17, 2026

| Amount Due: | $1,273.49 |
|---|---|

**Due Date:** August 07, 2026
**Account #:** 211004653575

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

## Account Summary

**Current Service Period:** June 12, 2026 - July 13, 2026

| | |
|---|---|
| Previous Amount Due | $1,273.49 |
| Payment(s) Received Since Last Statement | -$1,273.49 |
| **Current Month's Charges** | **$1,273.49** |
| **Amount Due by August 07, 2026** | **$1,273.49** |

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

Scan here to view your account online.




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

**TECOaccount.com**

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

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

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

**Account #:** 211004653575
**Due Date:** August 07, 2026

| Amount Due: | $1,273.49 |
|---|---|

**Payment Amount:** $_____

616816792903

Your account will be drafted on August 07, 2026

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

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

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.*

TECO. TAMPA ELECTRIC AN EMERA COMPANY

**Service For:**
THE RESERVE @ PRADERA PH1A
RIVERVIEW, FL 33579-0000

Account #: 211004653575
Statement Date: July 17, 2026
Charges Due: August 07, 2026

**Service Period:** Jun 12, 2026 - Jul 13, 2026

**Rate Schedule:** Lighting Service

## Charge Details

### Electric Charges

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

| | | |
|---|---|---|
| Lighting Energy Charge | *280 kWh @ $0.03411/kWh* | $9.55 |
| Fixture & Maintenance Charge | *20 Fixtures* | $487.60 |
| Lighting Pole / Wire | *20 Poles* | $671.80 |
| Lighting Fuel Charge | *280 kWh @ $0.03452/kWh* | $9.67 |
| Storm Protection Charge | *280 kWh @ $0.00574/kWh* | $1.61 |
| Clean Energy Transition Mechanism | *280 kWh @ $0.00043/kWh* | $0.12 |
| Storm Surcharge | *280 kWh @ $0.01230/kWh* | $3.44 |
| Florida Gross Receipt Tax | | $0.63 |
| State Tax | | $89.07 |
| **Lighting Charges** | | **$1273.49** |

**Total Current Month's Charges** **$1,273.49**

## Important Messages

**Good news for business customers! The price of electricity will go down in August as we end the Storm Recovery Charge.**
Beginning in August, small business customers will save about $20 per 1,000 kWh each month, or 11-12% overall. That's saving of about $40/month for 2,000kWh and nearly $60/month for 3,000 kWh. Most commercial customers can expect savings of approximately 7% to 10%, while industrial customer savings will vary based on usage and rate class. For more ways to save, visit **TampaElectric.com/BizSave**

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

## Ways To Pay Your Bill

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

**In-Person**
Find list of Payment Agents at **TampaElectric.com**

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

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

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

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

## Contact Us

**Online:**
TampaElectric.com
**Phone:**
**Commercial Customer Care:**
866-832-6249
**Residential Customer Care:**
813-223-0800 (Hillsborough)
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**Hearing Impaired/TTY:**
7-1-1
**Power Outage:**
877-588-1010
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813-275-3909

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# The price of electricity is going down.

Good news for business customers! Beginning in August, commercial customers will see lower electric bills as we end the Storm Recovery Surcharge. Most commercial customers can expect savings of approximately 7% to 10%, while industrial customer savings will vary based on usage and rate class.

For more ways to save, visit **TampaElectric.com/BizSave.**

TECO. TAMPA ELECTRIC

**Statement Date:** July 22, 2026

TECO TAMPA ELECTRIC AN EMERA COMPANY

TampaElectric.com

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

| Amount Due: | $99.47 |
|---|---|

**Due Date:** August 12, 2026
**Account #:** 211004653823

**"Came As Is"**

**DO NOT PAY. Your account will be drafted on August 12, 2026**

## Account Summary

**Current Service Period:** June 17, 2026 - July 16, 2026

| | |
|---|---|
| Previous Amount Due | $30.36 |
| Payment(s) Received Since Last Statement | -$30.36 |
| **Current Month's Charges** | **$99.47** |
| **Amount Due by August 12, 2026** | **$99.47** |

**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 **85.98% lower** than the same period last year.

Your average daily kWh used was **1400% higher** than it was in your previous period.

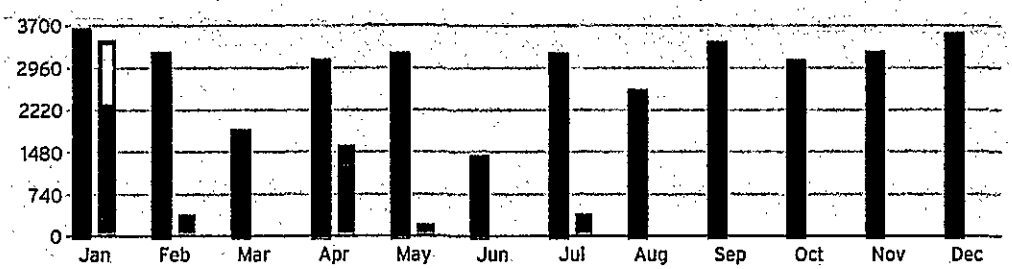
Scan here to view your account online.




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

**TECOaccount.com**

## Monthly Usage *(kWh)*




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

---

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

**Account #:** 211004653823
**Due Date:** August 12, 2026

| Amount Due: | $99.47 |
|---|---|
| **Payment Amount:** $_____ | |

619285931159

Your account will be drafted on August 12, 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.*

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.*

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

**Account #: 211004653823**
**Statement Date: July 22, 2026**
**Charges Due: August 12, 2026**

## Meter Read

**Meter Location:** Sgn
**Service Period:** Jun 17, 2026 - Jul 16, 2026 **Rate Schedule:** General Service - Non Demand

| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|---|---|---|---|---|---|---|---|---|
| 1000841112 | 07/16/2026 | 40,044 | | 39,604 | | 440 kWh | 1 | 30 Days |

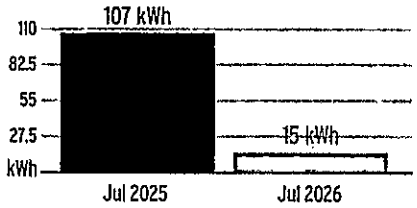
## Charge Details

### Electric Charges

| | | |
|---|---|---|
| Daily Basic Service Charge | *30 days @ $0.66000* | $19.80 |
| Energy Charge | *440 kWh @ $0.09202/kWh* | $40.49 |
| Fuel Charge | *440 kWh @ $0.03516/kWh* | $15.47 |
| Storm Protection Charge | *440 kWh @ $0.00568/kWh* | $2.50 |
| Clean Energy Transition Mechanism | *440 kWh @ $0.00418/kWh* | $1.84 |
| Storm Surcharge | *440 kWh @ $0.02121/kWh* | $9.33 |
| Florida Gross Receipt Tax | | $2.29 |
| **Electric Service Cost** | | **$91.72** |
| State Tax | | $7.75 |
| **Total Electric Cost, Local Fees and Taxes** | | **$99.47** |

**Total Current Month's Charges $99.47**

## Avg kWh Used Per Day




## Important Messages

**Good news for business customers! The price of electricity will go down in August as we end the Storm Recovery Charge.**
Beginning in August, small business customers will save about $20 per 1,000 kWh each month, or 11-12% overall. That's saving of about $40/month for 2,000kWh and nearly $60/month for 3,000 kWh. Most commercial customers can expect savings of approximately 7% to 10%, while industrial customer savings will vary based on usage and rate class. For more ways to save, visit **TampaElectric.com/BizSave**

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

## Ways To Pay Your Bill

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**Payments:**
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Tampa, FL 33631-3318
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**All Other Correspondences:**
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P.O. Box 111
Tampa, FL 33601-0111

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

## Contact Us

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

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

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# The price of electricity is going down.

Good news for business customers! Beginning in August, commercial customers will see lower electric bills as we end the Storm Recovery Surcharge. Most commercial customers can expect savings of approximately 7% to 10%, while industrial customer savings will vary based on usage and rate class.

For more ways to save, visit **TampaElectric.com/BizSave.**

TECO. TAMPA ELECTRIC

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

"Came As Is"

**Statement Date:** July 22, 2026

| Amount Due: | $225.14 |
|---|---|

**Due Date:** August 12, 2026
**Account #:** 211004654029

**DO NOT PAY. Your account will be drafted on August 12, 2026**

## Account Summary

**Current Service Period:** June 17, 2026 - July 16, 2026

| | |
|---|---|
| Previous Amount Due | $265.53 |
| Payment(s) Received Since Last Statement | -$265.53 |
| **Current Month's Charges** | **$225.14** |
| **Amount Due by August 12, 2026** | **$225.14** |

**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 38.71% lower than the same period last year.

Your average daily kWh used was 11.63% lower than it was in your previous period.

