Rizzetta & Company

Reserve at Pradera
Community Development District

Board of Supervisors
Regular Meeting
October 27, 2026

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

www.reserveatpraderacdd.org

RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT

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

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

October 20, 2026

Board of Supervisors
Reserve at Pradera Community
Development District

FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Reserve at Pradera Community Development District will be held on **Tuesday, October 27, 2026, at 10:30 a.m.** at the **District Office, 2700 S. Falkenburg Road, Suite 2745 Riverview, Florida 33578.**The following is the tentative agenda for this meeting:

1. **CALL TO ORDER/ROLL CALL**
2. **AUDIENCE COMMENTS**
3. **STAFF REPORTS**
   - **A.** Aquatics Services
     - **1.** Presentation of the Sitex Waterway Inspection Report.....Tab 1
   - **B.** Landscape Inspection Services
     - **1.** Presentation of Landscape Inspection Report.....Tab 2
   - **C.** District Counsel
   - **D.** District Engineer
   - **E.** District Manager
4. **BUSINESS ITEMS**
   - **A.** Ratification of EGIS Insurance Proposal.....Tab 3
   - **B.** Consideration of ECS Integrations Pool Access Proposals .....Tab 4
   - **C.** Discussion of Cease-and-Desist Letter to Resident
5. **BUSINESS ADMINISTRATION**
   - **A.** Consideration of Minutes of the Board of Supervisors Regular Meeting held on August 11 and September 24,2026.....Tab 5
   - **B.** Consideration of Operations and Maintenance Expenditures for September 2026 .....Tab 6
   - **C.** Consideration of Financial Report September 2026 .....Tab 7
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

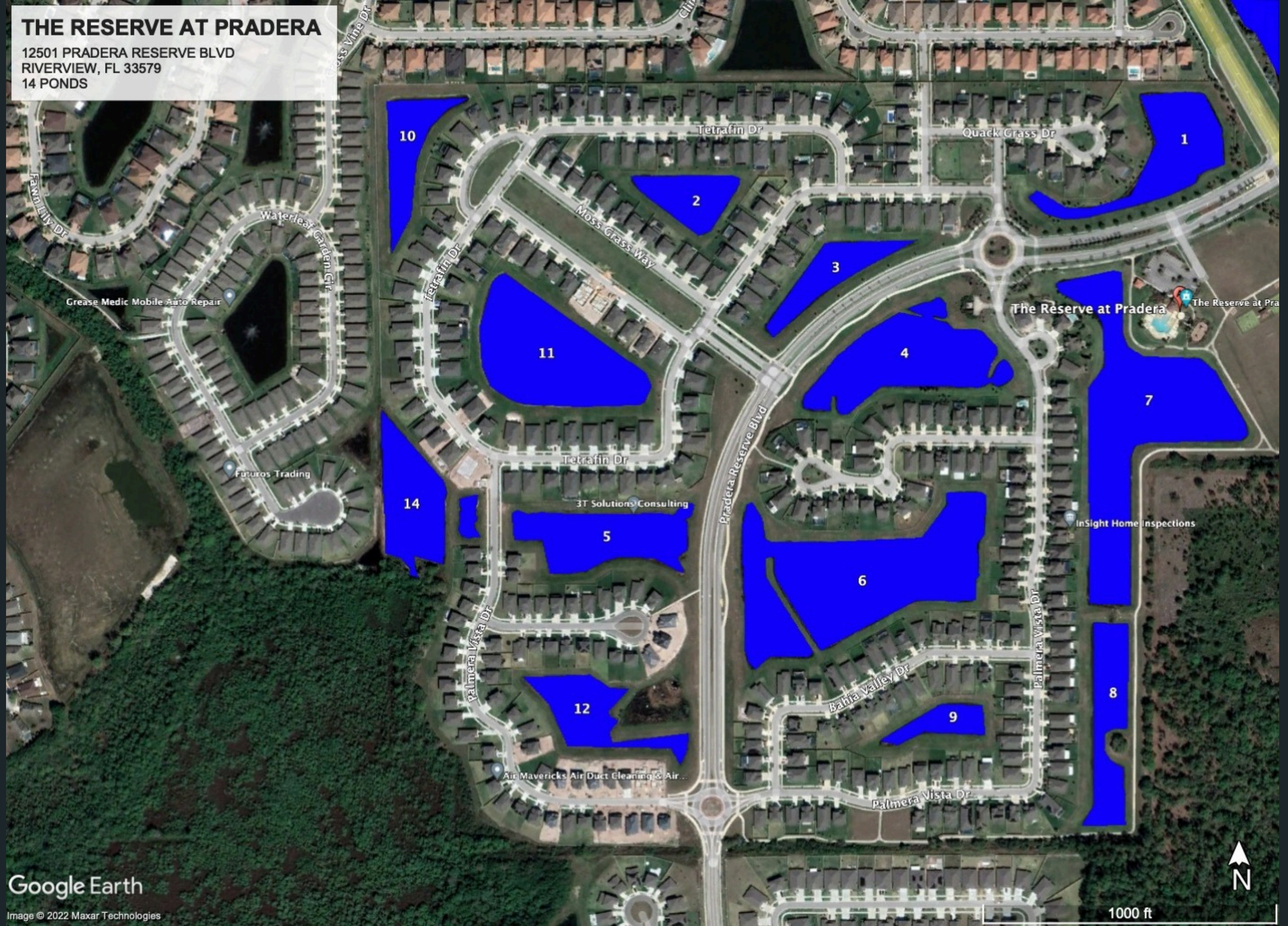
MONTHLY REPORT

OCTOBER, 2026



THE RESERVE AT PRADERA

12501 PRADERA RESERVE BLVD
RIVERVIEW, FL 33579
14 PONDS



SUMMARY:

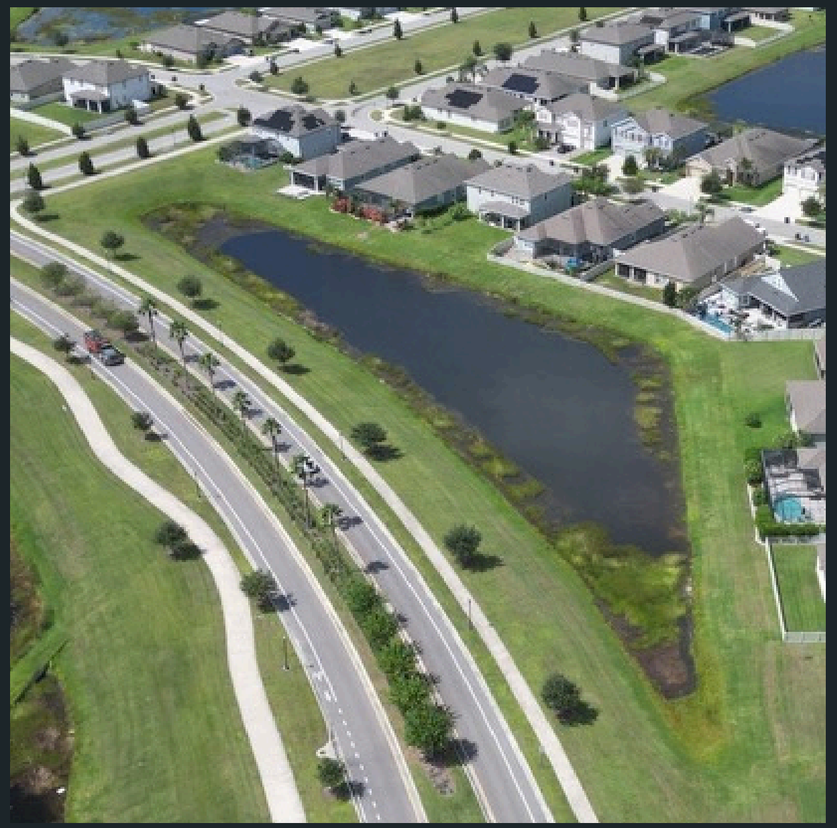
Fingers crossed cooler air is on the way! Cooler air brings cooler water, which allows dissolved oxygen levels to return to normal. Keep in mind, though, that if a quick cold snap is immediately followed by hot weather, the temperature shock can trigger a natural fish kill. We'll be applying preventive pond treatments heavily this month, aiming for strong aesthetic appeal and long-term weed/algae control.



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.



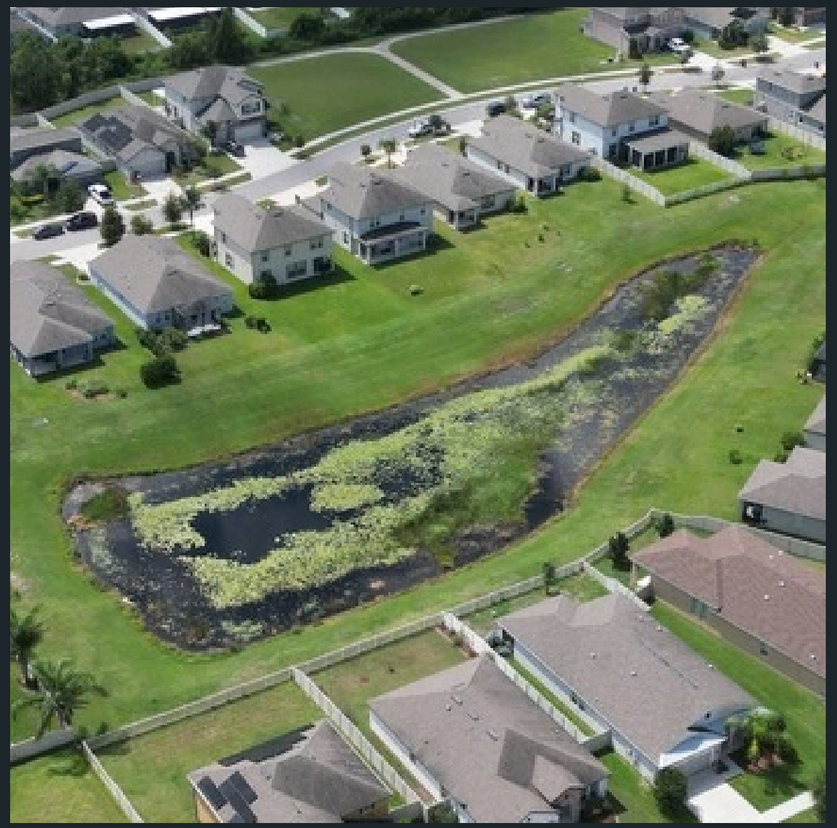
Pond #6 Treated for Shoreline vegetation.



Pond #7 Treated for Algae and and Shoreline Vegetation.



Pond #8 Treated for Shoreline Vegetation.



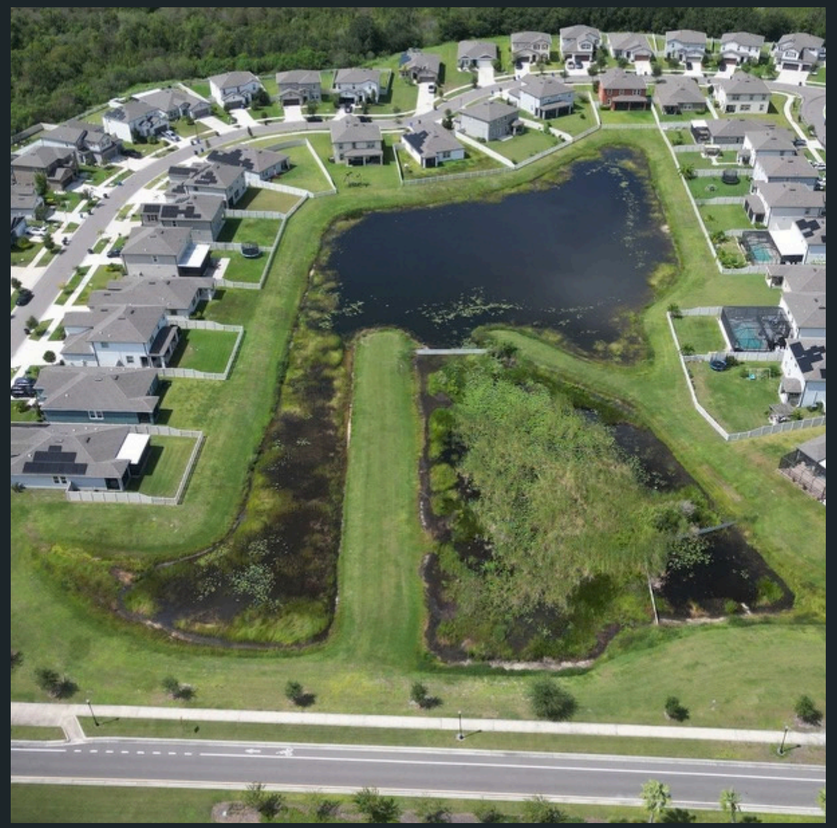
Pond #9 Treated for Shoreline Vegetation.



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

THE RESERVE AT PRADERA

COMMUNITY ASSET MANAGEMENT REPORT



October 2, 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. Instruct detail crews to cut out dead Juniper branches throughout the Amenity Center parking lot. Inspect troubled areas for pests or fungal pathogens and treat accordingly. (Pic 1)



2. Mealybugs were found again inside the pool enclosure. The first placement of Copper Leaf Plants on the left has adult bugs and Mammy Crotons are getting invaded as well. Live activity is still present on all placements around the pool. Please treat all Crotons and Copper Leaf Plants again and monitor within 7-10 days. Once a month follow ups are not eliminating the infestations completely because the hatching cycle comes sooner. After hatching, crawlers are making there way to other plants instead of dying out completely. Provide the district with a schedule of follow ups and pesticides being used so progress can be tracked. (Pics 2a-c>)







3. Please update on progress and current treatment schedule for chinch bugs. The turf around the Amenity Center looks better in some areas but more declined in others. The brassy tint symptomatic of chinch bug toxin is still present on the right side of the pool enclosure. (Pics 3a&b)





4. The Thryallis along the walkway between the pool and playground has spider mites. Please inspect and treat accordingly. All plant beds that line the fence should be treated during spraying service. Spider mite webs were seen throughout the surrounding foliage. (Pics 4a&b>)

5. Inspect the turf between the pool enclosure and mail kiosk. This turf has declined significantly since the last inspection. Irrigation should be inspected and the timer tested as this zone seems dry even with the regular rainfall.(Pic 5)







6. Prune out dead Indian Hawthorne stems in the parking lot beds. There are too many bare branches and dead plant material. Remove plants that are non-producing and taking up space. (Pic 6)



7. Documenting turf condition at the Pradera Reserve Blvd. entrance. October fertilization should improve the turf health as long as regular rain continues. Before and after comparisons will be documented. (Pic 7)



8. Please schedule Oak tree trimming along the sidewalk on Balm Riverview Rd., north of the monument. Some of the branches are already face height.

9. Please instruct detail crews to dispose of clippings and plant debris after trimming. Multiple locations had build ups of Juniper, Jasmine, and Viburnum that were left on top of the hedge or laying in the mulch. (Pic 9)



10. The beds lining the northern fence, along Balm Riverview Rd., have grasses that are in decline or have already died out. Please inspect viable grasses and treat for pests or pathogens. Non-viable grasses should be pulled out and removed from the bed. (Pic 10)



11. Smaller palms along the Balm Riverview beds need the seed pods or hanging fruits removed. Please include maintenance and removal of dead fronds in the next detail service.

12. Documenting the turf condition, south of the monument along Balm Riverview Rd., for before and after fertilization comparisons. Brassy discoloration is still present that can indicate chinch bugs. Please advise on treatment progress. (Pic 12)



13. The turf along the exit lane sidewalk remains patchy with bare spots and brassy discoloration. Fertilization in October should improve turf health but further treatment for fungal disease and/or chinch bugs may be needed. Please advise. (Pic 13)



14. At the end of the entrance median, the turf has heavy weed pressure that should be treated before fertilizer application. (Pic 14>)

15. The turf in the median before the first Pradera Reserve Blvd. roundabout also has the brassy tones and chinch bugs were previously discovered here. Please update on treatment follow ups and progress with extermination. (Pic 15)



16. Please have crews scan the landscape beds that surround the roundabout for dead grasses. Some of the ornamental grasses have placements that have deteriorated beyond recovery. The dead plant material should be removed so the beds look healthy. The corner bed that leads to Palmera Vista northbound is a prominent location dominated by brown dead grasses. Clearing those out will elevate the entire roundabout area.