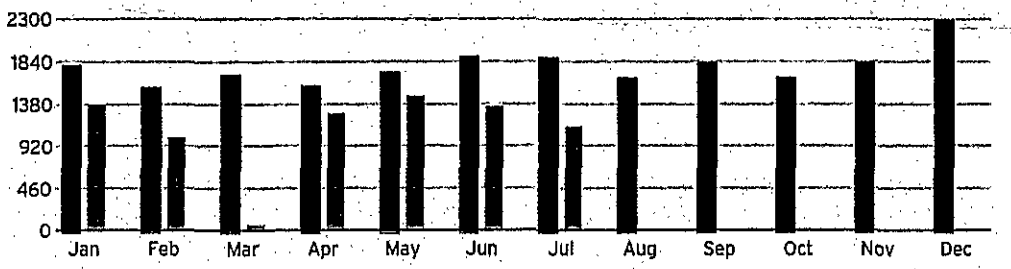
Scan here to view your account online.




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

**TECOaccount.com**

## Monthly Usage *(kWh)*




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

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

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TAMPA ELECTRIC
AN EMERA COMPANY

**Account #:** 211004654029
**Due Date:** August 12, 2026

| Amount Due: | $225.14 |
|---|---|
| **Payment Amount:** $_____ | |

619285931160

Your account will be drafted on August 12, 2026

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CHARLOTTE, NC 28232-2414

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TAMPA, FL 33631-3318

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

**Account #: 211004654029**
**Statement Date: July 22, 2026**
**Charges Due: August 12, 2026**

## Meter Read

**Meter Location:** IR
**Service Period:** Jun 17, 2026 - Jul 16, 2026 **Rate Schedule:** General Service - Non Demand

| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|---|---|---|---|---|---|---|---|---|
| 1000851388 | 07/16/2026 | 98,072 | | 96,918 | | 1,154 kWh | 1 | 30 Days |

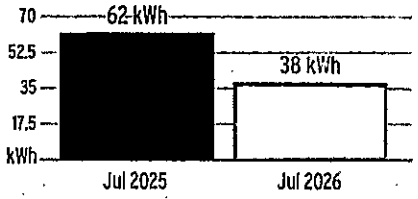
## Charge Details

### Electric Charges

| | | |
|---|---|---|
| Daily Basic Service Charge | *30 days @ $0.66000* | $19.80 |
| Energy Charge | *1,154 kWh @ $0.09202/kWh* | $106.19 |
| Fuel Charge | *1,154 kWh @ $0.03516/kWh* | $40.57 |
| Storm Protection Charge | *1,154 kWh @ $0.00568/kWh* | $6.55 |
| Clean Energy Transition Mechanism | *1,154 kWh @ $0.00418/kWh* | $4.82 |
| Storm Surcharge | *1,154 kWh @ $0.02121/kWh* | $24.48 |
| Florida Gross Receipt Tax | | $5.19 |
| **Electric Service Cost** | | **$207.60** |
| State Tax | | $17.54 |
| **Total Electric Cost, Local Fees and Taxes** | | **$225.14** |

**Total Current Month's Charges $225.14**

## Avg kWh Used Per Day




## Important Messages

**Good news for business customers! The price of electricity will go down in August as we end the Storm Recovery Charge.**
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## Ways To Pay Your Bill

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Tampa, FL 33601-0111

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Toll Free:
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## Contact Us

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7-1-1
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**Energy-Saving Programs:**
813-275-3909

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# The price of electricity is going down.

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

**Statement Date:** July 22, 2026

| Amount Due: | $580.53 |
|---|---|

**Due Date:** August 12, 2026
**Account #:** 211004654276

"Came As Is"

**DO NOT PAY. Your account will be drafted on August 12, 2026**

## Account Summary

**Current Service Period:** June 17, 2026 - July 16, 2026

| | |
|---|---|
| Previous Amount Due | $654.01 |
| Payment(s) Received Since Last Statement | -$654.01 |
| **Current Month's Charges** | **$580.53** |
| **Amount Due by August 12, 2026** | **$580.53** |

**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 10.17% lower than the same period last year.

Your average daily kWh used was 5.36% lower than it was in your previous period.

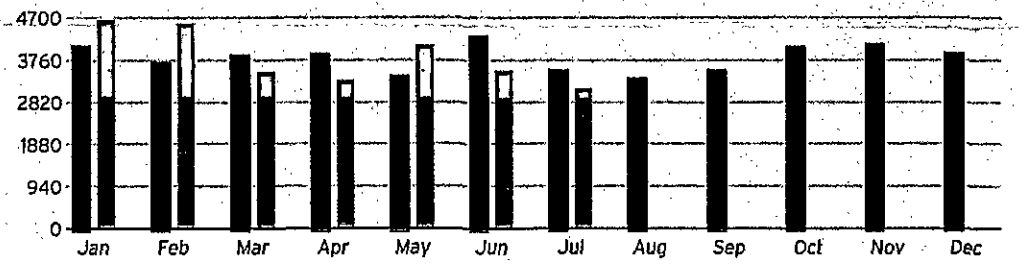
Scan here to view your account online.




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**TECOaccount.com**

## Monthly Usage *(kWh)*




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

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TAMPA ELECTRIC
AN EMERA COMPANY

**Account #:** 211004654276
**Due Date:** August 12, 2026

| Amount Due: | $580.53 |
|---|---|

**Payment Amount:** $_____

619285931161

Your account will be drafted on August 12, 2026

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CHARLOTTE, NC 28232-2414

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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.*

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 211004654276
Statement Date: July 22, 2026
Charges Due: August 12, 2026

## Meter Read

**Meter Location:** PO
**Service Period:** Jun 17, 2026 - Jul 16, 2026 **Rate Schedule:** General Service - Non Demand

| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|---|---|---|---|---|---|---|---|---|
| 1000489694 | 07/16/2026 | 7,991 | | 4,818 | | 3,173 kWh | 1 | 30 Days |

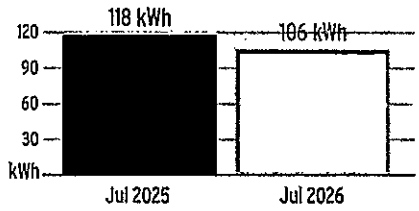
## Charge Details

### Electric Charges

| | | |
|---|---|---|
| Daily Basic Service Charge | *30 days @ $0.66000* | $19.80 |
| Energy Charge | *3,173 kWh @ $0.09202/kWh* | $291.98 |
| Fuel Charge | *3,173 kWh @ $0.03516/kWh* | $111.56 |
| Storm Protection Charge | *3,173 kWh @ $0.00568/kWh* | $18.02 |
| Clean Energy Transition Mechanism | *3,173 kWh @ $0.00418/kWh* | $13.26 |
| Storm Surcharge | *3,173 kWh @ $0.02121/kWh* | $67.30 |
| Florida Gross Receipt Tax | | $13.38 |
| **Electric Service Cost** | | **$535.30** |
| State Tax | | $45.23 |
| **Total Electric Cost, Local Fees and Taxes** | | **$580.53** |

**Total Current Month's Charges $580.53**

## Avg kWh Used Per Day




## Important Messages

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Beginning in August, small business customers will save about $20 per 1,000 kWh each month, or 11-12% overall. That's saving of about $40/month for 2,000kWh and nearly $60/month for 3,000 kWh. Most commercial customers can expect savings of approximately 7% to 10%, while industrial customer savings will vary based on usage and rate class. For more ways to save, visit **TampaElectric.com/BizSave**

00000002-0000019-Page 20 of 22

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00000002-0000020-Page 21 of 22




# The price of electricity is going down.

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TECO. TAMPA ELECTRIC

TECO TAMPA ELECTRIC AN EMERA COMPANY

TampaElectric.com

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

**Statement Date:** July 22, 2026

| **Amount Due:** | **$600.99** |
|---|---|

**Due Date:** August 12, 2026
**Account #:** 211004654458

**"Came As Is"**

**DO NOT PAY. Your account will be drafted on August 12, 2026**

## Account Summary

**Current Service Period:** June 17, 2026 - July 17, 2026

| | |
|---|---|
| Previous Amount Due | $619.35 |
| Payment(s) Received Since Last Statement | -$619.35 |
| **Current Month's Charges** | **$600.99** |
| **Amount Due by August 12, 2026** | **$600.99** |

**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.

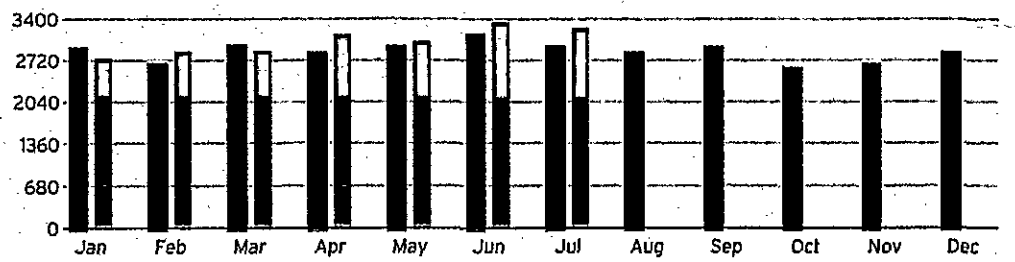
Scan here to view your account online.