17. Ensure mowing crews are line trimming the pond edges where the mowers can't reach. Pond 7 has a foot of growth where line trimming was missed. The view is most visible southeast of the roundabout, behind homeowner property lines. (Pic 17)



18. Documenting the removal of the Viburnum hedge surrounding the electrical utility boxes along Pradera Reserve Blvd northbound. The reason for such an extreme hack-away of the hedge is unknown so a replacement plant species is recommended to make future access easier. Cutting away over 30% of a hedge can be detrimental to the plant so healthy regrowth is unlikely. Note there are two separate utility boxes along the sidewalk. Please see proposal page.(Pic 18)



19. Please schedule crews to spend time at the roundabout to pull out weeds and volunteer palms. Torpedo grass is also gaining space and need to be pulled out and treated with a herbicide designed to only kill off weeds. (Pic 19)



20. Oak branches along the sidewalk on Tetrafin Dr. are getting low at the Palmera Vista Dr. corner. Some branches are already face height. Please have canopies raised. (Pic 20)



21. The turf around the dog park has weeds that should be treated before fertilization. Please treat accordingly.

22. The Palmera Vista Dr. dog park entrance needs inspection and treatment for scale and aphids on all firebush placements. Live activity was found on both sides of the park entrance walkway. Curled leaves are starting to form which is the first signs of pests depleting sap from foliage. Please treat and perform follow up visits every 2-3 days until the colonies are completely gone. Aphids are targeting Firebush in the region so please be on the alert for signs and treat accordingly. (Pics 22a-d>)





23. The two Birch trees on each side of the dog park walkway need to be inspected, diagnosed, and treated for a stressor causing leaf deformity. Foliage is shrinking and curling inward. It may be pests or other environmental factor. (Pic 23)







24. The Ornamental grasses on all corners of the park need to be inspected. The color has not come back and they remain pale and stressed. Please inspect, diagnose, and treat. (Pic 24)



25. The Oak canopies around Paw Park need to be raised for proper street and sidewalk clearance. Please schedule trimming. The photo below is Quack Grass and Coppice Wood. (Pic 25)



26. The teardrop median on Quack Grass Dr. needs the Gold Mound Duranta inspected for pests. Sections have defoliated and powdery mildew and insect ovisacs were found on the underside of some leaves. Please treat accordingly for pests. (Pics 26a&b>)

27. The median and semi-circle median on Grassland Way has become overtaken by weeds. Please treat for weeds before fertilization to keep unwanted species from benefiting and becoming harder to eliminate. (Pic 27)







28. The second roundabout on Pradera Reserve Blvd. needs torpedo grasses pulled out of the Jasmine and Juniper. Dead branches need to be pruned out of the Juniper. (Pic 28)



29. The beds on the street corners that surround the monument need detail maintenance. Debris, torpedo grass, and dead Arboricola limbs need to be pulled out. Please scan the intersection and clear out any dead plant material and weeds. Include both beds on each side of the trail entrance towards Bahia Valley. Arboricola placements need maintenance and dead stems pruned out. (Pic 29)



31. The mini roundabout on Palmera Vista Dr., south of the lift station, needs immediate pest control services. The Mammy Crotons have a heavy infestation of mealybugs. The street facing bed on the right has the largest population of all four beds and total loss could be the result without immediate treatment and follow ups every 7 days. A one-time spray will not be effective and once a month is inadequate. This is an aggressive infestation. Please treat accordingly as one plant has already been lost. (Pics 31a-d>)





32. Magnolia Trees in the mini roundabout need suckers removed from the trunks. Magnolias in the community have clean trunks. (Pic 32)







33. Inspect the Indian Hawthorne on the left side of the mini roundabout bed. The center plant is in decline while the surrounding shrubs appear healthy. Inspect, diagnose, and treat. (Pic 33)



34. Around the lift station, please cut out the dead section of the Wax Myrtle. It's on the right side of the fence and very visible. Also, trim the Saw Palmetto on the left side. Remove dead fronds and hanging fruits. (Pic 34)



Proposals

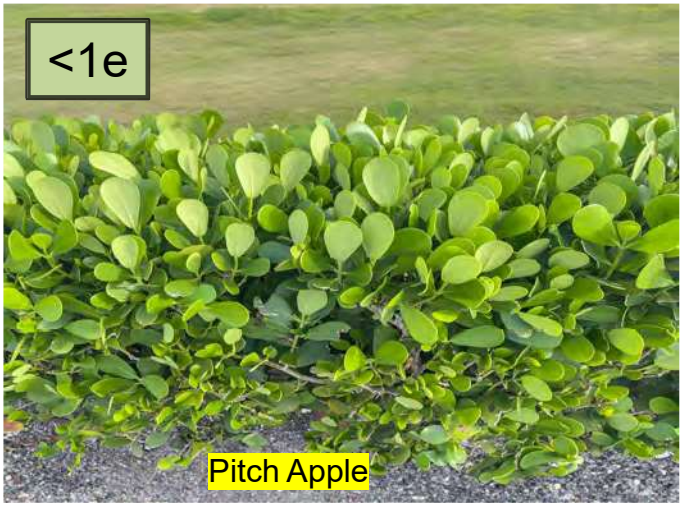
1. Provide proposal to plant a hedge around the two electrical boxes on Pradera Reserve Blvd. near the first roundabout. On the northbound lane, along the sidewalk, the previous Viburnum hedge was hacked down and consistent healthy grow-back is unlikely. Since Viburnum develops into a hard trunked hedge, flexibility is not an option when access to utility boxes is needed. The replacement should be pliable and easily flexed into positions that allow entrance into the center. Pitch Apple (Clusia), Cocoplum, or Mexican Petunia would be three alternatives when/if this were to occur again in the future. Please measure and provide a cost breakdown for all 3 options. The Mexican Petunia is included for its colorful blooms and ability to grow back rapidly after extreme cutbacks. It can rejuvenate even after being cut to ground level. (Pics 1a-e>)











Tab 3

Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

Reserve at Pradera Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

About FIA

Florida Insurance Alliance ("FIA"), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.
Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects over 1,000 public entity members.

Competitive Advantage
FIA allows qualifying Public Entities to achieve broad, tailored coverages with a cost-effective insurance program. Additional program benefits include:

- Insure-to-value property limits with no coinsurance penalties
- First dollar coverage for "alleged" public official ethics violations
- Proactive in-house claims management and loss control department
- Risk management services including on-site loss control, property schedule verification and contract reviews
- Complimentary Property Appraisals
- Online Risk Management Education & Training portal
- Online HR & Benefits Support portal
- HR Hotline
- Safety Partners Matching Grant Program

How are FIA Members Protected?
FIA employs a conservative approach to risk management. Liability risk retained by FIA is fully funded prior to the policy term through member premiums. The remainder of the risk is transferred to reinsurers. FIA's primary reinsurers, Lloyds of London and Hudson Insurance Company, both have AM Best A XV (Excellent) ratings and surplus of $2Billion or greater.

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers.

What Are Members Responsible For?
As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

Additional information regarding FIA and our member services can be found at www.fia360.org.

Quotation being provided for:

Reserve at Pradera Community Development District
c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614

Term: **October 1, 2026 to October 1, 2027**

Quote Number: 100126253

PROPERTY COVERAGE

SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

COVERED PROPERTY	
Total Insured Values –Building and Contents – Per Schedule on file totalling	$1,338,541
Loss of Business Income	$1,000,000
Additional Expense	$1,000,000
Inland Marine	
Scheduled Inland Marine	Not Included

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

	Valuation	**Coinsurance**
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

DEDUCTIBLES:	$2,500	Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.
	5 %	Total Insured Values per building, including vehicle values, for "Named Storm" at each affected location throughout Florida subject to a minimum of $10,000 per occurrence, per Named Insured.
	Per Attached Schedule	Inland Marine
	Not Applicable	Golf Course Tees and Greens Deductible on all covered Perils if scheduled.

Special Property Coverages		
Coverage	**Deductibles**	**Limit**
Earth Movement	$2,500	Included
Flood	$2,500 *	Included
Boiler & Machinery	$2,500	Included
TRIA		Included

*Except for Zones A & V (see Terms and Conditions) excess of NFIP, whether purchased or not

TOTAL PROPERTY PREMIUM **$9,670**

Extensions of Coverage

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

(X)	Code	Extension of Coverage	Limit of Liability
X	A	Accounts Receivable	$500,000 in any one occurrence
X	B	Animals	$1,000 any one Animal $5,000 Annual Aggregate in any one agreement period
X	C	Buildings Under Construction	As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to $250,000 estimated final contract value any one construction project.
X	D	Debris Removal Expense	$250,000 per insured or 25% of loss, whichever is greater
X	E	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	$1,250,000 in any one occurrrence
X	F	Duty to Defend	$100,000 any one occurrence
X	G	Errors and Omissions	$250,000 in any one occurrence
X	H	Expediting Expenses	$250,000 in any one occurrence
X	I	Fire Department Charges	$50,000 in any one occurrence
X	J	Fungus Cleanup Expense	$50,000 in the annual aggregate in any one occurrence
X	K	Lawns, Plants, Trees and Shrubs	$50,000 in any one occurrence
X	L	Leasehold Interest	Included
X	M	Air Conditioning Systems	Included
X	N	New locations of current Insureds	$1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only
X	O	Personal property of Employees	$500,000 in any one occurrence
X	P	Pollution Cleanup Expense	$50,000 in any one occurrence
X	Q	Professional Fees	$50,000 in any one occurrence
X	R	Recertification of Equipment	Included
X	S	Service Interruption Coverage	$500,000 in any one occurrence
X	T	Transit	$1,000,000 in any one occurrence
X	U	Vehicles as Scheduled Property	Included
X	V	Preservation of Property	$250,000 in any one occurrence
X	W	Property at Miscellaneous Unnamed Locations	$250,000 in any one occurrence
X	X	Piers, docs and wharves as Scheduled Property	Included on a prior submit basis only

X	Y	Glass and Sanitary Fittings Extension	$25,000 any one occurrence
X	Z	Ingress / Egress	45 Consecutive Days
X	AA	Glass and Sanitary Fittings Extension	$25,000 in any one occurrence
X	BB	Awnings, Gutters and Downspouts	Included
X	CC	Lock and Key Replacement	$2,500 any one occurrence
X	DD	Tracks and fields (except Lawns, Plants, Trees and Srubs covered under code K)	$250,000 any one occurrence and $500,000 in the annual aggregate in any one coverage period. or Up to the declared value if it is specifically listed as "Tracks and Fields" in the schedule of values.
X	EE	Awnings, Gutters and Downspouts	Included
X	FF	Civil or Military Authority	45 consecutive days and one mile.

CRIME COVERAGE

Description	Limit	Deductible
Forgery and Alteration	Not Included	Not Included
Theft, Disappearance or Destruction	Not Included	Not Included
Computer Fraud including Funds Transfer Fraud	Not Included	Not Included
Employee Dishonesty, including faithful performance, per loss	Not Included	Not Included

Deadly Weapon Protection Coverage

Coverage	Limit	Deductible
Third Party Liability	$1,000,000	$0
Property Damage	$1,000,000	$0
Crisis Management Services	$250,000	$0

AUTOMOBILE COVERAGE

Coverages	Covered Autos	Limit	Premium
Covered Autos Liability	**8,9**	**$1,000,000**	**Included**
Personal Injury Protection	**N/A**		**Not Included**
Auto Medical Payments	**N/A**		**Not Included**
Uninsured Motorists including Underinsured Motorists	**N/A**		**Not Included**
Physical Damage Comprehensive Coverage	**N/A**	**Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto, But No Deductible Applies To Loss Caused By Fire or Lightning.** See item Four for Hired or Borrowed Autos.	**Not Included**
Physical Damage Specified Causes of Loss Coverage	**N/A**	**Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto For Loss Caused By Mischief Or Vandalism** See item Four for Hired or Borrowed Autos.	**Not Included**
Physical Damage Collision Coverage	**N/A**	**Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto** See item Four for Hired or Borrowed Autos.	**Not Included**
Physical Damage Towing And Labor	**N/A**	**$0 For Each Disablement Of A Private Passenger Auto**	**Not Included**

GENERAL LIABILITY COVERAGE (Occurrence Basis)

Bodily Injury and Property Damage Limit	$1,000,000
Personal Injury and Advertising Injury	Included
Products & Completed Operations Aggregate Limit	Included
Employee Benefits Liability Limit, per person	$1,000,000
Abuse and Molestation Limit (Added by Claims Made Endorsement)	Not Included
Abuse and Molestation Aggregate Limit (Added by Claims Made Endorsement)	Not Included
Abuse and Molestation Retroactive Date	Not Included
Herbicide & Pesticide Aggregate Limit	$1,000,000
Medical Payments Limit	$5,000
Fire Damage Limit	Included
No fault Sewer Backup Limit	$25,000/$250,000
General Liability Deductible	$0

PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)

Public Officials and Employment Practices Liability Limit	Per Claim	$1,000,000
	Aggregate	$2,000,000
Public Officials and Employment Practices Liability Deductible		$0

Retroactive Date:

Supplemental Payments: Pre-termination $2,500 per employee - $5,000 annual aggregate.
Non-Monetary $100,000 aggregate.

<u>Cyber Liability sublimit included under POL/EPLI</u>

Media Content Services Liability
Network Security Liability
Privacy Liability
First Party Extortion Threat
First Party Crisis Management
First Party Business Interruption
Limit: $100,000 each claim/annual aggregate
Fraudulent Instruction: $25,000

FLORIDA INSURANCE ALLIANCE

PREMIUM SUMMARY

Reserve at Pradera Community Development District
c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614

Term: **October 1, 2026 to October 1, 2027**

Quote Number: 100126253

PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	$9,670
Crime	Not Included
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	$4,342
Public Officials and Employment Practices Liability	$3,553
Deadly Weapon Protection Coverage	Included
TOTAL PREMIUM DUE	**$17,565**

IMPORTANT NOTE
Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:

(None)

PARTICIPATION AGREEMENT
Application for Membership in the Florida Insurance Alliance

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance ("FIA") for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 10/01/2026, and if accepted by the FIA's duly authorized representative, does hereby agree as follows:

(a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;

(b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys' fees;

(c) To abide by the rules and regulations adopted by the Board of Directors;

(d) That should the Applicant desire to cancel coverage; it will give not less than ninety (90) days prior written notice of cancellation;

(e) That if the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;

(f) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

Reserve at Pradera Community Development District

Maya Wyatt, chair
(Name of Local Governmental Entity)

By: Maya Wyatt (Sep 28, 2026 12:48:03 EDT)
Signature

Maya Wyatt
Print Name

Witness By: _____
Signature

_____
Print Name

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2026

By: _____
Administrator

FLORIDA INSURANCE ALLIANCE

PROPERTY VALUATION AUTHORIZATION

Reserve at Pradera Community Development District
c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614

QUOTATIONS TERMS & CONDITIONS

1. Please review the quote carefully for coverage terms, conditions, and limits.
2. The coverage is subject to 25% minimum earned premium as of the first day of the "Coverage Period".
3. Total premium is late if not paid in full within 30 days of inception, unless otherwise stated.
4. Property designated as being within Flood Zone A or V (and any prefixes or suffixes thereof) by the Federal Emergency Management Agency (FEMA), or within a 100 Year Flood Plain as designated by the United States Army Corps of Engineers, will have a Special Flood Deductible equal to all flood insurance available for such property under the National Flood Insurance Program, whether purchased or not or 5% of the Total Insured Value at each affected location whichever the greater.
5. The Florida Insurance Alliance is a shared limit. The limits purchased are a per occurrence limit and in the event an occurrence exhaust the limit purchased by the Alliance on behalf of the members, payment to you for a covered loss will be reduced pro-rata based on the amounts of covered loss by all members affected by the occurrence. Property designated as being within.
6. Coverage is not bound until confirmation is received from a representative of Egis Insurance & Risk Advisors.

I give my authorization to bind coverage for property through the Florida Insurance Alliance as per limits and terms listed below.

☑	Building and Content TIV	$1,338,541	As per schedule attached
☐	Inland Marine	Not Included	
☐	Auto Physical Damage	Not Included	

Signature: Maya Wyatt (Sep 28, 2026 12:48:03 EDT) Date: 28/09/2026

Name: Maya Wyatt

Title: Chair, Board of Supervisors

FLORIDA INSURANCE ALLIANCE

Schedule Items Effective As of: 10/01/2026

Property Schedule

Reserve at Pradera Community Development District

Policy No.: 100126253
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description / Address	Roof Shape	Roof Pitch	Year Built / Const Type	Eff. Date / Term Date	Building Value / Contents Value	Roof Covering	Covering Replaced	Roof Yr Blt	Total Insured Value
1	Cabana 12051 Pradera Reserve Blvd Riverview FL 33579			2015 Joisted masonry	10/01/2026 10/01/2027	$362,676 $5,253				$367,929
2	Pool 12051 Pradera Reserve Blvd Riverview FL 33579			2015 Below ground liquid storage tank / pool	10/01/2026 10/01/2027	$328,321				$328,321
3	Water pumps /Controllers 12051 Pradera Reserve Blvd Riverview FL 33579			2015 Pump / lift station	10/01/2026 10/01/2027	$157,594				$157,594
4	Pool Furniture 12051 Pradera Reserve Blvd Riverview FL 33579			2015 Property in the Open	10/01/2026 10/01/2027	$40,450				$40,450
5	Benches/Picnic Tables/Trash Receptacles 12051 Pradera Reserve Blvd Riverview FL 33579			2015 Property in the Open	10/01/2026 10/01/2027	$69,341				$69,341
6	Monuments 12051 Pradera Reserve Blvd Riverview FL 33579			2015 Joisted masonry	10/01/2026 10/01/2027	$138,683				$138,683
7	Mail Kiosk 12051 Pradera Reserve Blvd Riverview FL 33579			2016 Non combustible	10/01/2026 10/01/2027	$91,300				$91,300

Sign: Maya Wyatt (Sep 28, 2026 12:48:03 EDT) Print Name: Maya Wyatt Date: 28/09/2026

FLORIDA INSURANCE ALLIANCE

Schedule Items Effective As of: 10/01/2026

Property Schedule

Reserve at Pradera Community Development District

Policy No.: 100126253
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description / Address	Roof Shape	Roof Pitch	Year Built / Const Type	Eff. Date / Term Date	Building Value / Contents Value	Roof Covering	Covering Replaced	Roof Yr Blt	Total Insured Value
8	Tennis Courts 12051 Pradera Reserve Blvd Riverview FL 33579			2016 Non combustible	10/01/2026 10/01/2027	$32,359				$32,359
9	Playground Equipment 12051 Pradera Reserve Blvd Riverview FL 33579			2015 Non combustible	10/01/2026 10/01/2027	$69,341				$69,341
10	Grill (2 at $200 each) 12051 Pradera Reserve Blvd Riverview FL 33579			2016 Property in the Open	10/01/2026 10/01/2027	$462				$462
11	Fountain (Pond) 12051 Pradera Reserve Blvd Riverview FL 33579			2015 Non combustible	10/01/2026 10/01/2027	$8,090				$8,090
12	Pavillion 12051 Pradera Reserve Blvd Riverview FL 33579			2015 Property in the Open	10/01/2026 10/01/2027	$34,671				$34,671

Total:	Building Value	Contents Value	Insured Value
	$1,292,838	$45,703	$1,338,541

Sign: Maya Wyatt (Sep 28, 2026 12:48:03 EDT) Print Name: Maya Wyatt Date: 28/09/2026

Proposal.FIA.PKG.ReserveatPradera

Final Audit Report 2026-09-28

Created:	2026-09-28
By:	Angelica Sierra (ASierra@rizzetta.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAW9xEyPeVzQVKr0QtnmOq6xbwl0eVxtY5

"Proposal.FIA.PKG.ReserveatPradera" History

Document created by Angelica Sierra (ASierra@rizzetta.com)
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Signature Date: 2026-09-28 - 4:48:03 PM GMT - Time Source: server - Signature Appearance Selected: MOBILE_DRAW

Agreement completed.
2026-09-28 - 4:48:03 PM GMT

Tab 4

Phone: (863) 797-7525 (863) 968-6713
ACCESS CONTROL + SECURITY + INTRUSION + CCTV + GATES
LIC. EG13000790
ECINTEGRATIONS.COM

Date: 10/8/2026

ACCESS CONTROL MANAGEMENT AGREEMENT

Proposal No: TH26108

Submitted to:	Reserve at Pradera CDD		**Job Location:**	Reserve at Pradera CDD - Pool Access - Control Panel	
Attention:	Stephanie DeLuna	Title: DM	Attention:	Stephanie DeLuna	Title: DM
Email:	Sdeluna@rizzetta.com		Email:	Sdeluna@rizzetta.com	
Phone:	888-208-5008	Fax:	Phone:	813-533-2950	Fax:
Address:	3434 Colwell Ave # 200		Address:	12051 Pradera Reserve Blvd - Pool	
City / ST	Tampa / FL	Zip: 33614	City / ST	Riverview / FL	Zip: 34208

ACCESS DATABASE MANAGEMENT AGREEMENT, # OF SYSTEMS: 1

*Upon written request via email, ECS Integrations will make information changes to the Access Control unit. Only emailed change requests from authorized parties will be accepted. Requests will be processed within 48 hours during the business week. Requests are to be submitted to gates@ecsintegrations.com

BASIC PROGRAMMING INCLUDES :

* Entering & deleting card/ fob numbers, names, keypad & card codes.
* In house back-up of system data in the event of a data loss at the unit due to vandalism or acts of nature.

DOES NOT INCLUDE :

*Service calls regarding network connection or other issues with the local network.
*Damaged equipment or replacement hardware.
* Capacity upgrades.
* On-site programming:
1. - Programing of entry devices where no phone line is installed.
2. - Purchase of any devices.
3. - On-site timers.
4. - Mass programming changes (such as assigning time zones, names, or removal of all existing information & re-loading from scratch to a fully populated data base.)

**INVOICED QUARTERLY IN ADVANCE

INIT _____ **MONTHLY AMOUNT** **$325.00**

CONSIDERATIONS & EXCLUSIONS: **This proposal is valid through:** 11/7/2026

THIS IS A BINDING CONTRACT. The person executing this Contract represents and warrants that he/she has full authority to enter into this Contract on behalf of the Company and Subscriber, respectively. The undersigned hereby acknowledges reading, understanding, and accepting all the terms and conditions set forth in this Contract, including those on page 2 of this form and any addendums for multiple buildings or locations which are incorporated herein and by reference made a part hereof for a period of ONE YEAR (1) commencing on the completed installation date signed by Subscriber. Service rates for afterhours service calls on weeknights is are $147.00/hr portal to portal with a $45.00 trip charge, weekends and holidays are $196/hr portal to portal with a $45 trip charge.
Additional notes added at the time of acceptance:

ECS INTEGRATIONS		**SUBSCRIBER**	
By (Signature):		**By (Signature):**	
Name (Printed):		**Name (Printed):**	
Title:	**Date:**	**Title:**	**Date:**
		Activation Date:	

TERMS & CONDITIONS:

1. Required Approval: This Contract shall not be binding upon Company until signed by an officer of Company. In the event this Contract is not approved by said officer of Company, Company's liability shall be limited to refunding Subscriber the amount paid, if any, upon signing this Contract.
2. Warranty:
A. Company guarantees all material to be as specified. All work shall be completed in a workmanlike manner according to standard industry practices.
B. Company reserves the right to charge Customer for any damage or loss associated with Subscriber negligence, vandalism, and/or tampering by any party not authorized by Company.
3. Company Services:
A. Hours of Service. All work required by this Contract shall be performed between 8:00 a.m. and 4:30 p.m. on normal business days, except in the case of emergency. Service calls received after 3:30 p.m. are subject to after-hour rates.

B. Equipment Serviceability. When, in Company's judgment equipment cannot be maintained under this Contract, Company will, at its sole option, either withdraw from this Contract, or submit a cost estimate for new equipment. Charges for new equipment will be in addition to maintenance charges. The Subscriber may terminate this Contract if Subscriber does not wish to authorize such work, in which charges for a partial month's service shall be pro-rated on the basis of a thirty day month. Subscriber acknowledges that Company's obligation is solely to perform the services specified herein and Company is in no way obligated to ensure the operation of the system or to maintain or service Subscriber's property or property of others to which the system is connected.

4. Subscriber Responsibilities:
A. Subscriber agrees not to tamper with, remove, or otherwise interfere with the communication software and agrees to furnish, at Subscriber's expense, all 110 volt AC power, electrical outlets, receptacles, internet, and telephone hook-ups as deemed necessary by Company for connection of the equipment.

B. Subscriber must visually inspect system components periodically and, if a problem is discovered, notify Company immediately. When Company alerts Subscriber of any issue with the system that requires correction, Subscriber assumes full responsibility for taking action to resolve the reported issue.
C. Subscriber must inform Company, in writing, of any change in fire rating bureau or agency. Subscriber must also inform Company, in writing, of any change in the list of people that Company is to call in the event of alarm activation. Company is not responsible for any errors, omissions, or failure to update such list by Subscriber.

5. Default:
A. Event of Default. Subscriber shall be in default of this Contract if Subscriber: (a) fails to pay any installation charge, (b) fails to pay any monitoring or service charge, (c) willfully or negligently causes repeated false alarms, (d) cancels this Contract without cause before the end of its term, or (e) fails to perform any other obligations under this Contract.
B. Company's Remedy Upon Default.

i. Terminate Contract. If Subscriber defaults, Company may terminate this Contract ten (10) days after written notice of default if Subscriber has not cleared the default by that date.
ii. Damages. If Subscriber defaults, Subscriber shall pay Company any money due for any product or services provided prior to default. Additionally, Subscriber shall pay an amount equal to 60% of the remaining monitoring and or Extended Service Plan fees, plus any other damages to which Company may be entitled under applicable law.
iii. Costs. In the event either Party resorts to legal action to enforce the terms and provisions of this Agreement, or as a result of any breach under this Agreement, the prevailing Party shall be entitled to recover the costs of such action so incurred, including, without limitation, reasonable attorneys' fees, arbitration fees, prejudgment interest, and any other reasonable and related expenses of collection.

6. Changes: Any alteration or deviation from the specified work involving extra costs, will be executed only upon written orders, and will become an extra charge. The cost of any changes to the scope of work described herein made at the request of or made necessary or required by Subscriber's action, or which may be required by any governmental agency or insurance interest or inspection and rating bureaus are to be borne solely by Subscriber. SUBSCRIBER ACKNOWLEDGES THAT SUBSCRIBER HAS CHOSEN THE SYSTEM AND THAT ADDITIONAL PROTECTION IS AVAILABLE AND MAY BE OBTAINED FROM COMPANY AT AN ADDITIONAL COST TO SUBSCRIBER. All risk of loss or damage to the system shall be borne exclusively by Subscriber.

7. Renewal: Either party may cancel this agreement by written notice within 30 days of the expiration date. If neither party exercises this option, the agreement will automatically renew for the original term, with no further writing.

8. Fee Increases: The rates set forth in this Contract do not include taxes. Taxes will not be applied if a current tax exempt certificate is provided by Subscriber. Company shall have the right, at any time during the term of this Contract, to increase the service charges to reflect any additional taxes, fees or charges relating to the services we provide under this Contract which may be imposed on Company by any utility or government agency and Subscriber agrees to pay the same. After one (1) year, rates are also subject to adjustment to a rate reflecting the annual percentage increase in the official U.S. Government Cost of Living Index to the nearest even dollar amount.

9. External Services: Any fines levied by a municipality or government agency regarding false alarms shall be the sole responsibility of the Subscriber. Additional fees levied by monitoring agency for any reason, including but not limited to those caused by runaway dialers, runner services, etc. shall be the sole responsibility of Subscriber. Such fees shall be added to the service charges or billed to Subscriber directly by the appropriate agency.

10. COMPANY'S LIMITS OF LIABILITY:
A. Limitation of Damages. IT IS UNDERSTOOD AND AGREED THAT THE COMPANY IS NOT AN INSURER AND THAT INSURANCE, IF ANY, COVERING INJURY AND PROPERTY LOSS OR DAMAGE ON SUBSCRIBER'S PREMISES SHALL BE OBTAINED BY THE SUBSCRIBER. The payments under this Contract are based solely upon the value of the services provided and it is not the intention of the parties that the Company assume responsibility for any loss or damage sustained through burglary, theft, robbery, fire, or other cause, or that there exists or shall exist any liability on the part of the company by virtue of this Contract. Notwithstanding these provisions, if there should arise any liability on the part of Company, such liability is and shall be limited to a sum equal to the service charge for a period of six (6) months or $500.00 whichever is less, which sum is liquidated damages and not a penalty. In the event that Subscriber wishes Company to assume greater liability, Subscriber may obtain from Company a higher limit by paying an additional amount proportioned to the responsibility and a rider shall be attached to this Contract, setting forth the additional liability of Company and the additional charges. However, any such additional obligation does not make Company an insurer.

B. Interruption of Service. The Company shall not be liable for any damage or loss sustained by Subscriber as a result of any delay in service or installation of equipment, equipment failure, or interruption of service due to electric failures, strikes, war, acts of God, or other causes, including the Company's negligence in the performance of this Contract. The estimated date that work is to be substantially completed is not a definite completion date and time is not of the essence.

C. Disclaimer of Warranties. Company does not represent or warrant that the system may not be compromised or circumvented; or that the system will prevent any loss byburglary, hold-up, fire or otherwise; or that the system will in all cases provide the protection for which it is installed or intended. Subscriber acknowledges and agrees that Company has made no representations or warranties, expressed or implied, as to any matter whatsoever including without limitation the condition of equipment, its merchantability or its fitness for any particular purpose; nor has Subscriber relied on any representations or warranties, expressed or implied, that any affirmation of fact or promise shall not be deemed to create an express warranty and that there are no warranties which extend beyond the face of this Contract; that Company is not an insurer; that Subscriber assumes all risk of loss or damage to Subscribers premises or the contents thereof; and that Subscriber has read and understands all of this Contract, particularly paragraph ten (10) which sets forth Company's maximum liability in the event of any loss or damage to Subscriber or anyone else.

11. Third Party Indemnification: In the event any person, not a party to this Contract, shall make any claim or file any lawsuit against Company for any reason relating to Company's duties and obligations pursuant to this Contract, including but not limited to the design, installation, maintenance, monitoring, operation, or any failure of the alarm system to operate properly, Subscriber agrees to indemnify, defend and hold Company harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs, and attorney's fees to the extent caused by Subscriber. The parties agree that there are no third party beneficiaries of this Contract. Subscriber, for itself and any of its insurance carriers waives any right of subrogation Subscriber's insurance carriers may have against the Company or any of its subcontractors, subject to the advice of Subscriber's counsel.

12. Assignment: Company shall have the right to assign this Contract without notice to Subscriber and shall have the further right to subcontract any services which it may perform. Company shall inform Subscriber when services are subcontracted and shall maintain current proof of subcontractor's state license, general insurance, and workers compensation coverage. Subscriber acknowledges that this Contract, and particularly those paragraphs relating to disclaimer of warranties, liquidated damages and third party indemnification, inure to the benefit of, and are applicable to any subcontractors employed by Company to provide monitoring, maintenance, installation or service of the system(s) and they bind Subscriber to said subcontractors with the same force and effect as they bind Subscriber to Company.

13. Severability: In the event any of the terms or provisions of this Contract shall be declared to be invalid or inoperative, all of the remaining terms and provisions shall remain in full force and effect.

14. Notices: All notices to be given hereunder shall be in writing and may be served via any method of communication which generates delivery confirmation.

initials _____

Integrations
Phone: (863) 797-7525 (863) 968-6713
DATA + ACCESS CONTROL + SECURITY + INTRUSION + CCTV +
MONITORING + IT + LOCKS + GATES
LIC. EG13000790
ECSINTEGRATIONS.COM

Reserve at Pradera CDD - Pool Access -Panel/Readers

PROPOSAL

Date: 10/8/2026 Proposal No: TH26108 -1

Submitted to:	Reserve at Pradera CDD		**Job Location:**	Reserve at Pradera CDD - Pool Access -Panel/Readers	
Attention:	Stephanie DeLuna	Title: DM	Attention:	Stephanie DeLuna	Title:
Email:	Sdeluna@rizzetta.com		Email:	Sdeluna@rizzetta.com	
Phone:	888-208-5008	Fax:	Phone:	813-533-2950	Fax:
Address:	3434 Colwell Ave # 200		Address:	12051 Pradera Reserve Blvd - Pool	
City / ST	Tampa / FL	Zip: 33614	City / ST	Riverview / FL	Zip: 34208

SCOPE OF WORK:

REPLACE / INSTALL NEW 8 POINT ACCESS CONTROL . INSTALL ZKTECO 8 POINT ACCESS CONTROL SYSTEM . INSTALL 8 NEW BLUE-TOOTH READERS TO ALLOW ACCESS FROM MOBILE DEVICES . ECS ASSUMES THAT ALL WIRING IS IN WORKING ORDER . PROGRAM ORIGINAL DATA BASE INTO NEW PANEL . CDD WILL PROVIDE A COMPLETE DATA BASE IN EXCEL SPREADSHEET . THIS QUOTE DOES NOT INCLUDE THE MANAGEMENT OF THE SYSTEM , A SEPERATE MONTHLY QUOTE WILL BE PROVIDED .

INCLUDED MATERIALS:

8 POINT ZKTECO ACCESS CONTROL SYSTEM . ANY WIRING NEEDED . 8 - BLUE-TOOTH READERS . PROGRAM EXISTING DATA BASE INTO NEW SYSTEM CONTROL PANEL .	

INCLUSIONS:

• Quoted price will include materials specified, normal freight for all materials, filed notice to owner, equipment submittals, wire and device installation, final check-out and certification, one staff training session on the systems' operation.

CONSIDERATIONS & EXCLUSIONS:

• All work described in this proposal is to be performed during normal business hours unless otherwise noted.
• Customer agrees to provide uninterrupted and unhindered access to all necessary work areas during normal business hours. Any hindrance of ECS Integrations (ECSI) technicians will result in additional labor charges of $85/man hour.
• ECSI is not responsible for any changes the Authority Having Jurisdiction (AHJ) or customer may deem necessary. Any alteration or deviation from the original scope involving additional costs will be executed only upon written orders. Work, including closing of the permit, will be halted until the authorization for the change order is received in writing.• ECSI will accept payments with a credit card. These are subject to a 4% processing fee.

• Permit documents and fees are not included as specified above. Tax is excluded.
• This proposal does NOT include repairing any pre-existing troubles that may be present, including those troubles that may not be detected until proposed work is complete. (Such trouble issues may arise from any field device, field wiring, module, panel or system connected to the panel)
• This proposal does NOT cover ancillary device connections, overtime, lifts, patching, fire caulking existing penetrations, painting, phone lines, damage by others, or additional inspections required by AHJ.
• The customer is responsible for providing all connections to high voltage system components, and all conduit of the correct size to accommodate ECSI wire fills (with pull string installed).
• Unless instructed by writing prior to commencement of work, all parts removed from jobsite will be discarded without notice.

Additional notes added at time of acceptance: 50% DEPOSIT DUE PRIOR TO INSTALL.

Terms: First billing will include all parts for job start-up and mobilization labor. All billing thereafter will be billed monthly on percent of job completed.

GRAND TOTAL: $7,880.00

This proposal is valid through 11/7/2026

ECSI Sales Rep: _____ **ECSI Officer:** _____ _____

(Sales Representative) (Authorizing Officer Signature) Date

THIS IS A BINDING CONTRACT. The person executing this Contract represents and warrants that he/she has full authority to enter into this Contract on behalf of the Customer. The undersigned hereby acknowledges reading, understanding, and accepting all the prices, specifications, terms and conditions set forth in this Contract, including those on page two of this document which are incorporated herein and by reference made a part hereof. The undersigned authorizes ECSI to perform the work specified herein.

Customer Name: _____ **Signature:** _____ _____

ECS INTEGRATIONS- rev 2021-10-11 Date

TERMS & CONDITIONS:

1. Required Approval: This Contract shall not be binding upon ECSI until signed by an officer of ECSI. In the event this Contract is not approved by said officer of ECSI, ECSI's liability shall be limited to refunding Subscriber the amount paid, if any, upon signing this Contract.

2. Warranty:

A. Standard Warranty. ECSI guarantees all material to be as specified. All work shall be completed in a workmanlike manner according to standard industry practices. Materials & labor are warranted for 90 days from date of installation or for the term of the selected Extended Service Plan if Subscriber elects to participate in such plan. There is no labor and material warranty on any customer provided equipment.

B. Extended Warranty. Applicable only if specified on face of this contract and is contingent upon ECSI being contracted to provide Central Station Monitoring Services and perform all of the NFPA mandated tests and inspections of the installed fire protection systems'.

C. All Warranty obligations exclude pre-existing to remain components, batteries, acts of God, fire, theft, vandalism, or tampering by unauthorized personnel. All warranty's are void if any party not authorized by ECSI performs work on any item installed by ECSI.

3. Hours of Service. All work required by this Contract shall be performed between 8:00 a.m. and 4:30 p.m. on normal business days, except in the case of emergency. Service calls received after 3:30 p.m. are subject to after-hour rates.

4. Subscriber Responsibilities:

A. Subscriber agrees not to tamper with, remove, or otherwise interfere with the communication software and agrees to furnish, at Subscriber's expense, all 110 volt AC power, electrical outlets, receptacles, and telephone hook-ups as deemed necessary by ECSI for connection of the equipment.

B. Subscriber must visually inspect system components periodically and, if a problem is discovered, notify ECSI immediately. When ECSI alerts Subscriber of any issue with the system that requires correction, Subscriber assumes full responsibility for taking action to resolve the reported issue.

C. Subscriber must inform ECSI, in writing, of any change in fire rating bureau or agency. Subscriber must also inform ECSI, in writing, of any change in the list of people that ECSI is to call in the event of alarm activation. ECSI is not responsible for any errors, omissions, or failure to update such list by Subscriber.

5. Default: A. Event of Default. Subscriber shall be in default of this Contract if Subscriber: (a) fails to pay any installation charge, (b) fails to pay any monitoring or service charge, (c) willfully or negligently causes repeated false alarms, (d) cancels this Contract without cause before the end of its term, or (e) fails to perform any other obligations under this Contract.

B. ECSI's Remedy Upon Default.

i. Terminate Contract. If Subscriber defaults, ECSI may terminate this Contract ten (10) days after written notice of default if Subscriber has not cleared the default by that date.

ii. Damages. If Subscriber defaults, Subscriber shall pay ECSI any money due for any product or services provided prior to default. Additionally, Subscriber shall pay an amount equal to 60% of the remaining monitoring and or Extended Service Plan fees, plus any other damages to which ECSI may be entitled under applicable law.

iii. Costs. In the event either Party resorts to legal action to enforce the terms and provisions of this Agreement, or as a result of any breach under this Agreement, the prevailing Party shall be entitled to recover the costs of such action so incurred, including, without limitation, reasonable attorneys' fees, arbitration fees, prejudgment interest, and any other reasonable and related expenses of collection.

6. Changes: Any alteration or deviation from the specified work involving extra costs, will be executed only upon written orders, and will become an extra charge. The cost of any changes to the scope of work described herein made at the request of or made necessary or required by Subscriber's action, or which may be required by any governmental agency or insurance interest or inspection and rating bureaus are to be borne solely by Subscriber. SUBSCRIBER ACKNOWLEDGES THAT SUBSCRIBER HAS CHOSEN THE SYSTEM AND THAT ADDITIONAL PROTECTION IS AVAILABLE AND MAY BE OBTAINED FROM ECSI AT AN ADDITIONAL COST TO SUBSCRIBER. All risk of loss or damage to the system shall be borne exclusively by Subscriber. 7. External Services: Any fines levied by a municipality or government agency regarding false alarms shall be the sole responsibility of the Subscriber. Additional fees levied by monitoring agency for any reason, including but not limited to those caused by runaway dialers, runner services, etc. shall be the sole responsibility of Subscriber. Such fees shall be added to the service charges or billed to Subscriber directly by the appropriate agency.8.A. Limitation of Damages (cont.)

The payments under this Contract are based solely upon the value of the services provided and it is not the intention of the parties that the ECSI assume responsibility for any loss or damage sustained through burglary,

8. ECSI'S LIMITS OF LIABILITY:

A. Limitation of Damages. IT IS UNDERSTOOD AND AGREED THAT ECSI IS NOT AN INSURER AND THAT INSURANCE, IF ANY, COVERING INJURY AND PROPERTY LOSS OR DAMAGE ON SUBSCRIBER'S PREMISES SHALL BE OBTAINED BY THE SUBSCRIBER.