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

**TECOaccount.com**

## Monthly Usage *(kWh)*




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

TECO TAMPA ELECTRIC AN EMERA COMPANY

**Account #:** 211004654458
**Due Date:** August 12, 2026

| **Amount Due:** | **$600.99** |
|---|---|
| **Payment Amount:** $_____ | |

619285931162

Your account will be drafted on August 12, 2026

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TECO. TAMPA ELECTRIC AN EMERA COMPANY

**Service For:**
12053 PRADERA RESERVE BLVD
RIVERVIEW, FL 33579-0000

Account #: 211004654458
Statement Date: July 22, 2026
Charges Due: August 12, 2026

## Meter Read

**Service Period:** Jun 17, 2026 - Jul 17, 2026 **Rate Schedule:** General Service - Non Demand

| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|---|---|---|---|---|---|---|---|---|
| 1000489693 | 07/17/2026 | 22,632 | | 19,347 | | 3,285 kWh | 1 | 31 Days |

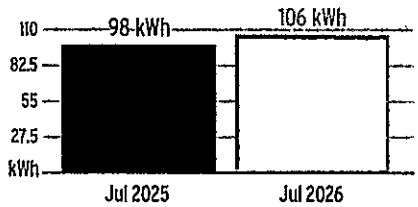
## Charge Details

### Electric Charges

| | | |
|---|---|---|
| Daily Basic Service Charge | *31 days @ $0.66000* | $20.46 |
| Energy Charge | *3,285 kWh @ $0.09202/kWh* | $302.29 |
| Fuel Charge | *3,285 kWh @ $0.03516/kWh* | $115.50 |
| Storm Protection Charge | *3,285 kWh @ $0.00568/kWh* | $18.66 |
| Clean Energy Transition Mechanism | *3,285 kWh @ $0.00418/kWh* | $13.73 |
| Storm Surcharge | *3,285 kWh @ $0.02121/kWh* | $69.67 |
| Florida Gross Receipt Tax | | $13.85 |
| **Electric Service Cost** | | **$554.16** |
| State Tax | | $46.83 |
| **Total Electric Cost, Local Fees and Taxes** | | **$600.99** |

**Total Current Month's Charges $600.99**

## Avg kWh Used Per Day




## Important Messages

**Good news for business customers! The price of electricity will go down in August as we end the Storm Recovery Charge.**
Beginning in August, small business customers will save about $20 per 1,000 kWh each month, or 11-12% overall. That's saving of about $40/month for 2,000kWh and nearly $60/month for 3,000 kWh. Most commercial customers can expect savings of approximately 7% to 10%, while industrial customer savings will vary based on usage and rate class. For more ways to save, visit **TampaElectric.com/BizSave**

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888-223-0800 (All Other Counties)

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# The price of electricity is going down.

Good news for business customers! Beginning in August, commercial customers will see lower electric bills as we end the Storm Recovery Surcharge. Most commercial customers can expect savings of approximately 7% to 10%, while industrial customer savings will vary based on usage and rate class.

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

**Statement Date:** July 22, 2026

| Amount Due: | $1,717.89 |
|---|---|

**Due Date:** August 12, 2026
**Account #:** 211004654664

"Came As Is"

**DO NOT PAY. Your account will be drafted on August 12, 2026**

## Account Summary

**Current Service Period:** June 17, 2026 - July 16, 2026

| | |
|---|---|
| Previous Amount Due | $1,717.89 |
| Payment(s) Received Since Last Statement | -$1,717.89 |
| **Current Month's Charges** | **$1,717.89** |
| **Amount Due by August 12, 2026** | **$1,717.89** |

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

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**Account #:** 211004654664
**Due Date:** August 12, 2026

| Amount Due: | $1,717.89 |
|---|---|

**Payment Amount:** $_____

619285931163

Your account will be drafted on August 12, 2026

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TECO TAMPA ELECTRIC AN EMERA COMPANY

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

**Account #: 211004654664**
**Statement Date: July 22, 2026**
**Charges Due: August 12, 2026**

**Service Period:** Jun 17, 2026 - Jul 16, 2026

**Rate Schedule:** Lighting Service

## Charge Details

### Electric Charges

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

| | | |
|---|---|---|
| Lighting Energy Charge | *385 kWh @ $0.03411/kWh* | $13.13 |
| Fixture & Maintenance Charge | *27 Fixtures* | $656.40 |
| Lighting Pole / Wire | *27 Poles* | $906.93 |
| Lighting Fuel Charge | *385 kWh @ $0.03452/kWh* | $13.29 |
| Storm Protection Charge | *385 kWh @ $0.00574/kWh* | $2.21 |
| Clean Energy Transition Mechanism | *385 kWh @ $0.00043/kWh* | $0.17 |
| Storm Surcharge | *385 kWh @ $0.01230/kWh* | $4.74 |
| Florida Gross Receipt Tax | | $0.86 |
| State Tax | | $120.16 |
| **Lighting Charges** | | **$1717.89** |

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

## Important Messages

**Good news for business customers! The price of electricity will go down in August as we end the Storm Recovery Charge.**
Beginning in August, small business customers will save about $20 per 1,000 kWh each month, or 11-12% overall. That's saving of about $40/month for 2,000kWh and nearly $60/month for 3,000 kWh. Most commercial customers can expect savings of approximately 7% to 10%, while industrial customer savings will vary based on usage and rate class. For more ways to save, visit **TampaElectric.com/BizSave**

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00000002-0000018-Page 17 of 22




# The price of electricity is going down.

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

**Statement Date:** July 17, 2026

| Amount Due: | $3,169.98 |
|---|---|

**Due Date:** August 07, 2026
**Account #:** 211024076591

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

## Account Summary

**Current Service Period:** June 12, 2026 - July 13, 2026

| | |
|---|---|
| Previous Amount Due | $3,169.98 |
| Payment(s) Received Since Last Statement | -$3,169.98 |
| **Current Month's Charges** | **$3,169.98** |
| **Amount Due by August 07, 2026** | **$3,169.98** |

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

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**Account #:** 211024076591
**Due Date:** August 07, 2026

| Amount Due: | $3,169.98 |
|---|---|

**Payment Amount:** $ _____

684717737523

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TECO TAMPA ELECTRIC AN EMERA COMPANY

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

**Account #:** 211024076591
**Statement Date:** July 17, 2026
**Charges Due:** August 07, 2026

**Service Period:** Jun 12, 2026 - Jul 13, 2026

**Rate Schedule:** Lighting Service

## Charge Details

### Electric Charges

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

| | | |
|---|---|---|
| Lighting Energy Charge | *714 kWh @ $0.03411/kWh* | $24.35 |
| Fixture & Maintenance Charge | *51 Fixtures* | $1171.38 |
| Lighting Pole / Wire | *51 Poles* | $1713.09 |
| Lighting Fuel Charge | *714 kWh @ $0.03452/kWh* | $24.65 |
| Storm Protection Charge | *714 kWh @ $0.00574/kWh* | $4.10 |
| Clean Energy Transition Mechanism | *714 kWh @ $0.00043/kWh* | $0.31 |
| Storm Surcharge | *714 kWh @ $0.01230/kWh* | $8.78 |
| Florida Gross Receipt Tax | | $1.59 |
| State Tax | | $221.73 |
| **Lighting Charges** | | **$3169.98** |

**Total Current Month's Charges** **$3,169.98**

## Important Messages

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Beginning in August, small business customers will save about $20 per 1,000 kWh each month, or 11-12% overall. That's saving of about $40/month for 2,000kWh and nearly $60/month for 3,000 kWh. Most commercial customers can expect savings of approximately 7% to 10%, while industrial customer savings will vary based on usage and rate class. For more ways to save, visit **TampaElectric.com/BizSave**

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# The price of electricity is going down.