8. A. Limitation of Damages (cont.)

The payments under this Contract are based solely upon the value of the services provided and it is not the intention of the parties that ECSI assume responsibility for any loss or damage sustained through burglary, theft, robbery, fire, or other cause, or that there exists or shall exist any liability on the part of ECSI by virtue of this Contract. Notwithstanding these provisions, if there should arise any liability on the part of ECSI, such liability is and shall be limited to a sum equal to the service charge for a period of six (6) months or $500.00 whichever is less, which sum is liquidated damages and not a penalty. In the event that Subscriber wishes ECSI to assume greater liability, Subscriber may obtain from ECSI a higher limit by paying an additional amount proportioned to the responsibility and a rider shall be attached to this Contract, setting forth the additional liability of ECSI and the additional charges. However, any such additional obligation does not make ECSI an insurer.

B. Interruption of Service. ECSI shall not be liable for any damage or loss sustained by Subscriber as a result of any delay in service or installation of equipment, equipment failure, or interruption of service due to electric failures, strikes, war, acts of God, or other causes, including ECSI's negligence in the performance of this Contract. The estimated date that work is to be substantially completed is not a definite completion date and time is not of the essence.

C. Disclaimer of Warranties. ECSI does not represent or warrant that the system may not be compromised or circumvented; or that the system will prevent any loss by burglary, hold-up, fire or otherwise; or that the system will in all cases provide the protection for which it is installed or intended. Subscriber acknowledges and agrees that ECSI has made no representations or warranties, expressed or implied, as to any matter whatsoever including without limitation the condition of equipment, its merchantability or its fitness for any particular purpose; nor has Subscriber relied on any representations or warranties, expressed or implied, that any affirmation of fact or promise shall not be deemed to create an express warranty and that there are no warranties which extend beyond the face of this Contract; that

ECSI is not an insurer; that Subscriber assumes all risk of loss or damage to Subscribers premises or the contents thereof; and that Subscriber has read and understands all of this Contract, particularly paragraph eight (8) which sets forth ECSI's maximum liability in the event of any loss or damage to Subscriber or anyone else.

9. Third Party Indemnification: In the event any person, not a party to this contract, shall make any claim or file any lawsuit against ECSI for any reason relating to ECSI's duties and obligations pursuant to this Contract, including but not limited to the design, installation, maintenance, monitoring, operation, or any failure of the alarm system to operate properly, Subscriber agrees to indemnify, defend and hold ECSI harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs, and attorney's fees to the extent Subscriber agrees to indemnify, defend and hold ECSI harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs, and attorney's fees to the extent caused by Subscriber. The parties agree that there are no third party beneficiaries of this Contract. Subscriber, for itself and any of its insurance carriers waives any right of subrogation Subscriber's insurance carriers may have against ECSI or any of its subcontractors, subject to the advice of Subscriber's counsel.

10. Assignment: ECSI shall have the right to assign this Contract without notice to Subscriber and shall have the further right to subcontract any services which it may perform. ECSI shall inform Subscriber when services are subcontracted and shall maintain current proof of subcontractor's state license, general insurance, and workers compensation coverage. Subscriber acknowledges that this Contract, and particularly those paragraphs relating to disclaimer of warranties, liquidated damages and third party indemnification, inure to the benefit of, and are applicable to any subcontractors employed by ECSI to provide monitoring, maintenance, installation or service of the system(s) and they bind Subscriber to said subcontractors with the same force and effect as they bind Subscriber to ECSI.

11. Severability: In the event any of the terms or provisions of this Contract shall be declared to be invalid or inoperative, all of the remaining terms and provisions shall remain in full force and effect.

12. Notices: All notices to be given hereunder shall be in writing and may be served either personally or by mail, postage prepaid to the addresses set forth in the Contract or to any other from time to time in writing.

13. Binding Arbitration: This Contract is binding for ECSI, Subscriber, successors in interest, agents, employees, shareholders, officers, former employees, former officers, directors, subsidiaries, parent corporations, attorneys, and all other entities acting on the their behalf. Parties agree to submit to binding arbitration, conducted by the American Arbitration Association under the Construction Industry Arbitration Rules, any matters which cannot otherwise be resolved, and expressly waive any and all rights in law and equity to bringing any civil disagreement before a court of law, except that judgment upon the award rendered by the arbitrator may be entered in any court having jurisdiction thereof.

14. Entire Agreement: This Contract is intended by the parties as a final expression of their agreement and as a complete and exclusive statement of the terms. This Contract supersedes all prior representations, understandings or agreements of the parties. This Contract can only be modified in a writing signed by the parties. No waiver of a breach of any term or condition of this Contract shall be construed to be a waiver of any succeeding breach.

initials:_____

Phone: (863) 797-7525 (863) 968-6713

DATA + ACCESS CONTROL + SECURITY + INTRUSION + CCTV +

MONITORING + IT + LOCKS + GATES

LIC. EG13000790

ECSINTEGRATIONS.COM

Reserve at Pradera CDD - Pool Access - Control Panel

PROPOSAL

Date: 10/8/2026 Proposal No: TH26108

Submitted to:	Reserve at Pradera CDD		**Job Location:**	Reserve at Pradera CDD - Pool Access - Control Panel	
Attention:	Stephanie DeLuna	Title: DM	Attention:	Stephanie DeLuna	Title:
Email:	Sdeluna@rizzetta.com		Email:	Sdeluna@rizzetta.com	
Phone:	888-208-5008	Fax:	Phone:	813-533-2950	Fax:
Address:	3434 Colwell Ave # 200		Address:	12051 Pradera Reserve Blvd - Pool	
City / ST	Tampa / FL	Zip: 33614	City / ST	Riverview / FL	Zip: 34208

SCOPE OF WORK:

REPLACE / INSTALL NEW 8 POINT ACCESS CONTROL . INSTALL ZKTECO 8 POINT ACCESS CONTROL SYSTEM . CONNECT ALL EXISTING READERS TO NEW CONTROL PANEL . ECS ASSUMES THAT ALL WIRING IS IN WORKING ORDER . PROGRAM ORIGINAL DATA BASE INTO NEW PANEL . CDD WILL PROVIDE A COMPLETE DATA BASE IN EXCEL SPREADSHEET . THIS QUOTE DOES NOT INCLUDE THE MANAGEMENT OF THE SYSTEM , A SEPERATE MONTHLY QUOTE WILL BE PROVIDED .

INCLUDED MATERIALS:

8 POINT ZKTECO ACCESS CONTROL SYSTEM . ANY WIRING NEEDED . PROGRAM EXISTING DATA BASE INTO NEW SYSTEM CONTROL PANEL .	

INCLUSIONS:

• Quoted price will include materials specified, normal freight for all materials, filed notice to owner, equipment submittals, wire and device installation, final check-out and certification, one staff training session on the systems' operation.

CONSIDERATIONS & EXCLUSIONS:

• All work described in this proposal is to be performed during normal business hours unless otherwise noted.
• Customer agrees to provide uninterrupted and unhindered access to all necessary work areas during normal business hours. Any hindrance of ECS Integrations (ECSI) technicians will result in additional labor charges of $85/man hour.
• ECSI is not responsible for any changes the Authority Having Jurisdiction (AHJ) or customer may deem necessary. Any alteration or deviation from the original scope involving additional costs will be executed only upon written orders. Work, including closing of the permit, will be halted until the authorization for the change order is received in writing.• ECSI will accept payments with a credit card. These are subject to a 4% processing fee.

• Permit documents and fees are not included as specified above. Tax is excluded.
• This proposal does NOT include repairing any pre-existing troubles that may be present, including those troubles that may not be detected until proposed work is complete. (Such trouble issues may arise from any field device, field wiring, module, panel or system connected to the panel)
• This proposal does NOT cover ancillary device connections, overtime, lifts, patching, fire caulking existing penetrations, painting, phone lines, damage by others, or additional inspections required by AHJ.
• The customer is responsible for providing all connections to high voltage system components, and all conduit of the correct size to accommodate ECSI wire fills (with pull string installed).
• Unless instructed by writing prior to commencement of work, all parts removed from jobsite will be discarded without notice.

Additional notes added at time of acceptance: 50% DEPOSIT DUE PRIOR TO INSTALL.

Terms: First billing will include all parts for job start-up and mobilization labor. All billing thereafter will be billed monthly on percent of job completed.

GRAND TOTAL: $4,120.00

This proposal is valid through 11/7/2026

ECSI Sales Rep: _____ **ECSI Officer:** _____ _____

(Sales Representative) **(Authorizing Officer Signature)** Date

THIS IS A BINDING CONTRACT. The person executing this Contract represents and warrants that he/she has full authority to enter into this Contract on behalf of the Customer. The undersigned hereby acknowledges reading, understanding, and accepting all the prices, specifications, terms and conditions set forth in this Contract, including those on page two of this document which are incorporated herein and by reference made a part hereof. The undersigned authorizes ECSI to perform the work specified herein.

Customer Name: _____ **Signature:** _____ _____

ECS INTEGRATIONS- rev 2021-10-11 Date

TERMS & CONDITIONS:

1. Required Approval: This Contract shall not be binding upon ECSI until signed by an officer of ECSI. In the event this Contract is not approved by said officer of ECSI, ECSI's liability shall be limited to refunding Subscriber the amount paid, if any, upon signing this Contract.

2. Warranty:

A. Standard Warranty. ECSI guarantees all material to be as specified. All work shall be completed in a workmanlike manner according to standard industry practices. Materials & labor are warranted for 90 days from date of installation or for the term of the selected Extended Service Plan if Subscriber elects to participate in such plan. There is no labor and material warranty on any customer provided equipment.

B. Extended Warranty. Applicable only if specified on face of this contract and is contingent upon ECSI being contracted to provide Central Station Monitoring Services and perform all of the NFPA mandated tests and inspections of the installed fire protection systems'.

C. All Warranty obligations exclude pre-existing to remain components, batteries, acts of God, fire, theft, vandalism, or tampering by unauthorized personnel. All warranty's are void if any party not authorized by ECSI performs work on any item installed by ECSI.

3. Hours of Service. All work required by this Contract shall be performed between 8:00 a.m. and 4:30 p.m. on normal business days, except in the case of emergency. Service calls received after 3:30 p.m. are subject to after-hour rates.

4. Subscriber Responsibilities:

A. Subscriber agrees not to tamper with, remove, or otherwise interfere with the communication software and agrees to furnish, at Subscriber's expense, all 110 volt AC power, electrical outlets, receptacles, and telephone hook-ups as deemed necessary by ECSI for connection of the equipment.

B. Subscriber must visually inspect system components periodically and, if a problem is discovered, notify ECSI immediately. When ECSI alerts Subscriber of any issue with the system that requires correction, Subscriber assumes full responsibility for taking action to resolve the reported issue.

C. Subscriber must inform ECSI, in writing, of any change in fire rating bureau or agency. Subscriber must also inform ECSI, in writing, of any change in the list of people that ECSI is to call in the event of alarm activation. ECSI is not responsible for any errors, omissions, or failure to update such list by Subscriber.

5. Default: A. Event of Default. Subscriber shall be in default of this Contract if Subscriber: (a) fails to pay any installation charge, (b) fails to pay any monitoring or service charge, (c) willfully or negligently causes repeated false alarms, (d) cancels this Contract without cause before the end of its term, or (e) fails to perform any other obligations under this Contract.

B. ECSI's Remedy Upon Default.

i. Terminate Contract. If Subscriber defaults, ECSI may terminate this Contract ten (10) days after written notice of default if Subscriber has not cleared the default by that date.

ii. Damages. If Subscriber defaults, Subscriber shall pay ECSI any money due for any product or services provided prior to default. Additionally, Subscriber shall pay an amount equal to 60% of the remaining monitoring and or Extended Service Plan fees, plus any other damages to which ECSI may be entitled under applicable law.

iii. Costs. In the event either Party resorts to legal action to enforce the terms and provisions of this Agreement, or as a result of any breach under this Agreement, the prevailing Party shall be entitled to recover the costs of such action so incurred, including, without limitation, reasonable attorneys' fees, arbitration fees, prejudgment interest, and any other reasonable and related expenses of collection.

6. Changes: Any alteration or deviation from the specified work involving extra costs, will be executed only upon written orders, and will become an extra charge. The cost of any changes to the scope of work described herein made at the request of or made necessary or required by Subscriber's action, or which may be required by any governmental agency or insurance interest or inspection and rating bureaus are to be borne solely by Subscriber. SUBSCRIBER ACKNOWLEDGES THAT SUBSCRIBER HAS CHOSEN THE SYSTEM AND THAT ADDITIONAL PROTECTION IS AVAILABLE AND MAY BE OBTAINED FROM ECSI AT AN ADDITIONAL COST TO SUBSCRIBER. All risk of loss or damage to the system shall be borne exclusively by Subscriber. 7. External Services: Any fines levied by a municipality or government agency regarding false alarms shall be the sole responsibility of the Subscriber. Additional fees levied by monitoring agency for any reason, including but not limited to those caused by runaway dialers, runner services, etc. shall be the sole responsibility of Subscriber. Such fees shall be added to the service charges or billed to Subscriber directly by the appropriate agency.8.A. Limitation of Damages (cont.)

The payments under this Contract are based solely upon the value of the services provided and it is not the intention of the parties that the ECSI assume responsibility for any loss or damage sustained through burglary,

8. ECSI'S LIMITS OF LIABILITY:

A. Limitation of Damages. IT IS UNDERSTOOD AND AGREED THAT ECSI IS NOT AN INSURER AND THAT INSURANCE, IF ANY, COVERING INJURY AND PROPERTY LOSS OR DAMAGE ON SUBSCRIBER'S PREMISES SHALL BE OBTAINED BY THE SUBSCRIBER.

8. A. Limitation of Damages (cont.)

The payments under this Contract are based solely upon the value of the services provided and it is not the intention of the parties that ECSI assume responsibility for any loss or damage sustained through burglary, theft, robbery, fire, or other cause, or that there exists or shall exist any liability on the part of ECSI by virtue of this Contract. Notwithstanding these provisions, if there should arise any liability on the part of ECSI, such liability is and shall be limited to a sum equal to the service charge for a period of six (6) months or $500.00 whichever is less, which sum is liquidated damages and not a penalty. In the event that Subscriber wishes ECSI to assume greater liability, Subscriber may obtain from ECSI a higher limit by paying an additional amount proportioned to the responsibility and a rider shall be attached to this Contract, setting forth the additional liability of ECSI and the additional charges. However, any such additional obligation does not make ECSI an insurer.

B. Interruption of Service. ECSI shall not be liable for any damage or loss sustained by Subscriber as a result of any delay in service or installation of equipment, equipment failure, or interruption of service due to electric failures, strikes, war, acts of God, or other causes, including ECSI's negligence in the performance of this Contract. The estimated date that work is to be substantially completed is not a definite completion date and time is not of the essence.

C. Disclaimer of Warranties. ECSI does not represent or warrant that the system may not be compromised or circumvented; or that the system will prevent any loss by burglary, hold-up, fire or otherwise; or that the system will in all cases provide the protection for which it is installed or intended. Subscriber acknowledges and agrees that ECSI has made no representations or warranties, expressed or implied, as to any matter whatsoever including without limitation the condition of equipment, its merchantability or its fitness for any particular purpose; nor has Subscriber relied on any representations or warranties, expressed or implied, that any affirmation of fact or promise shall not be deemed to create an express warranty and that there are no warranties which extend beyond the face of this Contract; that

ECSI is not an insurer; that Subscriber assumes all risk of loss or damage to Subscribers premises or the contents thereof; and that Subscriber has read and understands all of this Contract, particularly paragraph eight (8) which sets forth ECSI's maximum liability in the event of any loss or damage to Subscriber or anyone else.

9. Third Party Indemnification: In the event any person, not a party to this contract, shall make any claim or file any lawsuit against ECSI for any reason relating to ECSI's duties and obligations pursuant to this Contract, including but not limited to the design, installation, maintenance, monitoring, operation, or any failure of the alarm system to operate properly, Subscriber agrees to indemnify, defend and hold ECSI harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs, and attorney's fees to the extent Subscriber agrees to indemnify, defend and hold ECSI harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs, and attorney's fees to the extent caused by Subscriber. The parties agree that there are no third party beneficiaries of this Contract. Subscriber, for itself and any of its insurance carriers waives any right of subrogation Subscriber's insurance carriers may have against ECSI or any of its subcontractors, subject to the advice of Subscriber's counsel.

10. Assignment: ECSI shall have the right to assign this Contract without notice to Subscriber and shall have the further right to subcontract any services which it may perform. ECSI shall inform Subscriber when services are subcontracted and shall maintain current proof of subcontractor's state license, general insurance, and workers compensation coverage. Subscriber acknowledges that this Contract, and particularly those paragraphs relating to disclaimer of warranties, liquidated damages and third party indemnification, inure to the benefit of, and are applicable to any subcontractors employed by ECSI to provide monitoring, maintenance, installation or service of the system(s) and they bind Subscriber to said subcontractors with the same force and effect as they bind Subscriber to ECSI.

11. Severability: In the event any of the terms or provisions of this Contract shall be declared to be invalid or inoperative, all of the remaining terms and provisions shall remain in full force and effect.

12. Notices: All notices to be given hereunder shall be in writing and may be served either personally or by mail, postage prepaid to the addresses set forth in the Contract or to any other from time to time in writing.

13. Binding Arbitration: This Contract is binding for ECSI, Subscriber, successors in interest, agents, employees, shareholders, officers, former employees, former officers, directors, subsidiaries, parent corporations, attorneys, and all other entities acting on the their behalf. Parties agree to submit to binding arbitration, conducted by the American Arbitration Association under the Construction Industry Arbitration Rules, any matters which cannot otherwise be resolved, and expressly waive any and all rights in law and equity to bringing any civil disagreement before a court of law, except that judgment upon the award rendered by the arbitrator may be entered in any court having jurisdiction thereof.

14. Entire Agreement: This Contract is intended by the parties as a final expression of their agreement and as a complete and exclusive statement of the terms. This Contract supersedes all prior representations, understandings or agreements of the parties. This Contract can only be modified in a writing signed by the parties. No waiver of a breach of any term or condition of this Contract shall be construed to be a waiver of any succeeding breach.

initials:_____

Tab 5

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**

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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 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.

C. District Counsel

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

DRAFT

D. District Engineer

Mr. Thornton 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.

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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.

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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.

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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

MINUTES OF MEETING

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

RESERVE AT PRADERA
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Reserve at Pradera Community Development District was held on **Thursday, September 24, 2026, at 10:30 a.m.** at the Riverview Public Library, located at 9951 Balm Riverview Rd., Riverview, FL 33569.

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:

Wesley Elias	**District Manager; Rizzetta & Company**
Hayley Pryor	**Community Asset Manager; Rizzetta & Company**
Kyle Thornton	**District Engineer; Haiff Associates. NC (*via phone*)**
Savannah Hancock	**District Counsel; Kilinski Van Wyk (*via phone*)**
Bert Smtih	**Sitex Aquatics Representative (*via phone*)**
Epifanio Carvajal	**Pine Lake Representative**
Audience	**Not Present**

FIRST ORDER OF BUSINESS **Call to Order**

Mr. Elias called the meeting to order and read roll call.

SECOND ORDER OF BUSINESS **Audience Comments**

No Comments.

THIRD ORDER OF BUSINESS **Staff Reports**

A. Aquatics Service

1. Presentation of Sitex Waterway Inspection Report
Mr. Smith presented the report and provided updates. Sitex will inspect pond #6 and pond #11 for algae and midge flies.

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2. Letter of Fuel Increase Surcharge

On a motion by Mr. Caines, seconded by Mr. Belcher, with all in favor, the Board of Supervisors approved the Fuel Increase Surcharge through December 31,2026, for the Reserve at Pradera Community Development District.

B. Landscape Inspection Services

1. Presentation of landscape Inspection Report

The inspection report was reviewed, and Pine Lake will provide a proposal for Blue Agave.

C. District Counsel

Ms. Hancock provided updates on residents solicitating proposals for stormwater on CDD Property. Board directed Counsel to work on Draft for a cease-and-desist letter with Board member Lindsay Felix.

D. District Engineer

1. Consideration of Pine Lake Proposal 9823

On a motion by Ms. Wyatt seconded by Mr. Caines and with all in favor, the Board of Supervisors approved Proposal No. 9823 in the amount of $309.96, for the Reserve at Pradera Community Development District.

Proposal No. 9865 for Jatropha Install was tabled.

On a motion by Mr. Newbold seconded by Mrs. Wyatt and with all in favor, the Board of Supervisors approved Proposal No. 9853 in the amount of $1144.00 , for the Reserve at Pradera Community Development District.

E. District Manager

Ms. DeLuna reminded the Board that the next meeting is scheduled for October 27, 2026.

The Board directed Staff to gather information proposals for CDD communication correspondence to the community.

FOURTH ORDER OF BUSINESS **Business Items**

A. Ratification Resolution of 2026-04; Approving Fiscal Year 2026-2027 Revised Meeting Schedule

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On a motion by Ms. Felix, seconded by Mr. Belcher and with all in favor, the Board of Supervisors ratified Resolution of 2026-04; Approving Fiscal Year 2026-2027 Revised Meeting Schedule, for the Reserve at Pradera Community Development District.

B. Ratification of Safe Touch Controller Upgrade

On a motion by Mr. Caines , seconded by Mr. Newbold, and with all in favor, the Board of Supervisors ratified the ,Safe Touch Controller Upgrade, for the Reserve at Pradera Community Development District.

C. Consideration of Pool Remodel Proposal

This was tabled and the Board Directed the Driver Manager to gather other proposals.

D. Ratification of Safe Touch Turning 16 Channel NVR

On a Motion by Mr. Caines, seconded by Ms. Felix with all in favor, the Board ratified the Safe Touch Turning 16 Channel NVR, 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 August 11, 2026

The Board tabled and requested to check pine lake proposals whether some were tabled or some were approved.

B. Consideration of Operations and Maintenance Expenditures for July and August 2026

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

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

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

SIXTH ORDER OF BUSINESS **Supervisor Requests**

Mr. Caines requested pressure washing for white fences along the entry way.

Mrs. Wyatt requested District Manager to reflect why meeting minutes are not approved for verification of proposals. District Manager was asked to follow-up with the chair.

SEVENTH ORDER OF BUSINESS **Adjournment**

> On a motion by Ms. Felix, seconded by Mr. Belcher, and with all in favor, the Board of Supervisors adjourned the meeting at 11:39 a.m., for the Reserve at Pradera Community Development District.

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Assistant Secretary

Chair / Vice Chair

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DRAFT

Tab 6

RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT

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

Operation and Maintenance Expenditures
September 2026
For Board Approval

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

The total items being presented: **$86,802.01**

Approval of Expenditures:

_____

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Reserve at Pradera Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2026 Through September 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Charter Communications	20260908-1	2490284081926	Internet Service 08/26	$ 175.38
Egis Insurance Advisors, LLC	300385	34544	Policy #100126253 10/01/2026-10/01/2027	$ 17,565.00
Halff Associates, Inc	300371	10172348	Engineering Services 08/26	$ 600.66
Hillsborough County BOCC	20260910-1	3629519463-081826	12051 Palmera Reserve Drive 08/26	$ 6,212.21
Jason Newbold	20260930-2	JN092426	Board of Supervisors Meeting 09/24/26	$ 200.00
Jayson Caines	20260930-1	JC092426	Board of Supervisors Meeting 09/24/26	$ 200.00
Jerry Richardson	300367	2171	Wildlife Services 07/26	$ 1,100.00
Jerry Richardson	300367	2182	Wildlife Services 08/26	$ 1,265.00
Jerry Richardson	300381	2192	Wildlife Services 09/26	$ 1,265.00
Kenneth D Belcher Sr	20260930-4	KB092426	Board of Supervisors Meeting 09/24/26	$ 200.00
Kilinski Van Wyk, PLLC	300368	15743	Legal Services 07/26	$ 2,690.48
Kilinski Van Wyk, PLLC	300380	15983	Legal Services 08/26	$ 2,643.22
Lindsay Aliene Stover Felix	20260930-3	LF092426	Board of Supervisors Meeting 09/24/26	$ 200.00
Maya Wyatt	20260930-5	MY092426	Board of Supervisors Meeting 09/24/26	$ 200.00

Reserve at Pradera Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2026 Through September 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Monster Tree Service of North Tampa	300377	719	Tree Take Down 08/26	$ 950.00
Pine Lake Services, LLC	300373	10853	Summer annuals 08/26	$ 1,514.00
Pine Lake Services, LLC	300373	10872	4 Bottlebrush trees Installed 08/26	$ 1,955.76
Pine Lake Services, LLC	300379	10917	Landscape Maintenance 09/26	$ 12,434.00
Rizzetta & Company, Inc.	300369	INV0000112111	Administrative Services 09/26	$ 5,440.59
SafeTouch, LLC	300374	22241	Monitoring Service 09/26	$ 1,020.00
SafeTouch, LLC	300382	1887108112	Service call for Internet not working 08/26	$ 350.00
SafeTouch, LLC	300384	18898090926	Serice Call Multiple cameras are inoperable 09/26	$ 1,339.84
SafeTouch, LLC	300384	18919090126	Service Call for Exit Button 09/26	$ 4,514.00
School Now	300375	INV-SN-1618	Quarterly Website & Compliance Services 09/26	$ 395.91
Sitex Aquatics, LLC	300376	11463-b	Aquatic Maintenance 09/26	$ 2,616.20
South Shore Unlimited, LLC	300383	09172026	Replaced light fixtures 09/26	$ 600.00
TECO	20260909-1	211004653369-081726	Utilities 08/26	$ 2,319.52
TECO	20260909-1	211004653575-081726	Utilities 08/26	$ 1,269.67

Reserve at Pradera Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2026 Through September 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
TECO	20260911-1	211004653823-082026	Electric Charges - 13411 Blam River Road 08/26	$ 108.03
TECO	20260911-1	211004654029-082026	Utilities - 13309 Pradera Reserve Drive 08/26	$ 77.69
TECO	20260911-1	211004654276-082026	Utilities - 12051 Pradera Reseve 08/26	$ 600.98
TECO	20260911-1	211004654458-082026	Utilities - 12053 Pradera Reserve BLVD 08/26	$ 191.24
TECO	20260911-1	211004654664-082026	Utilities 08/26	$ 1,712.62
TECO	20260909-1	211024076591-081726	Electric Charges 08/26	$ 3,160.22
TECO	20260909-1	221006977807-081726	Utility Services 08/26	$ 2,503.74
TECO	20260909-1	221006978904-081726	Utilities 08/26	$ 507.86
TECO	20260909-1	221006978920-081726	Utilities 08/26	$ 1,013.42
TECO	20260909-1	221006978961-081726	Utilities 08/26	$ 888.77
The Observer Group, Inc.	300378	26-03273H	Legal Advertising 09/26	$ 87.50
Total Community Maintenance, LLC	300372	9251	Clubhouse Janitorial 09/26	$ 1,050.00
U.S. Bank	300370	8311857	Trustee Fees Series 2015 08/26	$ 3,663.50
Total Report				**$ 86,802.01**

Spectrum BUSINESS

August 19, 2026
Invoice Number: 2490284081926
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 1-877-401-6420.

Summary

Service from 08/19/26 through 09/18/26 details on following pages

Previous Balance	170.38
Payments Received -Thank You!	-170.38
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 09/05/26	
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 2390 DY RP 19 08202026 NNNNNNNN 01 000767 0003

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

August 19, 2026

RESERVE AT PRADERA CDD

Invoice Number: 2490284081926
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

August 19, 2026

RESERVE AT PRADERA CDD
Invoice Number: 2490284081926
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 08202026 NNNNNNNN 01 000767 0003

Charge Details

Previous Balance		170.38
EFT Payment	08/05	-170.38
Remaining Balance		**$0.00**

Payments received after 08/19/26 will appear on your next bill.

Service from 08/19/26 through 09/18/26

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**.

RESERVE AT PRADERA CDD
Invoice Number: 2490284081926
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 08202026 NNNNNNNN 01 000767 0003

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

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

August 19, 2026

RESERVE AT PRADERA CDD
Invoice Number: 2490284081926
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 08202026 NNNNNNNN 01 000767 0003

INVOICE

Customer	Reserve at Pradera Community Development District
Acct	560
Date	09/24/2026
Customer Service	Kristina Rudez
Page	1 of 1

Payment Information	
Invoice Summary	$ 17,565.00
Payment Amount	
Payment For:	Invoice#34544
100126253	

Reserve at Pradera Community Development District
c/o Ri□□etta □ Company
3434 Col□ell Ave, Suite 200
Tampa, □L 33614

Thank You

Please detach and return with payment

Customer: Reserve at Pradera Community Development District

Invoice	E□□ective	Transaction	Description	Amount
34544	10/01/2026	Renew policy	Policy #100126253 10/01/2026-10/01/2027 Florida Insurance Alliance GL POL EPL EBL PROP - Renew policy Due Date: 9/24/2026	17,565.00

Total
$ 17,565.00

Thank You

Remit Payment To: Egis Insurance Advisors	(321)233-9939	**Date**
P.O. Box 748555 Atlanta, GA 30374-8555	accounting□ egisadvisors.com	09/24/2026

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

Invoice Date: 09/02/2026
Invoice: 10172348
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: August 23, 2026

Hourly	Earned To Date	Previous Amount	Current Amount
000P01 - Misc. Services	46,219.96	45,619.30	600.66
000P89 - Reimbursable Expenses	733.90	733.90	0.00
Total Hourly Services:	**46,953.86**	**46,353.20**	**600.66**

Total Earned to Date:	46,953.86
Less Previous Billed:	46,353.20
Amount Due this Invoice:	**600.66**

Notes from Project Manager:

CDD Mtg by Phone - 8/11/26, DM coordination items

Remit payment to P.O. Box 4897, Dept 331, Houston, TX 77210
Reference Project 039405.001 and Invoice 10172348
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

September 02, 2026
Project No: 039405.001
Invoice No: 10172348
Invoice Total: $600.66

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

Professional Services thru August 23, 2026

Phase 000P01 Misc. Services

Professional Personnel

	Hours	Amount	
Administrative III	.50	65.74	
Principal/Officer-Prof. Eng III	1.50	534.92	
Totals	2.00	600.66	
Total Labor			**600.66**

Phase 000P89 Reimbursable Expenses

Total this Invoice **$600.66**

Hillsborough County Florida

S-Page 1 of 1

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
RESERVES AT PRADERA CDD	3629519463	08/18/2026	09/08/2026

Service Address: 12051 PALMERA RESERVE DR

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
53348643A	07/16/2026	36382	08/17/2026	40039	365700 GAL	ACTUAL	WATER

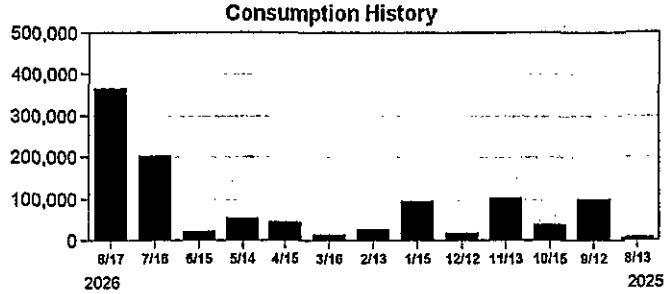
Service Address Charges

Customer Service Charge	$6.54
Purchase Water Pass-Thru	$1,104.41
Water Base Charge	$60.16
Water Usage Charge	$2,306.12
Sewer Base Charge	$149.48
Sewer Usage Charge	$2,585.50

Summary of Account Charges

Previous Balance	$3,286.18
Net Payments - Thank You	$-3,286.18
Total Account Charges	$6,212.21
AMOUNT DUE	**$6,212.21**

Consumption History



Hillsborough County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 3629519463

ELECTRONIC PAYMENTS BY CHECK OR

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

THANK YOU!

DUE DATE	09/08/2026
AMOUNT DUE	$6,212.21
AMOUNT PAID	

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

1,267 8

00362951946370000621221 1

Hillsborough County Water Resources

Website: HCFL.gov/Water
Online Payments: HCFL.gov/WaterBill
Customer Service: (813) 307-1000
Email: WaterDept@HCFL.gov

Use the Customer Service phone number to access these Water Resources services and more:

- Billing/Account Questions
- Credit/Collections
- Emergency Line (24/7)
- Water Quality Information Line (24/7)
- Water Restrictions Information
- Water Restrictions Violation Hotline

Authorized Payment Locations:

Brandon Support Operations Complex
332 N. Falkenburg Rd.
Tampa, FL 33619
Walk-in and drive-thru:
Mon.-Fri., 8 a.m.-5 p.m.
• Bill Pay Kiosk & Payment Drop Box

Jimmy B Keel Library
2902 W. Bearss Ave
Tampa, FL 33618
Bill Pay Kiosk

South Shore Library
15816 Beth Shields Way
Ruskin, FL 33573
Bill Pay Kiosk

Maureen B. Gauzza Library
11211 Countryway Blvd
Tampa, FL 33626
Bill Pay Kiosk

AMSCOT
The Money Superstore®

IMPORTANT: Attempting to pay through an unauthorized online application, webpage, or payment center may result in payment posting delays and/or cause interruption of services.

Explanation of Charges:

CUSTOMER BILL CHARGE is the net cost for all customers' account management activities and is charged on every bill generated during the fiscal year.

PURCHASED WATER CHARGE is a volumetric charge based on the cost of water purchased by the County from suppliers. The pass-through charge is applied to all billable potable water consumption.

WATER BASE CHARGE is designed to recover a portion of all fixed costs for the water system. Fixed costs include debt service, personnel cost, and operating costs not related to the amount of water produced or treated.

WATER CONSUMPTION CHARGE includes all variable costs for producing and treating water and the remainder of the fixed costs not recovered through the water base charge. Water consumption charges are billed per 1,000 gallons of metered flow.

RECLAIMED WATER CHARGE is designed to recover variable and fixed costs associated with the treatment and supply of reclaimed water.

SEWER BASE FACILITY CHARGE is designed to recover a portion of the fixed costs for the wastewater system. Fixed costs include debt service, personnel costs, and operating costs not related to the amount of wastewater treated and effluent disposal.

SEWER USAGE CHARGE includes the variable costs of treating and disposing of wastewater and includes the balance of the fixed costs not recovered through the wastewater base charge. Wastewater usage charges are billed per 1,000 gallons of metered flow. Residential wastewater usage is capped at 8,000 gallons per month on accounts read monthly and 16,000 gallons on accounts whose meter is read every other month. Commercial wastewater customers pay the wastewater usage charge for all billable water consumption.

DEPOSITS is a new or increased security deposit required to reduce bad-debt losses on an account.

ADJUSTMENTS includes costs for special services or handling provided by the County. This may include, but is not limited to, customer requests, delinquent account collection activities, unauthorized usage charges, etc.

SOCIAL SECURITY NUMBER DISCLOSURE STATEMENT:

In compliance with Section 119.071(5) of the Florida Statutes (Public Records Law), Hillsborough County deems Social Security numbers as protected information and they will not be subject to any public records request. Social Security numbers are requested for the purpose of establishing deposits and for recovery efforts of unpaid utility charges.

Go Green—You can help reduce the environmental impact of paper billing. Visit HCFL.gov/WaterBill to select paperless options for billing and payments.

The 2025 Water Quality Report is now available online at HCFL.gov/WaterQualityReport. To request a mailed copy, call (813) 246-3146 and leave a message with your name, mailing address, and phone number.

Hillsborough County accepts:

VISA · mastercard · AMERICAN EXPRESS · DISCOVER NETWORK

(AMSCOT locations accept CASH only. Service charges apply.)

Online Payments: HCFL.gov/WaterBill

Mail Payments: P.O. Box 89637, Tampa, FL 33689-0410

Pay by Phone: (813) 307-1000

RESERVE AT PRADERA CDD

Meeting Date: September 24, 2026

SUPERVISOR PAY REQUEST

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

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	10:37AM
Meeting End Time:	11:39AM
Total Meeting Time:	1:02

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: _____

State Wildlife Trapper
2103 W Rio Vista Ave
Tampa, FL 33603 US
trapperjerry@gmail.com

INVOICE

BILL TO
Reserve at Pradera CDD
3434 Colwell Avenue, Ste. 200
Tampa, FL 33614

INVOICE # 2171
DATE 07/16/2026
DUE DATE 08/01/2026
TERMS Net 15

ACTIVITY	AMOUNT
State Wildlife Trapping Trapping Service for July 2026 2 cameras & 1 Trap on property. LTD Hogs removed: 104 YTD Hogs removed: 7 MTD Hogs removed: 1 Note: We are doing everything possible to manage the hog population on this property.	1,100.00

We appreciate you.

Thank you for doing business with us.

Make all checks payable to: Jerry Richardson

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

If you have any questions concerning this invoice, please contact:
Jerry Richardson, Phone 813-390-9578;
email - trapperjerry@gmail.com

A 30 day notice is required to terminate trapping service in writing.
Termination fees may apply.
Set-up and removal fee of #385.00 will be added to first and final invoices.

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

State Wildlife Trapper
2103 W Rio Vista Ave
Tampa, FL 33603 US
trapperjerry@gmail.com

INVOICE

BILL TO
Reserve at Pradera CDD
3434 Colwell Avenue, Ste. 200
Tampa, FL 33614

INVOICE # 2182
DATE 08/16/2026
DUE DATE 08/31/2026
TERMS Net 15

ACTIVITY	AMOUNT
State Wildlife Trapping Trapping Service for August 2026 2 cameras & 1 Trap on property. LTD Hogs removed: 104 YTD Hogs removed: 7 MTD Hogs removed: 0 Note: We are doing everything possible to manage the hog population on this property.	1,100.00
Sales Late fee: Payment has not been received as of 8/16/2026	165.00

We appreciate you.

Thank you for doing business with us.

Make all checks payable to: Jerry Richardson

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

If you have any questions concerning this invoice, please contact:
Jerry Richardson, Phone 813-390-9578;
email - trapperjerry@gmail.com

A 30 day notice is required to terminate trapping service in writing.
Termination fees may apply.
Set-up and removal fee of #385.00 will be added to first and final invoices.