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

**Statement Date:** July 17, 2026

| Amount Due: | $2,511.78 |
|---|---|

**Due Date:** August 07, 2026
**Account #:** 221006977807

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

## Account Summary

**Current Service Period:** June 12, 2026 - July 13, 2026

| | |
|---|---|
| Previous Amount Due | $2,511.78 |
| Payment(s) Received Since Last Statement | -$2,511.78 |
| **Current Month's Charges** | **$2,511.78** |
| **Amount Due by August 07, 2026** | **$2,511.78** |

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

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TECO
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**Account #:** 221006977807
**Due Date:** August 07, 2026

| Amount Due: | $2,511.78 |
|---|---|
| **Payment Amount:** $ _____ | |

689655962364

Your account will be drafted on August 07, 2026

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TECO. TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 221006977807
Statement Date: July 17, 2026
Charges Due: August 07, 2026

**Service Period:** Jun 12, 2026 - Jul 13, 2026

**Rate Schedule:** Lighting Service

## Charge Details

### Electric Charges

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

| | | |
|---|---|---|
| Lighting Energy Charge | *588 kWh @ $0.03411/kWh* | $20.06 |
| Fixture & Maintenance Charge | *42 Fixtures* | $872.76 |
| Lighting Pole / Wire | *42 Poles* | $1410.78 |
| Lighting Fuel Charge | *588 kWh @ $0.03452/kWh* | $20.30 |
| Storm Protection Charge | *588 kWh @ $0.00574/kWh* | $3.38 |
| Clean Energy Transition Mechanism | *588 kWh @ $0.00043/kWh* | $0.25 |
| Storm Surcharge | *588 kWh @ $0.01230/kWh* | $7.23 |
| Florida Gross Receipt Tax | | $1.31 |
| State Tax | | $175.71 |
| **Lighting Charges** | | **$2511.78** |

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

## Important Messages

**Good news for business customers! The price of electricity will go down in August as we end the Storm Recovery Charge.**
Beginning in August, small business customers will save about $20 per 1,000 kWh each month, or 11-12% overall. That's saving of about $40/month for 2,000kWh and nearly $60/month for 3,000 kWh. Most commercial customers can expect savings of approximately 7% to 10%, while industrial customer savings will vary based on usage and rate class. For more ways to save, visit **TampaElectric.com/BizSave**

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# The price of electricity is going down.

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**Statement Date:** July 17, 2026

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

| Amount Due: | $509.40 |
|---|---|

**Due Date:** August 07, 2026
**Account #:** 221006978904

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

## Account Summary

**Current Service Period:** June 12, 2026 - July 13, 2026

| | |
|---|---|
| Previous Amount Due | $509.40 |
| Payment(s) Received Since Last Statement | -$509.40 |
| **Current Month's Charges** | **$509.40** |
| **Amount Due by August 07, 2026** | **$509.40** |

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**Account #:** 221006978904
**Due Date:** August 07, 2026

| Amount Due: | $509.40 |
|---|---|

**Payment Amount:** $_____

689655962365

Your account will be drafted on August 07, 2026

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**Service For:**
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Account #: 221006978904
Statement Date: July 17, 2026
Charges Due: August 07, 2026

**Service Period:** Jun 12, 2026 - Jul 13, 2026

**Rate Schedule:** Lighting Service

## Charge Details

### Electric Charges

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

| | | |
|---|---|---|
| Lighting Energy Charge | *112 kWh @ $0.03411/kWh* | $3.82 |
| Fixture & Maintenance Charge | *8 Fixtures* | $195.04 |
| Lighting Pole / Wire | *8 Poles* | $268.72 |
| Lighting Fuel Charge | *112 kWh @ $0.03452/kWh* | $3.87 |
| Storm Protection Charge | *112 kWh @ $0.00574/kWh* | $0.64 |
| Clean Energy Transition Mechanism | *112 kWh @ $0.00043/kWh* | $0.05 |
| Storm Surcharge | *112 kWh @ $0.01230/kWh* | $1.38 |
| Florida Gross Receipt Tax | | $0.25 |
| State Tax | | $35.63 |
| **Lighting Charges** | | **$509.40** |

**Total Current Month's Charges** **$509.40**

## Important Messages

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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

**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.

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# The price of electricity is going down.

Good news for business customers! Beginning in August, commercial customers will see lower electric bills as we end the Storm Recovery Surcharge. Most commercial customers can expect savings of approximately 7% to 10%, while industrial customer savings will vary based on usage and rate class.

For more ways to save, visit **TampaElectric.com/BizSave.**

TECO. TAMPA ELECTRIC

TECO
TAMPA ELECTRIC
AN EMERA COMPANY
TampaElectric.com

**Statement Date:** July 17, 2026

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

| Amount Due: | $1,016.68 |
|---|---|

**Due Date:** August 07, 2026
**Account #:** 221006978920

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

## Account Summary

**Current Service Period:** June 12, 2026 - July 13, 2026

| | |
|---|---|
| Previous Amount Due | $1,016.68 |
| Payment(s) Received Since Last Statement | -$1,016.68 |
| **Current Month's Charges** | **$1,016.68** |
| **Amount Due by August 07, 2026** | **$1,016.68** |

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

Scan here to view your account online.




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

**TECOaccount.com**

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

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

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

**Account #:** 221006978920
**Due Date:** August 07, 2026

| Amount Due: | $1,016.68 |
|---|---|

**Payment Amount:** $_____

689655962366

Your account will be drafted on August 07, 2026

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

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

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.*

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 221006978920
Statement Date: July 17, 2026
Charges Due: August 07, 2026

**Service Period:** Jun 12, 2026 - Jul 13, 2026

**Rate Schedule:** Lighting Service

## Charge Details

### Electric Charges

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

| | | |
|---|---|---|
| Lighting Energy Charge | *238 kWh @ $0.03411/kWh* | $8.12 |
| Fixture & Maintenance Charge | *17 Fixtures* | $353.26 |
| Lighting Pole / Wire | *17 Poles* | $571.03 |
| Lighting Fuel Charge | *238 kWh @ $0.03452/kWh* | $8.22 |
| Storm Protection Charge | *238 kWh @ $0.00574/kWh* | $1.37 |
| Clean Energy Transition Mechanism | *238 kWh @ $0.00043/kWh* | $0.10 |
| Storm Surcharge | *238 kWh @ $0.01230/kWh* | $2.93 |
| Florida Gross Receipt Tax | | $0.53 |
| State Tax | | $71.12 |
| **Lighting Charges** | | **$1016.68** |

**Total Current Month's Charges** **$1,016.68**

## Important Messages

**Good news for business customers! The price of electricity will go down in August as we end the Storm Recovery Charge.**
Beginning in August, small business customers will save about $20 per 1,000 kWh each month, or 11-12% overall. That's saving of about $40/month for 2,000kWh and nearly $60/month for 3,000 kWh. Most commercial customers can expect savings of approximately 7% to 10%, while industrial customer savings will vary based on usage and rate class. For more ways to save, visit **TampaElectric.com/BizSave**

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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.

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

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

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

## Contact Us

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

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# The price of electricity is going down.

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TECO. TAMPA ELECTRIC

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

TampaElectric.com

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

**Statement Date:** July 17, 2026

| Amount Due: | $891.45 |
|---|---|

**Due Date:** August 07, 2026
**Account #:** 221006978961

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

## Account Summary

**Current Service Period:** June 12, 2026 - July 13, 2026

| | |
|---|---|
| Previous Amount Due | $891.45 |
| Payment(s) Received Since Last Statement | -$891.45 |
| **Current Month's Charges** | **$891.45** |
| **Amount Due by August 07, 2026** | **$891.45** |

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

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**TECOaccount.com**

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

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

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

**Account #:** 221006978961
**Due Date:** August 07, 2026

| Amount Due: | $891.45 |
|---|---|
| **Payment Amount:** $_____ | |

689655962367

Your account will be drafted on August 07, 2026

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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.*

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

**Account #:** 221006978961
**Statement Date:** July 17, 2026
**Charges Due:** August 07, 2026

**Service Period:** Jun 12, 2026 - Jul 13, 2026

**Rate Schedule:** Lighting Service

## Charge Details

### Electric Charges

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

| | | |
|---|---|---|
| Lighting Energy Charge | *196 kWh @ $0.03411/kWh* | $6.69 |
| Fixture & Maintenance Charge | *14 Fixtures* | $341.32 |
| Lighting Pole / Wire | *14 Poles* | $470.26 |
| Lighting Fuel Charge | *196 kWh @ $0.03452/kWh* | $6.77 |
| Storm Protection Charge | *196 kWh @ $0.00574/kWh* | $1.13 |
| Clean Energy Transition Mechanism | *196 kWh @ $0.00043/kWh* | $0.08 |
| Storm Surcharge | *196 kWh @ $0.01230/kWh* | $2.41 |
| Florida Gross Receipt Tax | | $0.44 |
| State Tax | | $62.35 |
| **Lighting Charges** | | **$891.45** |

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

## Important Messages

**Good news for business customers! The price of electricity will go down in August as we end the Storm Recovery Charge.**
Beginning in August, small business customers will save about $20 per 1,000 kWh each month, or 11-12% overall. That's saving of about $40/month for 2,000kWh and nearly $60/month for 3,000 kWh. Most commercial customers can expect savings of approximately 7% to 10%, while industrial customer savings will vary based on usage and rate class. For more ways to save, visit **TampaElectric.com/BizSave**

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

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

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

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

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TampaElectric.com
**Phone:**
**Commercial Customer Care:**
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**Residential Customer Care:**
813-223-0800 (Hillsborough)
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888-223-0800 (All Other Counties)

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

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# The price of electricity is going down.