SUBTOTAL	1,265.00
TAX	0.00
TOTAL	1,265.00
BALANCE DUE	**$1,265.00**

State Wildlife Trapper
2103 W Rio Vista Ave
Tampa, FL 33603 US
trapperjerry@gmail.com

INVOICE

BILL TO
Reserve at Pradera CDD
3434 Colwell Avenue, Ste. 200
Tampa, FL 33614

INVOICE # 2192
DATE 09/16/2026
DUE DATE 10/01/2026
TERMS Net 15

ACTIVITY	AMOUNT
State Wildlife Trapping Trapping Service for September 2026 2 cameras & 1 Trap on property. LTD Hogs removed: 104 YTD Hogs removed: 7 MTD Hogs removed: 0 Note: We are doing everything possible to manage the hog population on this property.	1,100.00
Sales Late fee: Payment has not been received as of 8/16/2026	165.00

We appreciate you.

Thank you for doing business with us.

Make all checks payable to: Jerry Richardson

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

If you have any questions concerning this invoice, please contact:
Jerry Richardson, Phone 813-390-9578;
email - trapperjerry@gmail.com

A 30 day notice is required to terminate trapping service in writing.
Termination fees may apply.
Set-up and removal fee of #385.00 will be added to first and final invoices.

SUBTOTAL	1,265.00
TAX	0.00
TOTAL	1,265.00
BALANCE DUE	**$1,265.00**

KILINSKI | VAN WYK

Kilinski | Van Wyk PLLC

P.O. Box 6386
Tallahassee, Florida 32314

INVOICE

Invoice # 15743
Date: 08/14/2026
Due On: 09/13/2026

Reserve at Pradera CDD

Statement o□Account

Outstanding Balance		□ew Charges		Payments Received		**Total Amount Outstanding**
($0.00	□	$2,690.48	) - (	$0.00	) □	**$2,690.48**

RPRCDD-01

Reserve at Pradera CDD - General

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	SH	07/01/2026	Finalize revised budget notices and circulate.	0.20	$295.00	$59.00
Service	□K	07/03/2026	Prepare updated end of session bill summary and impacts on CDD operations and documents	0.20	$395.00	$79.00
Service	SH	07/06/2026	Follow up with District staff on Fiscal □ear 2027 meeting schedule concerns; draft First Amendment to Aquatic Management Services Agreement to extend fuel surcharge; review and provide feedback on draft mailed notices.	0.70	$295.00	$206.50
Service	AH	07/06/2026	Confer with district staff regarding revisions to meeting schedule; calendar follow up regarding same.	0.30	$200.00	$60.00
Service	AH	07/07/2026	Confer with district manager regarding revised meeting schedule.	0.20	$200.00	$40.00
Service	SH	07/08/2026	Review and provide feedback on draft agenda for Board of Supervisors meeting.	0.20	$295.00	$59.00
Service	SH	07/14/2026	Call with S. DeLuna regarding	0.20	$295.00	$59.00

			resident concerns over mailed notice.			
Service	MB	07/16/2026	Analyze legal issues related to proposals and reports in agenda package, including Sitex's invoice discrepancies; Review previous meeting minutes.	1.10	$305.00	$335.50
Service	SH	07/17/2026	Prepare for monthly Board of Supervisors meeting.	0.60	$295.00	$177.00
Service	MH	07/20/2026	Review and revise addendum to O□M Methodology; review methodology and advise District staff regarding legal considerations related to same.	0.70	$375.00	$262.50
Service	SH	07/23/2026	Attend and participate in monthly Board of Supervisors meeting; draft amendment to aquatic maintenance agreement for fuel surcharge; draft deficiency notice to Sitex Aquatics.	3.90	$295.00	$1,150.50
Expense	KB	07/23/2026	Travel: Mileage - SH.	46.00	$0.76	$34.96
Expense	IK	07/24/2026	Certified Mail: Certified mail to 2 Richard Mark Way.	1.00	$11.02	$11.02
Service	SH	07/24/2026	Finalize deficiency letter and send out; draft cease and desist and circulate to District staff.	0.40	$295.00	$118.00
Service	LG	07/31/2026	Prepare mid-year ethics training reminder for supervisors.	0.10	$385.00	$38.50
					Total	**$2,690.48**

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

Please pay within 30 days.

KILINSKI | VAN WYK

Kilinski | Van Wyk PLLC

P.O. Box 6386
Tallahassee, Florida 32314
Reserve at Pradera CDD

INVOICE

Invoice #15983
Date:09/14/2026
Due On:10/14/2026

Reserve at Pradera CDD - General
RPRCDD-01

Current Invoice: $2,643.22

Issue Date: **09/14/2026**

Invoice Number	Due On	Amount Due (USD)	Balance Due (USD)
15983	10/14/2026	$2,643.22	$2,643.22
		Invoice Balance	**$2,643.22**

Other Invoices: Reserve at Pradera CDD - General

Invoice number	Due On	Amount Due (USD)	Balance Due (USD)
15743	09/13/2026	$2,690.48	$2,690.48
		Outstanding Balance:	**$2,690.48 USD**

Reserve at Pradera CDD - General

Type	Date	Attorney Name	Description	Quantity	Rate (USD)	Total (USD)
Service	08/04/2026	MB	Analyze legal issues related to proposals and reports in agenda package, including the landscaping proposals; Review meeting minutes.	1.30	$305.00	$396.50
Service	08/06/2026	SH	Prepare for monthly Board of Supervisors meeting.	0.70	$295.00	$206.50
Service	08/11/2026	SH	Call with S. DeLuna regarding Sitex concerns; draft amendment to aquatics management agreement; attend and participate in monthly Board of Supervisors meeting.	4.50	$295.00	$1,327.50

Type	Date	Attorney Name	Description	Quantity	Rate (USD)	Total (USD)
Expense	08/11/2026	KB	Travel: Mileage - SH.	47.00	$0.76	$35.72
Service	08/12/2026	AH	Prepare notice of board of supervisors' meeting and closed security session; transmit same.	0.60	$200.00	$120.00
Service	08/14/2026	SH	Draft Holiday Lighting Agreement.	0.60	$295.00	$177.00
Service	08/18/2026	SH	Call with S. DeLuna regarding resident attempt at soliciting pond vendors.	0.20	$295.00	$59.00
Service	08/18/2026	MB	Research application of HB 967 (electronic payments).	0.10	$305.00	$30.50
Service	08/18/2026	LG	Prepare memorandum regarding implementation of HB 967 (electronic payments).	0.10	$385.00	$38.50
Service	08/26/2026	SH	Call with S. DeLuna about unauthorized resident activity in soliciting pond vendors.	0.20	$295.00	$59.00
Service	08/27/2026	SH	Draft cease and desist letter to resident soliciting pond vendors.	0.40	$295.00	$118.00
Service	08/28/2026	MH	Confer with District staff regarding status of ongoing District projects and advise as to legal and procedural matters related to same.	0.20	$375.00	$75.00
					Subtotal	**$2,643.22 USD**

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

Please pay within 30 days.

Monster Tree Service of North Tampa
5470 E. Busch Blvd. #419 Temple Terrace, FL 33617

Invoice #719

Date: 08/10/2026
From: Zobair Nagamia

Invoice For

Reserve at Pradera CDD

3434 Colwell Ave. Suite 200
Tampa, FL 33614

mobile: 404-914-7162
HPryor@rizzetta.com, SDeLuna@rizzetta.com

Location

13411 Balm Riverview Rd

Riverview, FL 33579

13411 Balm Riverview Rd 33579

Terms

Net 15

ITEM DESCRIPTION	AMOUNT
1) Tree Take Down (with Recycling) Number: 1 Species: Maple Location: Outside edge of Community Pool Notes: Tree is uprooted and needs to be removed. Method: Trees listed will be dismantled and taken down to ground level as close to grade as possible, all wood will be removed from site.	$ 950.00

All balances not paid by the due date are subject to late fees. Please mail checks to the above address. Please use the contact information below for inquiries about this invoice.

SUBTOTAL	$ 950.00
SALES TAX	$ 0.00
INVOICE TOTAL	$ 950.00
DUE DATE	08/25/2026

Photos

1) Tree Take Down (with Recycling)



1) Tree Take Down (with Recycling)



1) Tree Take Down (with Recycling)



1) Tree Take Down (with Recycling)



1714 Dale Mabry Hwy
Lutz, FL 33548

pinelakellc.com

INVOICE

Date	Invoice No.
08/28/26	10853
Terms	**Due Date**
Net 30	09/27/26

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

Amount Due	Enclosed
$1,514.00	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			$1,514.00	**$0.00**	**$1,514.00**
	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. Summer annuals				
	Plant Material Install		*$1,514.00*	*$0.00*	*$1,514.00*
	Total		**$1,514.00**	**$0.00**	**$1,514.00**

1714 Dale Mabry Hwy
Lutz, FL 33548

pinelakellc.com

INVOICE

Date	Invoice No.
08/31/26	10872
Terms	**Due Date**
Net 30	09/30/26

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

Amount Due	Enclosed
$1,955.76	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			$1,955.76	**$0.00**	**$1,955.76**
	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.				
	Pine Lake to install 4 Bottlebrush trees 30gal, each equipped with a 15gal watering bags (This area is not irrigated), at the roundabout on Bluegrass Field Court at Reserve at Pradera.				
	Plant Material Install		*$1,955.76*	*$0.00*	*$1,955.76*
	Total		**$1,955.76**	**$0.00**	**$1,955.76**

1714 Dale Mabry Hwy
Lutz, FL 33548

pinelakellc.com

INVOICE

Date	Invoice No.
09/01/26	10917
Terms	**Due Date**
Net 30	10/01/26

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

Amount Due	Enclosed
$12,434.00	

Please detach top portion and return with your payment.

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

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

Invoice

Date	Invoice #
9/2/2026	INV0000112111

Bill To:

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

Services for the month of	Terms	Client Number
September	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:	**22241**
Status:	**Open**
Invoice Date:	**9/01/2026**
Due Date:	**10/01/2026**
Total:	**$1,020.00**

Service Date	Product/Service	Quantity	Total
	Monthly Monitoring Services Quote #SECQ1919 Alarm Signal Verification Event Based Remote Video Monitoring 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

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

Ship To:

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

Job Type:	**Service**
Invoice No:	**1887108112 6**
Status:	**Open**
Invoice Date:	**8/12/2026**
Due Date:	**9/11/2026**
Total:	**$350.00**

Service Date	Product/Service	Quantity	Total
	Service Labor - 1 hour minimum "Job#: 15562 Date Submitted: 08/04/26 / Schedule Date: 08/11/26 Community Name: Reserve at Pradera Location: 12051 Pradera Reserve Blvd		
8/11/2026	Requested By: Nancy Bregg Email(s): nbregg@rizzetta.com Phone Number: +1 (813) 789-6611 Repair Authorization: 0 Issue Reported: I can't get into the system to assign fobs or assist any residents. I was on property last week and have access to the room that houses the equipment and saw several red lights and it appears the	2.00	$350.00

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Tampa, FL 33613
(813) 930-7852
ar165@safetouch.com

Service Date	Product/Service	Quantity	Total
	internet is working. I spoke to Rob and he is stating that the internet is going on and off, however when I spoke to the internet company, they advised that after 5 minutes of monitoring the system it did not have an issue. I need to get this working as there are complaints coming in and I have no way to assist without being able to log into the system. Work Completed: Work Order Notes ? Checked system and performed re-networking of all connected devices. ? Upgraded firmware on all accessible system components. ? Reset and reconfigured system as part of troubleshooting efforts. ? Unable to establish communication with the controller after firmware upgrades and system resets. ? Noted that the monitoring device/ display is malfunctioning and requires further inspection. ? Recommend replacing all system batteries due to age/overall system condition. ? Recommend upgrading/replacing the controller to restore reliable communication and operation. ? System remains unable to communicate with the controller at this time pending controller		

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

Service Date	Product/Service	Quantity	Total
	replacement/upgrade and additional diagnostics on the"		

Scan to pay online:

Subtotal:	$350.00
Tax:	$0.00
Invoice Amount:	$350.00
Previous Payment(s):	$0.00
Amount Due (USD)	**$350.00**

Thank you for doing business with us!

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

Ship To:

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

Job Type:	**Service**
Invoice No:	**1889809092 6**
Status:	**Open**
Invoice Date:	**9/14/2026**
Due Date:	**10/14/2026**
Total:	**$1,339.84**

Service Date	Product/Service	Quantity	Total
9/09/2026	Araknis Networks Single-WAN Gigabit VPN Router	1.00	$0.00
9/09/2026	Tripp Lite 12-Outlet Rack Mount Power Strip 1U	1.00	$0.00
9/09/2026	Turing 16-Channel NVR 6TB HDD	1.00	$1,339.84
9/09/2026	Service Labor - 1 hour minimum "Job#: 15606 Date Submitted: 08/26/26 / Schedule Date: 09/09/26 Community Name: Reserve at Pradera Location: N/A Requested By: Stephanie DeLuna Requested Via: Estimate/Quote - 6727 Email(s): SDeLuna@rizzetta.com Phone Number: 813.533.2950	4.00	$0.00

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

Service Date	Product/Service	Quantity	Total
	Repair Authorization: N/A Issue Reported: Multiple cameras are inoperable 16 Channel NVR approved Estimate # 6727 Work Completed: Work Order Notes ? Installed and configured new NVR. ? Added NVR to the Vision platform and verified connectivity. ? Confirmed 5 cameras are online and functioning properly. ? Remaining cameras are not communicating and require further troubleshooting. ? Verified NVR is reporting correctly to Vision. ? Configured and tested port forwarding for Central Station communication. ? Confirmed successful communication to Central Station. ? System left operational with partial camera coverage restored."		

Thank you for doing business with us!

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

Scan to pay online:

Subtotal:	$1,339.84
Tax:	$0.00
Invoice Amount:	$1,339.84
Previous Payment(s):	$0.00
Amount Due (USD)	**$1,339.84**

Thank you for doing business with us!

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

Ship To:

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

Job Type:	**Service**
Invoice No:	**1891909012 6**
Status:	**Open**
Invoice Date:	**9/15/2026**
Due Date:	**10/15/2026**
Total:	**$4,514.00**

Service Date	Product/Service	Quantity	Total
9/01/2026	Sicunet 8 Door Control Panel w/ Power	1.00	$3,897.86
9/01/2026	Sicunet Lifetime Remote Management Console License	1.00	$538.18
9/01/2026	Misc Hardware	1.00	$77.96
9/01/2026	Seco-Larm Illuminated Request Exit to button with timer	1.00	$0.00
9/01/2026	Seco-Larm Illuminated Request Exit to button with timer	2.00	$0.00
9/01/2026	Service Labor - 1 hour minimum "Job#: 15608 Date Submitted: 08/18/26 / Schedule Date: 09/09/26 Community Name: Reserve at Pradera Location: N/A Requested By: Maya Wyatt	1.00	$0.00

Thank you for doing business with us!

INVOICE

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

Service Date	Product/Service	Quantity	Total
	Requested Via: Estimate/Quote - SECQ3235 Email(s): mcwyattpradera@gmail.com Phone Number: 813-927-4808 Repair Authorization: N/A Issue Reported: Replace the Lenel S2 system with Sicunet. New system requires no annual licensing and comes with a 5 year warranty. Work Completed: Work Order Notes ? Arrived onsite at approximately 3:00 PM after completing scheduled service calls in Orlando. ? Assisted with completion of the access control installation while Erik finalized programming and field wiring. ? Identified failed NIC card in the existing NVR. ? Replaced the defective NVR with a new unit provided onsite. ? Transferred existing hard drives from the original NVR to the replacement NVR. ? After NVR replacement, limited additional work could be completed until programming and system configuration were finalized.		

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

Service Date	Product/Service	Quantity	Total
	? Erik remained onsite to complete programming, testing, and bring devices online. (See Erik's notes for additional details.) ? Worked jointly with Erik on 9/9/26 to complete the access control installation. ? Discovered and documented three (3) failed card readers. ? Discovered and documented one (1) failed maglock. ? Discovered and documented two (2) failed exit buttons. ? Based on site conditions, failures appear consistent with prior power surge, weather event, or power supply failure that occurred before system takeover. ? Met with Nancy onsite and reviewed system status. ? Successfully restored operation to four (4) of the seven (7) total doors/ pedestrian gates. ? Remaining devices require replacement parts before full system functionality can be restored. ? Erik reviewed system programming and operational procedures with Nancy before departure. ? Site left operational with four access points functioning properly pending arrival and installation of replacement components."		

Thank you for doing business with us!

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

Scan to pay online:

Subtotal:	$4,514.00
Tax:	$0.00
Invoice Amount:	$4,514.00
Previous Payment(s):	$0.00
Amount Due (USD)	**$4,514.00**

Thank you for doing business with us!

INVOICE

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

Invoice #	INV-SN-1618
Invoice Date:	9/1/2026
Due Date:	10/1/2026
PO#:	

Item	Description	AMOUNT
SchoolNow CDD	Community Development District (CDD) governmental unit management company ADA-compliant website	$154.50
SchoolNow CDD ADA-PDF		$241.41

	Subtotal:	$395.91
Subscription start: 10/1/2026	Tax Total:	
Subscription end: 9/30/2027	Total:	$395.91
	Amount Paid:	$0.00
Direct Deposit Instruction:	**Amount Due:**	**$395.91**

Click Here to pay with Credit Card

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 34219-0917

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.: 11463-b
Terms: Net 30
Invoice date: 09/01/2026
Due date: 10/01/2026

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

Total **$2,616.20**

Ways to pay

BANK

View and pay

INVOICE

South Shore Unlimited LLC
6812 Ebb Tide Ave
Apollo Beach, FL 33572-1598

southshoreunlimited@gmail.com
+1 (813) 731-2439
https://www.SouthShoreUnlimited.com

Bill to
Reserve at Pradera CDD

Ship to
Reserve at Pradera CDD

Invoice details
Invoice no.: 09172026
Terms: Net 30
Invoice date: 09/17/2026
Due date: 10/17/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Services**	Replaced light fixtures, including all labor and supplies.	1	$600.00	$600.00

Total **$600.00**

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: August 17, 2026

Amount Due:	**$2,319.52**

Due Date: September 08, 2026
Account #: 211004653369

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

Account Summary

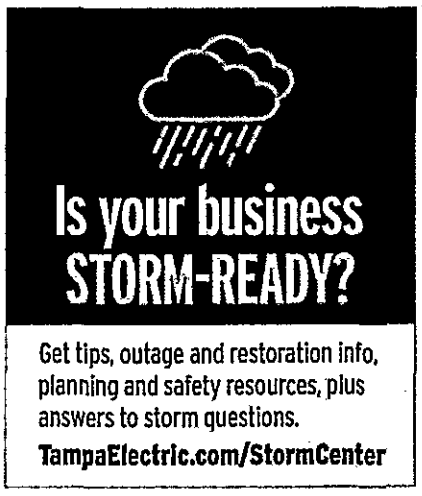
Current Service Period: July 14, 2026 - August 11, 2026

Previous Amount Due	$2,326.80
Payment(s) Received Since Last Statement	-$2,326.80
Current Month's Charges	**$2,319.52**
Amount Due by September 08, 2026	**$2,319.52**

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

00000446-0000931-Page 1 of 14

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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 #: 211004653369
Due Date: September 08, 2026

Amount Due:	**$2,319.52**
Payment Amount: $_____	

625458781650

Your account will be drafted on September 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.

00000446 FTECO108172623510410 00000 01 00000000 446 007
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 PHIBLVD
RIVERVIEW, FL 33579-0000

Account #: 211004653369
Statement Date: August 17, 2026
Charges Due: September 08, 2026

Service Period: Jul 14, 2026 - Aug 11, 2026 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

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

Lighting Energy Charge	*532 kWh @ $0.03411/kWh*	$18.15
Fixture & Maintenance Charge	*38 Fixtures*	$926.44
Lighting Pole / Wire	*35 Poles*	$1175.65
Bracket & Maintenance Charge	*3 PT Brackets*	$14.43
Lighting Fuel Charge	*532 kWh @ $0.03452/kWh*	$18.36
Storm Protection Charge	*532 kWh @ $0.00574/kWh*	$3.05
Clean Energy Transition Mechanism	*532 kWh @ $0.00043/kWh*	$0.23
Storm Surcharge		$0.00
Florida Gross Receipt Tax		$1.02
State Tax		$162.19
Lighting Charges		**$2319.52**

Total Current Month's Charges **$2,319.52**

Important Messages

Quarterly Fuel Source Update
Tampa Electric's fuel mix for the 12-month period ending June 2026 includes 80% natural gas, 12% solar, 8% purchased power and 0% coal.

00000446-00000331-Page 2 of 14

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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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: August 17, 2026

Amount Due:	**$1,269.67**

Due Date: September 08, 2026
Account #: 211004653575

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

Account Summary

Current Service Period: July 14, 2026 - August 11, 2026

Previous Amount Due	$1,273.49
Payment(s) Received Since Last Statement	-$1,273.49
Current Month's Charges	**$1,269.67**
Amount Due by September 08, 2026	**$1,269.67**

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

Scan here to view your account online.



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Get tips, outage and restoration info, planning and safety resources, plus answers to storm questions.
TampaElectric.com/StormCenter

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

00000446-0000932-Page 3 of 14

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

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Account #: 211004653575
Due Date: September 08, 2026

Amount Due:	**$1,269.67**

Payment Amount: $_____

625458781651

Your account will be drafted on September 08, 2026

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TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 211004653575
Statement Date: August 17, 2026
Charges Due: September 08, 2026

Service Period: Jul 14, 2026 - Aug 11, 2026

Rate Schedule: Lighting Service

Charge Details

Electric Charges

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

Lighting Energy Charge	*280 kWh @ $0.03411/kWh*	$9.55
Fixture & Maintenance Charge	*20 Fixtures*	$487.60
Lighting Pole / Wire	*20 Poles*	$671.80
Lighting Fuel Charge	*280 kWh @ $0.03452/kWh*	$9.67
Storm Protection Charge	*280 kWh @ $0.00574/kWh*	$1.61
Clean Energy Transition Mechanism	*280 kWh @ $0.00043/kWh*	$0.12
Storm Surcharge		$0.00
Florida Gross Receipt Tax		$0.54
State Tax		$88.78
Lighting Charges		**$1269.67**

Total Current Month's Charges **$1,269.67**

Important Messages

Quarterly Fuel Source Update
Tampa Electric's fuel mix for the 12-month period ending June 2026 includes 80% natural gas, 12% solar, 8% purchased power and 0% coal.

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

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

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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 COMMU
13411 BALM RIVERVIEW RD
RIVERVIEW, FL 33579-9622

Statement Date: August 20, 2026

Amount Due:	$108.03

Due Date: September 10, 2026
Account #: 211004653823

DO NOT PAY. Your account will be drafted on September 10, 2026

Account Summary

Current Service Period: July 17, 2026 - August 14, 2026

Previous Amount Due	$99.47
Payment(s) Received Since Last Statement	-$99.47
Current Month's Charges	**$108.03**
Amount Due by September 10, 2026	**$108.03**

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

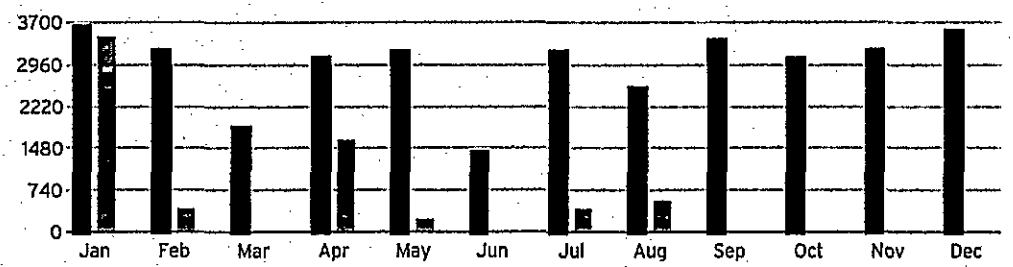
Your Energy Insight

Your average daily kWh used was **77.53% lower** than the same period last year.

Your average daily kWh used was **33.33% higher** than it was in your previous period.

Scan here to view your account online.

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 #: 211004653823
Due Date: September 10, 2026

Amount Due:	$108.03
Payment Amount: $_____	

622989643417

Your account will be drafted on September 10, 2026

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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:
13411 BALM RIVERVIEW RD
RIVERVIEW, FL 33579-9622

Account #: 211004653823
Statement Date: August 20, 2026
Charges Due: September 10, 2026

Meter Read

Meter Location: Sgn
Service Period: Jul 17, 2026 - Aug 14, 2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000841112	08/14/2026	40,613	40,044	569 kWh	1	29 Days

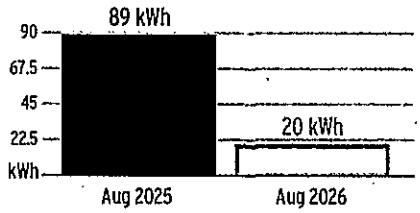
Charge Details

Electric Charges

Daily Basic Service Charge	*29 days @ $0.66000*	$19.14
Energy Charge	*569 kWh @ $0.09202/kWh*	$52.36
Fuel Charge	*569 kWh @ $0.03516/kWh*	$20.01
Storm Protection Charge	*569 kWh @ $0.00568/kWh*	$3.23
Clean Energy Transition Mechanism	*569 kWh @ $0.00418/kWh*	$2.38
Florida Gross Receipt Tax		$2.49
Electric Service Cost		**$99.61**
State Tax		$8.42
Total Electric Cost, Local Fees and Taxes		**$108.03**

Total Current Month's Charges **$108.03**

Avg kWh Used Per Day



Important Messages

Quarterly Fuel Source Update
Tampa Electric's fuel mix for the 12-month period ending June 2026 includes 80% natural gas, 12% solar, 8% purchased power and 0% coal.

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863-299-0800 (Polk County)
888-223-0800 (All Other Counties)
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TECO. TAMPA ELECTRIC AN EMERA COMPANY

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

Statement Date: August 20, 2026

Amount Due:	$77.69

Due Date: September 10, 2026
Account #: 211004654029

DO NOT PAY. Your account will be drafted on September 10, 2026

Account Summary

Current Service Period: July 17, 2026 - August 14, 2026

Previous Amount Due	$225.14
Payment(s) Received Since Last Statement	-$225.14
Current Month's Charges	**$77.69**
Amount Due by September 10, 2026	**$77.69**

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

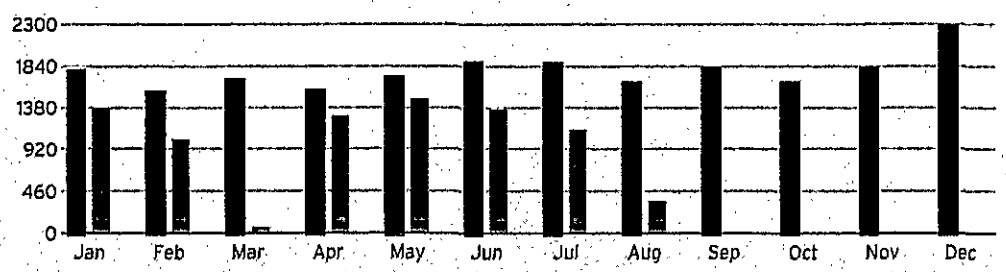
Your Energy Insight

Your average daily kWh used was **77.19%** lower than the same period last year.

Your average daily kWh used was **65.79%** 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 #: 211004654029
Due Date: September 10, 2026

Amount Due:	$77.69
Payment Amount: $_____	

622989643418

Your account will be drafted on September 10, 2026

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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: August 20, 2026
Charges Due: September 10, 2026

Meter Read

Meter Location: IR
Service Period: Jul 17, 2026 - Aug 14, 2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000851388	08/14/2026	98,442	98,072	370 kWh	1	29 Days

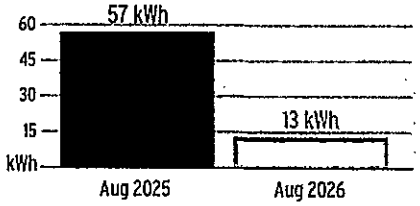
Charge Details

Electric Charges

Daily Basic Service Charge	*29 days @ $0.66000*	$19.14
Energy Charge	*370 kWh @ $0.09202/kWh*	$34.05
Fuel Charge	*370 kWh @ $0.03516/kWh*	$13.01
Storm Protection Charge	*370 kWh @ $0.00568/kWh*	$2.10
Clean Energy Transition Mechanism	*370 kWh @ $0.00418/kWh*	$1.55
Florida Gross Receipt Tax		$1.79
Electric Service Cost		**$71.64**
State Tax		$6.05
Total Electric Cost, Local Fees and Taxes		**$77.69**

Total Current Month's Charges $77.69

Avg kWh Used Per Day



Important Messages

Quarterly Fuel Source Update
Tampa Electric's fuel mix for the 12-month period ending June 2026 includes 80% natural gas, 12% solar, 8% purchased power and 0% coal.

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

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TampaElectric.com

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

Statement Date: August 20, 2026

Amount Due:	**$600.98**

Due Date: September 10, 2026
Account #: 211004654276

DO NOT PAY. Your account will be drafted on September 10, 2026

Account Summary

Current Service Period: July 17, 2026 - August 14, 2026

Previous Amount Due	$580.53
Payment(s) Received Since Last Statement	-$580.53
Current Month's Charges	**$600.98**
Amount Due by September 10, 2026	**$600.98**

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 **13.91% higher** than the same *period last year.*

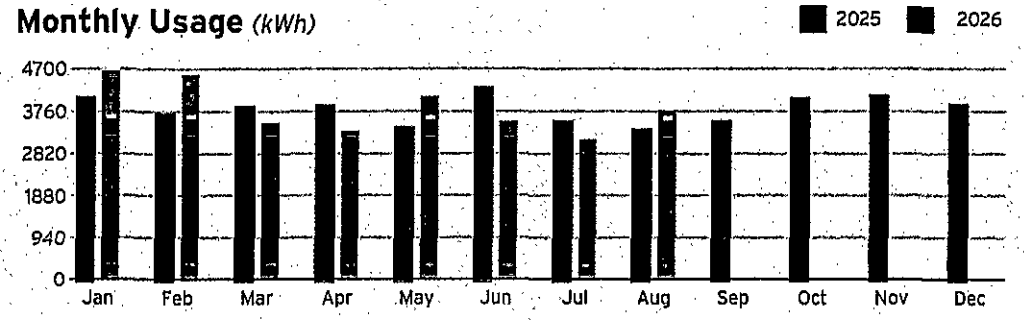
Your average daily kWh used was **23.58% higher** than it was in your previous period.

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Monthly Usage *(kWh)*



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TECO TAMPA ELECTRIC
AN EMERA COMPANY

Account #: 211004654276
Due Date: September 10, 2026

Amount Due:	**$600.98**
Payment Amount: $_____	

622989643419

Your account will be drafted on September 10, 2026

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TAMPA, FL 33631-3318

Make check payable to: TECO
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TECO TAMPA ELECTRIC
AN EMERA COMPANY

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

Account #: 211004654276
Statement Date: August 20, 2026
Charges Due: September 10, 2026

Meter Read

Meter Location: PO
Service Period: Jul 17, 2026 - Aug 14, 2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000489694	08/14/2026	11,794		7,991		3,803 kWh	1	29 Days

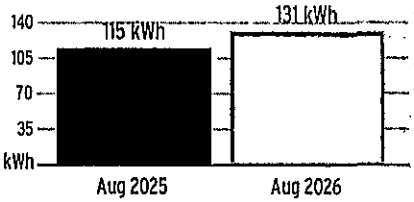
Charge Details

Electric Charges

Daily Basic Service Charge	*29 days @ $0.66000*	$19.14
Energy Charge	*3,803 kWh @ $0.09202/kWh*	$349.95
Fuel Charge	*3,803 kWh @ $0.03516/kWh*	$133.71
Storm Protection Charge	*3,803 kWh @ $0.00568/kWh*	$21.60
Clean Energy Transition Mechanism	*3,803 kWh @ $0.00418/kWh*	$15.90
Florida Gross Receipt Tax		$13.85
Electric Service Cost		**$554.15**
State Tax		$46.83
Total Electric Cost, Local Fees and Taxes		**$600.98**

Total Current Month's Charges **$600.98**

Avg kWh Used Per Day



Important Messages

Quarterly Fuel Source Update
Tampa Electric's fuel mix for the 12-month period ending June 2026 includes 80% natural gas, 12% solar, 8% purchased power and 0% coal.

000000406-0000844-Page 10 of 10

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

Statement Date: August 20, 2026

Amount Due:	$191.24

Due Date: September 10, 2026
Account #: 211004654458

DO NOT PAY. Your account will be drafted on September 10, 2026

Account Summary

Current Service Period: July 18, 2026 - August 15, 2026

Previous Amount Due	$600.99
Payment(s) Received Since Last Statement	-$600.99
Current Month's Charges	**$191.24**
Amount Due by September 10, 2026	**$191.24**

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 61.22% lower than the same *period last year.*

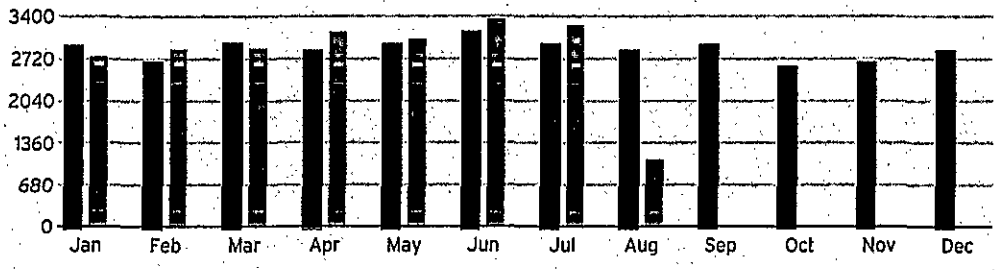
Your average daily kWh used was 64.15% lower than it was in your previous period.

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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: September 10, 2026

Amount Due:	$191.24

Payment Amount: $_____

622989643420

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TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 211004654458
Statement Date: August 20, 2026
Charges Due: September 10, 2026

Meter Read

Service Period: Jul 18, 2026 - Aug 15, 2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000489693	08/15/2026	23,747		22,632		1,115 kWh	1	29 Days

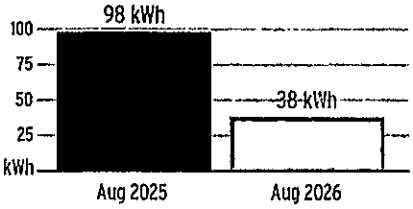
Charge Details

Electric Charges

Daily Basic Service Charge	*29 days @ $0.66000*	$19.14
Energy Charge	*1,115 kWh @ $0.09202/kWh*	$102.60
Fuel Charge	*1,115 kWh @ $0.03516/kWh*	$39.20
Storm Protection Charge	*1,115 kWh @ $0.00568/kWh*	$6.33
Clean Energy Transition Mechanism	*1,115 kWh @ $0.00418/kWh*	$4.66
Florida Gross Receipt Tax		$4.41
Electric Service Cost		**$176.34**
State Tax		$14.90
Total Electric Cost, Local Fees and Taxes		**$191.24**

Total Current Month's Charges **$191.24**

Avg kWh Used Per Day



Important Messages

Quarterly Fuel Source Update
Tampa Electric's fuel mix for the 12-month period ending June 2026 includes 80% natural gas, 12% solar, 8% purchased power and 0% coal.

000000406-00000842-Page 6 of 10

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Energy-Saving Programs:
813-275-3909

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1/0

TECO. TAMPA ELECTRIC AN EMERA COMPANY

TampaElectric.com

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

Statement Date: August 20, 2026

Amount Due:	$1,712.62

Due Date: September 10, 2026
Account #: 211004654664

DO NOT PAY. Your account will be drafted on September 10, 2026

Account Summary

Current Service Period: July 17, 2026 - August 14, 2026

Previous Amount Due	$1,717.89
Payment(s) Received Since Last Statement	-$1,717.89
Current Month's Charges	**$1,712.62**
Amount Due by September 10, 2026	**$1,712.62**

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: September 10, 2026

Amount Due:	$1,712.62
Payment Amount: $_____	

622989643421

Your account will be drafted on September 10, 2026

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00000406 FTECO1082126D1033510 00000 01 00000000 406 005
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RESERVE AT PRADERA COMMU
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CHARLOTTE, NC 28232-2414

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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 PH1B
RIVERVIEW, FL 33579-0000

Account #: 211004654664
Statement Date: August 20, 2026
Charges Due: September 10, 2026

Service Period: Jul 17, 2026 - Aug 14, 2026

Rate Schedule: Lighting Service

Charge Details

Electric Charges

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

Lighting Energy Charge	*385 kWh @ $0.03411/kWh*	$13.13
Fixture & Maintenance Charge	*27 Fixtures*	$656.40
Lighting Pole / Wire	*27 Poles*	$906.93
Lighting Fuel Charge	*385 kWh @ $0.03452/kWh*	$13.29
Storm Protection Charge	*385 kWh @ $0.00574/kWh*	$2.21
Clean Energy Transition Mechanism	*385 kWh @ $0.00043/kWh*	$0.17
Storm Surcharge		$0.00
Florida Gross Receipt Tax		$0.74
State Tax		$119.75
Lighting Charges		**$1712.62**

Total Current Month's Charges **$1,712.62**

Important Messages

Quarterly Fuel Source Update
Tampa Electric's fuel mix for the 12-month period ending June 2026 includes 80% natural gas, 12% solar, 8% purchased power and 0% coal.

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Tampa, FL 33631-3318
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TECO. TAMPA ELECTRIC AN EMERA COMPANY

TampaElectric.com

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

Statement Date: August 17, 2026

Amount Due:	**$3,160.22**

Due Date: September 08, 2026
Account #: 211024076591

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

Account Summary

Current Service Period: July 14, 2026 - August 11, 2026

Previous Amount Due	$3,169.98
Payment(s) Received Since Last Statement	-$3,169.98
Current Month's Charges	**$3,160.22**
Amount Due by September 08, 2026	**$3,160.22**

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 #: 211024076591
Due Date: September 08, 2026

Amount Due:	**$3,160.22**

Payment Amount: $_____

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Your account will be drafted on September 08, 2026

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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: August 17, 2026
Charges Due: September 08, 2026

Service Period: Jul 14, 2026 - Aug 11, 2026

Rate Schedule: Lighting Service

Charge Details

Electric Charges

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

Lighting Energy Charge	*714 kWh @ $0.03411/kWh*	$24.35
Fixture & Maintenance Charge	*51 Fixtures*	$1171.38
Lighting Pole / Wire	*51 Poles*	$1713.09
Lighting Fuel Charge	*714 kWh @ $0.03452/kWh*	$24.65
Storm Protection Charge	*714 kWh @ $0.00574/kWh*	$4.10
Clean Energy Transition Mechanism	*714 kWh @ $0.00043/kWh*	$0.31
Storm Surcharge		$0.00
Florida Gross Receipt Tax		$1.37
State Tax		$220.97
Lighting Charges		**$3160.22**

Total Current Month's Charges **$3,160.22**

Important Messages

Quarterly Fuel Source Update
Tampa Electric's fuel mix for the 12-month period ending June 2026 includes 80% natural gas, 12% solar, 8% purchased power and 0% coal.