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For more ways to save, visit **TampaElectric.com/BizSave.**

TECO
TAMPA ELECTRIC

# 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.: 9143
Terms: Due on receipt
Invoice date: 08/03/2026
Due date: 08/03/2026

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

**Total** **$1,050.00**

## Note to customer

Thank you for your business.

**Wahoo Pools Group, Inc**

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

# INVOICE

Invoice Number
# 20252989

Amount Due
**$1,500.00**

Bill To:

Reserve at Pradera
12051 PRADERA RESERVE BLVD
RIVERVIEW, FL 33579

Invoice Date
July 16, 2026

Due Date
August 1, 2026

LOCATION: 12051 PRADERA RESERVE BLVD, RIVERVIEW

| Item | Description | Qty | Rate | Amount |
|---|---|---|---|---|
| Pool Maintenance | August | 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

**Wahoo Pools Group, Inc**

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

# INVOICE

Invoice Number
# 20253187

Amount Due
**$1,500.00**

Bill To:

Reserve at Pradera
12051 PRADERA RESERVE BLVD
RIVERVIEW, FL 33579

Invoice Date
August 15, 2026

Due Date
September 1, 2026

LOCATION: 12051 PRADERA RESERVE BLVD, RIVERVIEW

| Item | Description | Qty | Rate | Amount |
|---|---|---|---|---|
| Pool Maintenance | September | 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 11

Rizzetta & Company

# Reserve At Pradera
# Community Development District

## Financial Statements
## (Unaudited)

## July 31, 2026

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

**reserveatpraderacdd.org**
**rizzetta.com**

**Reserve at Pradera Community Development District**
Balance Sheet
As of 07/31/2026
(In Whole Numbers)

| | General Fund | Reserve Fund | Debt Service Fund | Total Gvmnt Fund | Fixed Assets Group | Long-Term Debt |
|---|---|---|---|---|---|---|
| Assets | | | | | | |
| Cash In Bank | 447,607 | 0 | 10 | 447,617 | 0 | 0 |
| Investments | 0 | 159,117 | 277,656 | 436,773 | 0 | 0 |
| Prepaid Expenses | 173 | 0 | 0 | 173 | 0 | 0 |
| Refundable Deposits | 13,900 | 0 | 0 | 13,900 | 0 | 0 |
| Fixed Assets | 0 | 0 | 0 | 0 | 5,215,774 | 0 |
| Amount Available in Debt Service | 0 | 0 | 0 | 0 | 0 | 277,666 |
| Amount To Be Provided Debt Service | 0 | 0 | 0 | 0 | 0 | 2,377,334 |
| Total Assets | 461,680 | 159,117 | 277,666 | 898,463 | 5,215,774 | 2,655,000 |
| Liabilities | | | | | | |
| Accounts Payable | 15,099 | 0 | 0 | 15,099 | 0 | 0 |
| Accrued Expenses | 7,386 | 0 | 0 | 7,386 | 0 | 0 |
| Revenue Bonds Payable-Long Term | 0 | 0 | 0 | 0 | 0 | 2,655,000 |
| Total Liabilities | 22,485 | 0 | 0 | 22,485 | 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 | 260,738 | 44,404 | 13,092 | 318,234 | 0 | 0 |
| Total Fund Equity & Other Credits | 439,195 | 159,117 | 277,666 | 875,978 | 5,215,774 | 0 |
| Total Liabilities & Fund Equity | 461,680 | 159,117 | 277,666 | 898,463 | 5,215,774 | 2,655,000 |

224 General Fund

**Reserve at Pradera Community Development District**
Statement of Revenues and Expenditures
As of 07/31/2026
(In Whole Numbers)

| | Year Ending 09/30/2026 | Through 07/31/2026 | Year To Date 07/31/2026 | |
|---|---|---|---|---|
| | Annual Budget | YTD Budget | YTD Actual | YTD Variance |
| Revenues | | | | |
| Interest Earnings | | | | |
| Interest Earnings | 0 | 0 | 466 | 466 |
| Special Assessments | | | | |
| Tax Roll | 845,697 | 845,697 | 853,446 | 7,749 |
| Other Misc. Revenues | | | | |
| Miscellaneous Revenue | 0 | 0 | 125 | 125 |
| Total Revenues | 845,697 | 845,697 | 854,037 | 8,340 |
| Expenditures | | | | |
| Legislative | | | | |
| Supervisor Fees | 14,000 | 11,667 | 6,600 | 5,067 |
| Total Legislative | 14,000 | 11,667 | 6,600 | 5,067 |
| Financial & Administrative | | | | |
| Accounting Services | 18,044 | 15,036 | 15,037 | 0 |
| Administrative Services | 5,176 | 4,314 | 4,313 | 0 |
| Assessment Roll | 4,734 | 4,734 | 4,734 | 0 |
| Auditing Services | 4,500 | 4,500 | 3,900 | 600 |
| Disclosure Report | 5,000 | 4,166 | 4,167 | 0 |
| District Engineer | 10,000 | 8,334 | 8,334 | (2) |
| District Management | 20,339 | 16,949 | 16,950 | 0 |
| Dues, Licenses & Fees | 175 | 175 | 850 | (675) |
| Financial & Revenue Collections | 3,408 | 2,840 | 2,840 | 0 |
| Legal Advertising | 1,500 | 1,250 | 1,056 | 194 |
| 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 | 2,667 | 2,638 | 29 |
| Total Financial & Administrative | 83,084 | 71,973 | 71,177 | 796 |
| Legal Counsel | | | | |
| District Counsel | 20,000 | 16,666 | 12,875 | 3,791 |
| Total Legal Counsel | 20,000 | 16,666 | 12,875 | 3,791 |
| Security Operations | | | | |
| Amenity Security Camera System-Maintenan | 6,500 | 5,417 | 0 | 5,417 |
| Security System Monitoring Services & Ma | 20,000 | 16,667 | 11,158 | 5,509 |
| Total Security Operations | 26,500 | 22,084 | 11,158 | 10,926 |
| Electric Utility Services | | | | |
| Utility Services | 177,000 | 147,500 | 151,687 | (4,187) |
| Total Electric Utility Services | 177,000 | 147,500 | 151,687 | (4,187) |
| Water-Sewer Combination Services | | | | |
| Utility Services | 8,000 | 6,666 | 9,821 | (3,154) |
| Total Water-Sewer Combination Services | 8,000 | 6,666 | 9,821 | (3,154) |

224 General Fund

**Reserve at Pradera Community Development District**
Statement of Revenues and Expenditures
As of 07/31/2026
(In Whole Numbers)

| | Year Ending 09/30/2026 | Through 07/31/2026 | Year To Date 07/31/2026 | |
|---|---|---|---|---|
| | Annual Budget | YTD Budget | YTD Actual | YTD Variance |
| Stormwater Control | | | | |
| Aquatic Maintenance | 29,000 | 24,167 | 24,863 | (697) |
| Fountain Service Repair & Maintenance | 2,500 | 2,083 | 6,302 | (4,218) |
| Lake/Pond Bank Maintenance & Repair | 500 | 417 | 0 | 416 |
| Midge Fly Treatments | 6,000 | 5,000 | 255 | 4,745 |
| Total Stormwater Control | 38,000 | 31,667 | 31,420 | 246 |
| Other Physical Environment | | | | |
| Entry & Walls Maintenance & Repair | 5,000 | 4,167 | 260 | 3,907 |
| General Liability Insurance | 5,843 | 5,843 | 4,039 | 1,804 |
| Holiday Decorations | 8,500 | 8,500 | 3,574 | 4,926 |
| Irrigation Maintenance & Repair | 10,000 | 8,333 | 5,144 | 3,190 |
| Landscape - Annuals/Flowers | 10,500 | 8,750 | 898 | 7,851 |
| Landscape - Fertilizer | 22,346 | 18,622 | 0 | 18,622 |
| Landscape - Mulch | 31,000 | 31,000 | 21,788 | 9,212 |
| Landscape - Pest Control/OTC Injections | 6,080 | 5,067 | 0 | 5,067 |
| Landscape Inspection Services | 10,800 | 9,000 | 10,000 | (1,000) |
| Landscape Maintenance | 175,000 | 145,833 | 132,334 | 13,499 |
| Landscape Replacement Plants, Shrubs, Tr | 10,000 | 8,333 | 6,654 | 1,679 |
| Pest Control | 3,000 | 2,500 | 1,112 | 1,388 |
| Property Insurance | 12,844 | 12,844 | 11,101 | 1,743 |
| Well Maintenance | 1,500 | 1,250 | 0 | 1,250 |
| Total Other Physical Environment | 312,413 | 270,042 | 196,904 | 73,138 |
| Parks & Recreation | | | | |
| Access Control Maintenance & Repair | 5,000 | 4,167 | 0 | 4,167 |
| Basketball Court Maintenance & Supplies | 6,500 | 5,417 | 11,848 | (6,431) |
| Dog Waste Station Supplies & Maintenance | 1,500 | 1,250 | 0 | 1,250 |
| Fitness Equipment Maintenance & Repair | 4,000 | 3,333 | 0 | 3,333 |
| Furniture Repair & Replacement | 40,000 | 33,333 | 39,084 | (5,751) |
| Maintenance & Repairs | 20,000 | 16,667 | 2,194 | 14,472 |
| Pest Control | 5,000 | 4,167 | 1,353 | 2,814 |
| Playground Equipment & Maintenance | 2,000 | 1,666 | 0 | 1,667 |
| Pool Repair & Maintenance | 20,000 | 16,667 | 7,666 | 9,001 |
| Pool Service Contract | 20,000 | 16,667 | 13,500 | 3,167 |
| Telephone, Internet, Cable | 2,500 | 2,083 | 1,732 | 351 |
| Trail/Bike Path Maintenance | 2,000 | 1,667 | 0 | 1,667 |
| Wildlife Management Services | 13,200 | 11,000 | 11,270 | (270) |
| Total Parks & Recreation | 141,700 | 118,084 | 88,647 | 29,437 |
| Contingency | | | | |
| Miscellaneous Contingency | 25,000 | 20,833 | 13,010 | 7,822 |
| Total Contingency | 25,000 | 20,833 | 13,010 | 7,822 |
| Total Expenditures | 845,697 | 717,182 | 593,299 | 123,882 |
| Total Excess of Revenues Over(Under) Expenditures | 0 | 128,515 | 260,738 | 132,222 |

224 General Fund

**Reserve at Pradera Community Development District**
Statement of Revenues and Expenditures
As of 07/31/2026
(In Whole Numbers)

| | Year Ending 09/30/2026 | Through 07/31/2026 | Year To Date 07/31/2026 | |
|---|---|---|---|---|
| | Annual Budget | YTD Budget | YTD Actual | YTD Variance |
| Fund Balance, Beginning of Period | 0 | 0 | 178,457 | 178,458 |
| Total Fund Balance, End of Period | 0 | 128,515 | 439,195 | 310,680 |

224 Reserve Fund

**Reserve at Pradera Community Development District**
Statement of Revenues and Expenditures
As of 07/31/2026
(In Whole Numbers)

| | Year Ending 09/30/2026 | Through 07/31/2026 | Year To Date 07/31/2026 | |
|---|---|---|---|---|
| | Annual Budget | YTD Budget | YTD Actual | YTD Variance |
| Revenues | | | | |
| Interest Earnings | | | | |
| Interest Earnings | 0 | 0 | 4,404 | 4,404 |
| Special Assessments | | | | |
| Tax Roll | 40,000 | 40,000 | 40,000 | 0 |
| Total Revenues | 40,000 | 40,000 | 44,404 | 4,404 |
| Expenditures | | | | |
| Contingency | | | | |
| Capital Reserve | 40,000 | 33,333 | 0 | 33,333 |
| Total Contingency | 40,000 | 33,333 | 0 | 33,333 |
| Total Expenditures | 40,000 | 33,333 | 0 | 33,333 |
| Total Excess of Revenues Over(Under) Expenditures | 0 | 6,667 | 44,404 | 37,737 |
| Fund Balance, Beginning of Period | 0 | 0 | 114,713 | 114,713 |
| Total Fund Balance, End of Period | 0 | 6,667 | 159,117 | 152,450 |

224 Debt Service Fund S2015

**Reserve at Pradera Community Development District**
Statement of Revenues and Expenditures
As of 07/31/2026
(In Whole Numbers)

| | Year Ending 09/30/2026 | Through 07/31/2026 | Year To Date 07/31/2026 | |
|---|---|---|---|---|
| | Annual Budget | YTD Budget | YTD Actual | YTD Variance |
| Revenues | | | | |
| Interest Earnings | | | | |
| Interest Earnings | 0 | 0 | 9,952 | 9,952 |
| Special Assessments | | | | |
| Tax Roll | 233,342 | 233,342 | 235,383 | 2,041 |
| Total Revenues | 233,342 | 233,342 | 245,335 | 11,993 |
| Expenditures | | | | |
| Debt Service | | | | |
| Interest | 158,342 | 158,342 | 157,243 | 1,099 |
| Principal | 75,000 | 75,000 | 75,000 | 0 |
| Total Debt Service | 233,342 | 233,342 | 232,243 | 1,099 |
| Total Expenditures | 233,342 | 233,342 | 232,243 | 1,099 |
| Total Excess of Revenues Over(Under) Expenditures | 0 | 0 | 13,092 | 13,092 |
| Fund Balance, Beginning of Period | 0 | 0 | 264,574 | 264,574 |
| Total Fund Balance, End of Period | 0 | 0 | 277,666 | 277,666 |

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

| Account | Investment | | Balance as of July 31, 2026 |
|---|---|---|---|
| Valley National Reserve | Governmental Checking | $ | 94,869 |
| FL CLASS Reserve | Average Monthly Yield 3.7289% | | 64,248 |
| | **Total Reserve Fund Investments** | **$** | **159,117** |
| US Bank Series 2015 Revenue | US Bank GCTS 0490 | $ | 161,089 |
| US Bank Series 2015 Reserve | US Bank GCTS 0490 | | 116,562 |
| US Bank Series 2015 Prepayment | US Bank MMKT 5 - CT | | 5 |
| | **Total Debt Service Fund Investments** | **$** | **277,656** |

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 07/01/2026 to 07/31/2026

| | Fund Name | GL posting date | Vendor name | Document number | Description | Balance Due |
|---|---|---|---|---|---|---|
| **224, 2234** | | | | | | |
| | 224 General Fund | 07/19/2026 | Charter Communications | 2490284071926 | Telephone, Internet and Cable 08/26 | 175.38 |
| | 224 General Fund | 07/19/2026 | TECO | 221006978961-071726 | Utilities 07/26 | 891.45 |
| | 224 General Fund | 07/17/2026 | TECO | 221006978920-071726 | Utilities 07/26 | 1,016.68 |
| | 224 General Fund | 07/19/2026 | TECO | 211004653575-071726 | Utilities 07/26 | 1,273.49 |
| | 224 General Fund | 07/17/2026 | TECO | 211004653369-071726 | Utilities 07/26 | 2,326.80 |
| | 224 General Fund | 07/19/2026 | TECO | 221006977807-071726 | Utility Services 07/26 | 2,511.78 |
| | 224 General Fund | 07/19/2026 | TECO | 211024076591-071726 | Electric Charges 07/26 | 3,169.98 |
| | 224 General Fund | 07/19/2026 | TECO | 211004653823-072226 | Electric Charges 07/26 | 99.47 |
| | 224 General Fund | 07/19/2026 | TECO | 211004654029-072226 | Utilities 07/26 | 225.14 |
| | 224 General Fund | 07/19/2026 | TECO | 211004654276-072226 | Utilities 07/26 | 580.53 |
| | 224 General Fund | 07/19/2026 | TECO | 211004654458-072226 | Utilities 07/26 | 600.99 |
| | 224 General Fund | 07/17/2026 | TECO | 221006978904-071726 | Utilities 07/26 | 509.40 |
| | 224 General Fund | 07/19/2026 | TECO | 211004654664-072226 | Utilities 07/26 | 1,717.89 |
| **Sum for 224, 2234** | | | | | | **15,098.98** |
| **Sum for 224** | | | | | | **15,098.98** |
| **Sum Total** | | | | | | **15,098.98** |

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

**Balance Sheet**

1. Trust statement activity has been recorded through 07/31/2026.
2. See EMMA (Electronic Municipal Market Access) at https://emma.msrb.org for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

Rizzetta & Company

# Reserve At Pradera
# Community Development District

## Financial Statements
## (Unaudited)

## August 31, 2026

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

**reserveatpraderacdd.org**
**rizzetta.com**

**Reserve at Pradera Community Development District**
Balance Sheet
As of 08/31/2026
(In Whole Numbers)

| | General Fund | Reserve Fund | Debt Service Fund | Total Gvmnt Fund | Fixed Assets Group | Long-Term Debt |
|---|---|---|---|---|---|---|
| Assets | | | | | | |
| Cash In Bank | 391,633 | 0 | 0 | 391,633 | 0 | 0 |
| Investments | 0 | 159,585 | 278,479 | 438,065 | 0 | 0 |
| Prepaid Expenses | 5,014 | 0 | 0 | 5,013 | 0 | 0 |
| Refundable Deposits | 13,900 | 0 | 0 | 13,900 | 0 | 0 |
| Fixed Assets | 0 | 0 | 0 | 0 | 5,205,070 | 0 |
| Amount Available in Debt Service | 0 | 0 | 0 | 0 | 0 | 278,479 |
| Amount To Be Provided Debt Service | 0 | 0 | 0 | 0 | 0 | 2,376,521 |
| Total Assets | 410,547 | 159,585 | 278,479 | 848,611 | 5,205,070 | 2,655,000 |
| Liabilities | | | | | | |
| Accounts Payable | 32,930 | 0 | 0 | 32,930 | 0 | 0 |
| Accrued Expenses | 1,101 | 0 | 0 | 1,101 | 0 | 0 |
| Revenue Bonds Payable-Long Term | 0 | 0 | 0 | 0 | 0 | 2,655,000 |
| Total Liabilities | 34,031 | 0 | 0 | 34,031 | 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 | 5,205,070 | 0 |
| Net Change in Fund Balance | 198,059 | 44,872 | 13,905 | 256,836 | 0 | 0 |
| Total Fund Equity & Other Credits | 376,516 | 159,585 | 278,479 | 814,580 | 5,205,070 | 0 |
| Total Liabilities & Fund Equity | 410,547 | 159,585 | 278,479 | 848,611 | 5,205,070 | 2,655,000 |

224 General Fund

**Reserve at Pradera Community Development District**
Statement of Revenues and Expenditures
As of 08/31/2026
(In Whole Numbers)

| | Year Ending 09/30/2026 | Through 08/31/2026 | Year To Date 08/31/2026 | |
|---|---|---|---|---|
| | Annual Budget | YTD Budget | YTD Actual | YTD Variance |
| Revenues | | | | |
| Interest Earnings | | | | |
| Interest Earnings | 0 | 0 | 501 | 501 |
| Special Assessments | | | | |
| Tax Roll | 845,697 | 845,697 | 853,456 | 7,759 |
| Other Misc. Revenues | | | | |
| Miscellaneous Revenue | 0 | 0 | 150 | 150 |
| Total Revenues | 845,697 | 845,697 | 854,107 | 8,410 |
| Expenditures | | | | |
| Legislative | | | | |
| Supervisor Fees | 14,000 | 12,833 | 7,600 | 5,234 |
| Total Legislative | 14,000 | 12,833 | 7,600 | 5,234 |
| Financial & Administrative | | | | |
| Accounting Services | 18,044 | 16,541 | 16,540 | 0 |
| Administrative Services | 5,176 | 4,744 | 4,745 | 0 |
| Assessment Roll | 4,734 | 4,734 | 4,734 | 0 |
| Auditing Services | 4,500 | 4,500 | 3,900 | 600 |
| Disclosure Report | 5,000 | 4,584 | 4,583 | 0 |
| District Engineer | 10,000 | 9,166 | 12,334 | (3,167) |
| District Management | 20,339 | 18,644 | 18,644 | 0 |
| Dues, Licenses & Fees | 175 | 175 | 850 | (675) |
| Financial & Revenue Collections | 3,408 | 3,124 | 3,124 | 0 |
| Legal Advertising | 1,500 | 1,375 | 1,056 | 318 |
| Public Officials Liability Insurance | 3,508 | 3,508 | 3,305 | 203 |
| Trustees Fees | 3,500 | 3,500 | 3,664 | (163) |
| Website Hosting, Maintenance, Backup & E | 3,200 | 2,934 | 2,748 | 185 |
| Total Financial & Administrative | 83,084 | 77,529 | 80,227 | (2,699) |
| Legal Counsel | | | | |
| District Counsel | 20,000 | 18,333 | 15,066 | 3,268 |
| Total Legal Counsel | 20,000 | 18,333 | 15,066 | 3,268 |
| Security Operations | | | | |
| Amenity Security Camera System-Maintenan | 6,500 | 5,959 | 0 | 5,958 |
| Security System Monitoring Services & Ma | 20,000 | 18,333 | 12,177 | 6,156 |
| Total Security Operations | 26,500 | 24,292 | 12,177 | 12,114 |
| Electric Utility Services | | | | |
| Utility Services | 177,000 | 162,250 | 166,041 | (3,791) |
| Total Electric Utility Services | 177,000 | 162,250 | 166,041 | (3,791) |
| Water-Sewer Combination Services | | | | |
| Utility Services | 8,000 | 7,333 | 16,033 | (8,700) |
| Total Water-Sewer Combination Services | 8,000 | 7,333 | 16,033 | (8,700) |

**Reserve at Pradera Community Development District**
Statement of Revenues and Expenditures
As of 08/31/2026
(In Whole Numbers)

| | Year Ending 09/30/2026 | Through 08/31/2026 | Year To Date 08/31/2026 | |
|---|---|---|---|---|
| | Annual Budget | YTD Budget | YTD Actual | YTD Variance |
| Stormwater Control | | | | |
| Aquatic Maintenance | 29,000 | 26,584 | 27,480 | (896) |
| Fountain Service Repair & Maintenance | 2,500 | 2,291 | 6,301 | (4,010) |
| Lake/Pond Bank Maintenance & Repair | 500 | 459 | 0 | 458 |
| Midge Fly Treatments | 6,000 | 5,500 | 255 | 5,245 |
| Total Stormwater Control | 38,000 | 34,834 | 34,036 | 797 |
| Other Physical Environment | | | | |
| Entry & Walls Maintenance & Repair | 5,000 | 4,583 | 260 | 4,324 |
| General Liability Insurance | 5,843 | 5,843 | 4,039 | 1,804 |
| Holiday Decorations | 8,500 | 8,500 | 3,574 | 4,926 |
| Irrigation Maintenance & Repair | 10,000 | 9,167 | 5,144 | 4,023 |
| Landscape - Annuals/Flowers | 10,500 | 9,625 | 2,413 | 7,212 |
| Landscape - Fertilizer | 22,346 | 20,484 | 0 | 20,484 |
| Landscape - Mulch | 31,000 | 31,000 | 21,787 | 9,212 |
| Landscape - Pest Control/OTC Injections | 6,080 | 5,573 | 0 | 5,574 |
| Landscape Inspection Services | 10,800 | 9,900 | 11,000 | (1,100) |
| Landscape Maintenance | 175,000 | 160,417 | 145,057 | 15,359 |
| Landscape Replacement Plants, Shrubs, Tr | 10,000 | 9,166 | 8,610 | 557 |
| Pest Control | 3,000 | 2,750 | 1,112 | 1,638 |
| Property Insurance | 12,844 | 12,844 | 11,101 | 1,743 |
| Well Maintenance | 1,500 | 1,375 | 0 | 1,375 |
| Total Other Physical Environment | 312,413 | 291,227 | 214,097 | 77,131 |
| Parks & Recreation | | | | |
| Access Control Maintenance & Repair | 5,000 | 4,584 | 0 | 4,583 |
| Basketball Court Maintenance & Supplies | 6,500 | 5,958 | 12,148 | (6,189) |
| Dog Waste Station Supplies & Maintenance | 1,500 | 1,375 | 700 | 675 |
| Fitness Equipment Maintenance & Repair | 4,000 | 3,667 | 0 | 3,667 |
| Furniture Repair & Replacement | 40,000 | 36,666 | 39,084 | (2,418) |
| Maintenance & Repairs | 20,000 | 18,334 | 6,275 | 12,059 |
| Pest Control | 5,000 | 4,583 | 1,401 | 3,182 |
| Playground Equipment & Maintenance | 2,000 | 1,833 | 0 | 1,834 |
| Pool Repair & Maintenance | 20,000 | 18,334 | 7,665 | 10,667 |
| Pool Service Contract | 20,000 | 18,333 | 15,000 | 3,334 |
| Telephone, Internet, Cable | 2,500 | 2,292 | 1,903 | 389 |
| Trail/Bike Path Maintenance | 2,000 | 1,833 | 0 | 1,833 |
| Wildlife Management Services | 13,200 | 12,100 | 12,535 | (435) |
| Total Parks & Recreation | 141,700 | 129,892 | 96,711 | 33,181 |
| Contingency | | | | |
| Miscellaneous Contingency | 25,000 | 22,917 | 14,060 | 8,856 |
| Total Contingency | 25,000 | 22,917 | 14,060 | 8,856 |
| Total Expenditures | 845,697 | 781,440 | 656,048 | 125,391 |
| Total Excess of Revenues Over(Under) Expenditures | 0 | 64,257 | 198,059 | 133,801 |

224 General Fund

**Reserve at Pradera Community Development District**
Statement of Revenues and Expenditures
As of 08/31/2026
(In Whole Numbers)

| | Year Ending 09/30/2026 | Through 08/31/2026 | Year To Date 08/31/2026 | |
|---|---|---|---|---|
| | Annual Budget | YTD Budget | YTD Actual | YTD Variance |
| Fund Balance, Beginning of Period | 0 | 0 | 178,457 | 178,457 |
| Total Fund Balance, End of Period | 0 | 64,257 | 376,516 | 312,258 |

224 Reserve Fund

**Reserve at Pradera Community Development District**
Statement of Revenues and Expenditures
As of 08/31/2026
(In Whole Numbers)

| | Year Ending 09/30/2026 | Through 08/31/2026 | Year To Date 08/31/2026 | |
|---|---|---|---|---|
| | Annual Budget | YTD Budget | YTD Actual | YTD Variance |
| Revenues | | | | |
| Interest Earnings | | | | |
| Interest Earnings | 0 | 0 | 4,872 | 4,872 |
| Special Assessments | | | | |
| Tax Roll | 40,000 | 40,000 | 40,000 | 0 |
| Total Revenues | 40,000 | 40,000 | 44,872 | 4,872 |
| Expenditures | | | | |
| Contingency | | | | |
| Capital Reserve | 40,000 | 36,667 | 0 | 36,666 |
| Total Contingency | 40,000 | 36,667 | 0 | 36,666 |
| Total Expenditures | 40,000 | 36,667 | 0 | 36,666 |
| Total Excess of Revenues Over(Under) Expenditures | 0 | 3,333 | 44,872 | 41,538 |
| Fund Balance, Beginning of Period | 0 | 0 | 114,713 | 114,714 |
| Total Fund Balance, End of Period | 0 | 3,333 | 159,585 | 156,252 |

224 Debt Service Fund S2015

**Reserve at Pradera Community Development District**
Statement of Revenues and Expenditures
As of 08/31/2026
(In Whole Numbers)

| | Year Ending 09/30/2026 | Through 08/31/2026 | Year To Date 08/31/2026 | |
|---|---|---|---|---|
| | Annual Budget | YTD Budget | YTD Actual | YTD Variance |
| Revenues | | | | |
| Interest Earnings | | | | |
| Interest Earnings | 0 | 0 | 10,775 | 10,775 |
| Special Assessments | | | | |
| Tax Roll | 233,342 | 233,342 | 235,373 | 2,031 |
| Total Revenues | 233,342 | 233,342 | 246,148 | 12,806 |
| Expenditures | | | | |
| Debt Service | | | | |
| Interest | 158,342 | 158,342 | 157,243 | 1,099 |
| Principal | 75,000 | 75,000 | 75,000 | 0 |
| Total Debt Service | 233,342 | 233,342 | 232,243 | 1,099 |
| Total Expenditures | 233,342 | 233,342 | 232,243 | 1,099 |
| Total Excess of Revenues Over(Under) Expenditures | 0 | 0 | 13,905 | 13,905 |
| Fund Balance, Beginning of Period | 0 | 0 | 264,574 | 264,574 |
| Total Fund Balance, End of Period | 0 | 0 | 278,479 | 278,479 |

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

| Account | Investment | | Balance as of August 31, 2026 |
|---|---|---|---|
| Valley National Reserve | Governmental Checking | $ | 95,130 |
| FL CLASS Reserve | Average Monthly Yield 3.7767% | | 64,455 |
| | **Total Reserve Fund Investments** | **$** | **159,585** |
| US Bank Series 2015 Revenue | US Bank GCTS 0490 | $ | 161,913 |
| 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** | **$** | **278,479** |

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 08/01/2026 to 08/31/2026

| | Fund Name | GL posting date | Vendor name | Document number | Description | Balance Due |
|---|---|---|---|---|---|---|
| **224, 2234** | | | | | | |
| | 224 General Fund | 08/25/2026 | Charter Communications | 2490284081926 | Internet Service 08/26 | 175.38 |
| | 224 General Fund | 08/14/2026 | Hillsborough County BOCC | 3629519463-081826 | 12051 Palmera Reserve Drive 08/26 | 6,212.21 |
| | 224 General Fund | 08/01/2026 | Jerry Richardson | 2171 | Wildlife Services 07/26 | 1,100.00 |
| | 224 General Fund | 08/01/2026 | Jerry Richardson | 2182 | Wildlife Services 08/26 | 1,265.00 |
| | 224 General Fund | 08/14/2026 | Kilinski Van Wyk, PLLC | 15743 | Legal Services 07/26 | 2,690.48 |
| | 224 General Fund | 08/31/2026 | Pine Lake Services, LLC | 10872 | 4 Bottlebrush trees Installed 08/26 | 1,955.76 |
| | 224 General Fund | 08/25/2026 | Pine Lake Services, LLC | 10853 | Summer annuals 08/26 | 1,514.00 |
| | 224 General Fund | 08/14/2026 | TECO | 221006978920-081726 | Utilities 08/26 | 1,013.42 |
| | 224 General Fund | 08/14/2026 | TECO | 211004653369-081726 | Utilities 08/26 | 2,319.52 |
| | 224 General Fund | 08/14/2026 | TECO | 221006978961-081726 | Utilities 08/26 | 888.77 |
| | 224 General Fund | 08/14/2026 | TECO | 211024076591-081726 | Electric Charges 08/26 | 3,160.22 |
| | 224 General Fund | 08/14/2026 | TECO | 211004653575-081726 | Utilities 08/26 | 1,269.67 |
| | 224 General Fund | 08/25/2026 | TECO | 211004654029-082026 | Utilities - 13309 Pradera Reserve Drive 08/26 | 77.69 |
| | 224 General Fund | 08/14/2026 | TECO | 221006977807-081726 | Utility Services 08/26 | 2,503.74 |
| | 224 General Fund | 08/25/2026 | TECO | 211004654458-082026 | Utilities - 12053 Pradera Reserve BLVD 08/26 | 191.24 |
| | 224 General Fund | 08/25/2026 | TECO | 211004654276-082026 | Utilities - 12051 Pradera Reseve 08/26 | 600.98 |
| | 224 General Fund | 08/25/2026 | TECO | 211004654664-082026 | Utilities 08/26 | 1,712.62 |
| | 224 General Fund | 08/25/2026 | TECO | 211004653823-082026 | Electric Charges - 13411 Blam River Road 08/26 | 108.03 |
| | 224 General Fund | 08/14/2026 | TECO | 221006978904-081726 | Utilities 08/26 | 507.86 |
| | 224 General Fund | 08/25/2026 | U.S. Bank | 8311857 | Trustee Fees Series 2015 08/26 | 3,052.91 |
| | 224 General Fund | 08/25/2026 | U.S. Bank | 8311857 | Trustee Fees Series 2015 08/26 | 610.59 |
| **Sum for 224, 2234** | | | | | | **32,930.09** |
| **Sum for 224** | | | | | | **32,930.09** |
| **Sum Total** | | | | | | **32,930.09** |

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

**Balance Sheet**

1. Trust statement activity has been recorded through 08/31/2026.
2. See EMMA (Electronic Municipal Market Access) at https://emma.msrb.org for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.