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

Statement Date: August 17, 2026

Amount Due:	**$2,503.74**

Due Date: September 08, 2026
Account #: 221006977807

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

Account Summary

Current Service Period: July 14, 2026 - August 11, 2026

Previous Amount Due	$2,511.78
Payment(s) Received Since Last Statement	-$2,511.78
Current Month's Charges	**$2,503.74**
Amount Due by September 08, 2026	**$2,503.74**

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 #: 221006977807
Due Date: September 08, 2026

Amount Due:	**$2,503.74**

Payment Amount: $_____

672372129425

Your account will be drafted on September 08, 2026

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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 PH2
RIVERVIEW, FL 33579-0000

Account #: 221006977807
Statement Date: August 17, 2026
Charges Due: September 08, 2026

Service Period: Jul 14, 2026 - Aug 11, 2026

Rate Schedule: Lighting Service

Charge Details

Electric Charges

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

Lighting Energy Charge	*588 kWh @ $0.03411/kWh*	$20.06
Fixture & Maintenance Charge	*42 Fixtures*	$872.76
Lighting Pole / Wire	*42 Poles*	$1410.78
Lighting Fuel Charge	*588 kWh @ $0.03452/kWh*	$20.30
Storm Protection Charge	*588 kWh @ $0.00574/kWh*	$3.38
Clean Energy Transition Mechanism	*588 kWh @ $0.00043/kWh*	$0.25
Storm Surcharge		$0.00
Florida Gross Receipt Tax		$1.13
State Tax		$175.08
Lighting Charges		**$2503.74**

Total Current Month's Charges **$2,503.74**

Important Messages

Quarterly Fuel Source Update
Tampa Electric's fuel mix for the 12-month period ending June 2026 includes 80% natural gas, 12% solar, 8% purchased power and 0% coal.

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

Statement Date: August 17, 2026

Amount Due:	**$507.86**

Due Date: September 08, 2026
Account #: 221006978904

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

Account Summary

Current Service Period: July 14, 2026 - August 11, 2026

Previous Amount Due	$509.40
Payment(s) Received Since Last Statement	-$509.40
Current Month's Charges	**$507.86**
Amount Due by September 08, 2026	**$507.86**

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 #: 221006978904
Due Date: September 08, 2026

Amount Due:	**$507.86**

Payment Amount: $_____

672372129426

Your account will be drafted on September 08, 2026

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TECO TAMPA ELECTRIC
AN EMERA COMPANY

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

Account #: 221006978904
Statement Date: August 17, 2026
Charges Due: September 08, 2026

Service Period: Jul 14, 2026 - Aug 11, 2026

Rate Schedule: Lighting Service

Charge Details

Electric Charges

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

Lighting Energy Charge	*112 kWh @ $0.03411/kWh*	$3.82
Fixture & Maintenance Charge	*8 Fixtures*	$195.04
Lighting Pole / Wire	*8 Poles*	$268.72
Lighting Fuel Charge	*112 kWh @ $0.03452/kWh*	$3.87
Storm Protection Charge	*112 kWh @ $0.00574/kWh*	$0.64
Clean Energy Transition Mechanism	*112 kWh @ $0.00043/kWh*	$0.05
Storm Surcharge		$0.00
Florida Gross Receipt Tax		$0.21
State Tax		$35.51
Lighting Charges		**$507.86**

Total Current Month's Charges **$507.86**

Important Messages

Quarterly Fuel Source Update
Tampa Electric's fuel mix for the 12-month period ending June 2026 includes 80% natural gas, 12% solar, 8% purchased power and 0% coal.

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

Statement Date: August 17, 2026

Amount Due:	**$1,013.42**

Due Date: September 08, 2026
Account #: 221006978920

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

Account Summary

Current Service Period: July 14, 2026 - August 11, 2026

Previous Amount Due	$1,016.68
Payment(s) Received Since Last Statement	-$1,016.68
Current Month's Charges	**$1,013.42**
Amount Due by September 08, 2026	**$1,013.42**

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 #: 221006978920
Due Date: *September 08, 2026*

Amount Due:	**$1,013.42**

Payment Amount: $_____

672372129427

Your account will be drafted on September 08, 2026

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TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 221006978920
Statement Date: August 17, 2026
Charges Due: September 08, 2026

Service Period: Jul 14, 2026 - Aug 11, 2026

Rate Schedule: Lighting Service

Charge Details

Electric Charges

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

Lighting Energy Charge	*238 kWh @ $0.03411/kWh*	$8.12
Fixture & Maintenance Charge	*17 Fixtures*	$353.26
Lighting Pole / Wire	*17 Poles*	$571.03
Lighting Fuel Charge	*238 kWh @ $0.03452/kWh*	$8.22
Storm Protection Charge	*238 kWh @ $0.00574/kWh*	$1.37
Clean Energy Transition Mechanism	*238 kWh @ $0.00043/kWh*	$0.10
Storm Surcharge		$0.00
Florida Gross Receipt Tax		$0.46
State Tax		$70.86
Lighting Charges		**$1013.42**

Total Current Month's Charges **$1,013.42**

Important Messages

Quarterly Fuel Source Update
Tampa Electric's fuel mix for the 12-month period ending June 2026 includes 80% natural gas, 12% solar, 8% purchased power and 0% coal.

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

Statement Date: August 17, 2026

Amount Due:	$888.77

Due Date: September 08, 2026
Account #: 221006978961

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

Account Summary

Current Service Period: July 14, 2026 - August 11, 2026

Previous Amount Due	$891.45
Payment(s) Received Since Last Statement	-$891.45
Current Month's Charges	**$888.77**
Amount Due by September 08, 2026	**$888.77**

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 #: 221006978961
Due Date: September 08, 2026

Amount Due:	$888.77

Payment Amount: $_____

672372129428

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TECO. TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 221006978961
Statement Date: August 17, 2026
Charges Due: September 08, 2026

Service Period: Jul 14, 2026 - Aug 11, 2026

Rate Schedule: Lighting Service

Charge Details

Electric Charges

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

Lighting Energy Charge	*196 kWh @ $0.03411/kWh*	$6.69
Fixture & Maintenance Charge	*14 Fixtures*	$341.32
Lighting Pole / Wire	*14 Poles*	$470.26
Lighting Fuel Charge	*196 kWh @ $0.03452/kWh*	$6.77
Storm Protection Charge	*196 kWh @ $0.00574/kWh*	$1.13
Clean Energy Transition Mechanism	*196 kWh @ $0.00043/kWh*	$0.08
Storm Surcharge		$0.00
Florida Gross Receipt Tax		$0.38
State Tax		$62.14
Lighting Charges		**$888.77**

Total Current Month's Charges **$888.77**

Important Messages

Quarterly Fuel Source Update
Tampa Electric's fuel mix for the 12-month period ending June 2026 includes 80% natural gas, 12% solar, 8% purchased power and 0% coal.

00000446-0000935-Page 10 of 14

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.

Business Observer

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

INVOICE

Legal Advertising

Invoice # 26-03273H **Date 09/11/2026**

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 # 26-03273H **Notice of Board Meeting and Closed Session** **RE:** Reserve at Pradera CDD Board of Supervisors Meeting on 9/24/26 at 10:30 AM **Published:** 9/11/2026	$87.50

Important Message

Please include our Serial # on your check

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

Paid	()
Total	**$87.50**

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 BOARD MEETING AND CLOSED SESSION OF THE BOARD OF SUPERVISORS OF RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT

A regular meeting of the Board of Supervisors (the "Board") of the Reserve at Pradera Community Development District ("District") will be held on Thursday, September 24, 2026, at 10:30 a.m. at the Riverview Public Library, 9951 Balm Riverview Road, Riverview, Florida 33569. The purpose of the meeting is to conduct any and all business coming before the Board. A copy of the agenda for the meeting may be obtained by contacting the office of the District Manager c/o Rizzetta & Company, Inc., 2700 South Falkenburg Road, Suite 2745, Riverview, Florida 33578 or (813) 533-2950 ("District Manager's Office").

In accordance with sections 119.071(3)(a) and 286.0113(1), Florida Statutes, a portion of the meeting may be closed to the public, as it relates to details of the District's security system plan. The closed session may occur at any time during the meeting and is expected to last approximately thirty (30) minutes but may end earlier or extend longer.

The meeting, including the closed session described above, will be conducted in accordance with the provisions of Florida law for community development districts and, other than the closed session described above, 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 three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

Stephanie DeLuna, District Manager
Reserve at Pradera Community Development District
Rizzetta & Company, Inc.
(813) 533-2950
September 11, 2026 26-03273H

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

NOTICE

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INVOICE

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

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

Bill to
The Reserve At Pradera CDD

Invoice details
Invoice no.: 9251
Terms: Due on receipt
Invoice date: 09/02/2026
Due date: 09/02/2026

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

Total **$1,050.00**

Note to customer

Thank you for your business.

MK-WI-S300 GCFS
1555 N. Rivercenter Drive, Suite 300
Milwaukee, WI 53212

8311857

000002011 02 SP 106481020245674 P

Reserve At Pradera CDD
ATTN District Manager
3434 Colwell Avenue Suite 200
Tampa, FL 33614
United States

Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number:	8311857
Account Number:	259358000
Invoice Date:	08/25/2026
Direct Inquiries To:	Duffy, Leanne M
Phone:	(407)-835-3807

Reserve At Pradera CDD
ATTN District Manager
3434 Colwell Avenue Suite 200
Tampa, FL 33614
United States

RESERVE AT PRADERA CDD 2015

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE	$3,663.50

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

RESERVE AT PRADERA CDD 2015

Invoice Number:	8311857
Account Number:	259358000
Current Due:	$3,663.50
Direct Inquiries To:	Duffy, Leanne M
Phone:	(407)-835-3807

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690

Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number:	8311857
Invoice Date:	08/25/2026
Account Number:	259358000
Direct Inquiries To:	Duffy, Leanne M
Phone:	(407)-835-3807

RESERVE AT PRADERA CDD 2015

Accounts Included In This Relationship: 259358000 259358001 259358003 259358004 259358005

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,400.00	100.00%	$3,400.00
Subtotal Administration Fees - In Advance 08/01/2026 - 07/31/2027				**$3,400.00**
Incidental Expenses 08/01/2026 to 07/31/2027	3,400.00	0.0775		$263.50
Subtotal Incidental Expenses				**$263.50**
TOTAL AMOUNT DUE				**$3,663.50**

Tab 7

Rizzetta & Company

Reserve At Pradera
Community Development District

Financial Statements
(Unaudited)

September 30, 2026

Prepared by: Rizzetta & Company, Inc.

reserveatpraderacdd.org
rizzetta.com

Reserve at Pradera Community Development District
Balance Sheet
As of 09/30/2026
(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets						
Cash In Bank	304,860	0	0	304,860	0	0
Investments	0	160,044	279,306	439,350	0	0
Prepaid Expenses	22,974	0	0	22,974	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	279,306
Amount To Be Provided Debt Service	0	0	0	0	0	2,375,694
Total Assets	341,734	160,044	279,306	781,084	5,205,070	2,655,000
Liabilities						
Accounts Payable	22,380	0	0	22,380	0	0
Accrued Expenses	1,399	0	0	1,399	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	2,655,000
Total Liabilities	23,779	0	0	23,779	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	139,499	45,331	14,732	199,562	0	0
Total Fund Equity & Other Credits	317,956	160,044	279,306	757,306	5,205,070	0
Total Liabilities & Fund Equity	341,734	160,044	279,306	781,084	5,205,070	2,655,000

224 General Fund

Reserve at Pradera Community Development District
Statement of Revenues and Expenditures
As of 09/30/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 09/30/2026	Year To Date 09/30/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	530	530
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	854,136	8,439
Expenditures				
Legislative				
Supervisor Fees	14,000	14,000	8,600	5,400
Total Legislative	14,000	14,000	8,600	5,400
Financial & Administrative				
Accounting Services	18,044	18,044	18,044	0
Administrative Services	5,176	5,176	5,176	0
Assessment Roll	4,734	4,734	4,734	0
Auditing Services	4,500	4,500	3,900	600
Disclosure Report	5,000	5,000	5,000	0
District Engineer	10,000	10,000	13,084	(3,084)
District Management	20,339	20,339	20,339	0
Dues, Licenses & Fees	175	175	850	(675)
Financial & Revenue Collections	3,408	3,408	3,408	0
Legal Advertising	1,500	1,500	1,144	356
Public Officials Liability Insurance	3,508	3,508	3,305	203
Trustees Fees	3,500	3,500	3,663	(163)
Website Hosting, Maintenance, Backup & E	3,200	3,200	2,858	342
Total Financial & Administrative	83,084	83,084	85,505	(2,421)
Legal Counsel				
District Counsel	20,000	20,000	17,857	2,143
Total Legal Counsel	20,000	20,000	17,857	2,143
Security Operations				
Amenity Security Camera System-Maintenan	6,500	6,500	0	6,500
Security System Monitoring Services & Ma	20,000	20,000	13,198	6,802
Total Security Operations	26,500	26,500	13,198	13,302
Electric Utility Services				
Utility Services	177,000	177,000	180,661	(3,661)
Total Electric Utility Services	177,000	177,000	180,661	(3,661)
Water-Sewer Combination Services				
Utility Services	8,000	8,000	22,062	(14,062)
Total Water-Sewer Combination Services	8,000	8,000	22,062	(14,062)

224 General Fund

Reserve at Pradera Community Development District
Statement of Revenues and Expenditures
As of 09/30/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 09/30/2026	Year To Date 09/30/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Stormwater Control				
Aquatic Maintenance	29,000	29,000	30,096	(1,096)
Fountain Service Repair & Maintenance	2,500	2,500	7,006	(4,506)
Lake/Pond Bank Maintenance & Repair	500	500	0	500
Midge Fly Treatments	6,000	6,000	255	5,745
Total Stormwater Control	38,000	38,000	37,357	643
Other Physical Environment				
Entry & Walls Maintenance & Repair	5,000	5,000	260	4,740
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	10,000	5,144	4,856
Landscape - Annuals/Flowers	10,500	10,500	2,412	8,088
Landscape - Fertilizer	22,346	22,346	0	22,346
Landscape - Mulch	31,000	31,000	21,788	9,212
Landscape - Pest Control/OTC Injections	6,080	6,080	0	6,080
Landscape Inspection Services	10,800	10,800	12,000	(1,200)
Landscape Maintenance	175,000	175,000	158,441	16,559
Landscape Replacement Plants, Shrubs, Tr	10,000	10,000	8,610	1,390
Pest Control	3,000	3,000	1,320	1,680
Property Insurance	12,844	12,844	11,101	1,743
Well Maintenance	1,500	1,500	0	1,500
Total Other Physical Environment	312,413	312,413	228,689	83,724
Parks & Recreation				
Access Control Maintenance & Repair	5,000	5,000	4,514	486
Basketball Court Maintenance & Supplies	6,500	6,500	12,147	(5,647)
Dog Waste Station Supplies & Maintenance	1,500	1,500	700	800
Fitness Equipment Maintenance & Repair	4,000	4,000	0	4,000
Furniture Repair & Replacement	40,000	40,000	39,084	916
Maintenance & Repairs	20,000	20,000	6,875	13,125
Pest Control	5,000	5,000	1,401	3,599
Playground Equipment & Maintenance	2,000	2,000	0	2,000
Pool Repair & Maintenance	20,000	20,000	7,666	12,334
Pool Service Contract	20,000	20,000	15,000	5,000
Telephone, Internet, Cable	2,500	2,500	2,078	422
Trail/Bike Path Maintenance	2,000	2,000	0	2,000
Wildlife Management Services	13,200	13,200	13,800	(600)
Total Parks & Recreation	141,700	141,700	103,265	38,435
Contingency				
Miscellaneous Contingency	25,000	25,000	17,443	7,557
Total Contingency	25,000	25,000	17,443	7,557
Total Expenditures	845,697	845,697	714,637	131,060
Total Excess of Revenues Over(Under) Expenditures	0	0	139,499	139,499

224 General Fund

Reserve at Pradera Community Development District
Statement of Revenues and Expenditures
As of 09/30/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 09/30/2026	Year To Date 09/30/2026	
	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	0	317,956	317,956

224 Reserve Fund

Reserve at Pradera Community Development District
Statement of Revenues and Expenditures
As of 09/30/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 09/30/2026	Year To Date 09/30/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	5,330	5,330
Special Assessments				
Tax Roll	40,000	40,000	40,000	0
Total Revenues	40,000	40,000	45,330	5,330
Expenditures				
Contingency				
Capital Reserve	40,000	40,000	0	40,000
Total Contingency	40,000	40,000	0	40,000
Total Expenditures	40,000	40,000	0	40,000
Total Excess of Revenues Over(Under) Expenditures	0	0	45,330	45,330
Fund Balance, Beginning of Period	0	0	114,714	114,714
Total Fund Balance, End of Period	0	0	160,044	160,044

224 Debt Service Fund S2015

Reserve at Pradera Community Development District
Statement of Revenues and Expenditures
As of 09/30/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 09/30/2026	Year To Date 09/30/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	11,602	11,602
Special Assessments				
Tax Roll	233,342	233,342	235,373	2,031
Total Revenues	233,342	233,342	246,975	13,633
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	14,732	14,732
Fund Balance, Beginning of Period	0	0	264,574	264,574
Total Fund Balance, End of Period	0	0	279,306	279,306

Reserve at Pradera CDD
Investment Summary
September 30, 2026

Account	Investment	Balance as of September 30, 2026
Valley National Reserve	Governmental Checking	$ 95,385
FL CLASS Reserve	Average Monthly Yield 3.8530%	64,659
	Total Reserve Fund Investments	**$ 160,044**
US Bank Series 2015 Revenue	US Bank GCTS 0490	$ 162,740
US Bank Series 2015 Reserve	US Bank GCTS 0490	116,416
US Bank Series 2015 Prepayment	US Bank MMKT 5 - CT	150
	Total Debt Service Fund Investments	**$ 279,306**

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 09/01/2026 to 09/30/2026

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
224, 2234						
	224 General Fund	09/01/2026	Fountain Kings, Inc.	INV-1300	Monthly Water Feature Maintenance: 07/26	235.00
	224 General Fund	09/01/2026	Fountain Kings, Inc.	INV-1432	Monthly Water Feature Maintenance: 09/26	235.00
	224 General Fund	09/01/2026	Fountain Kings, Inc.	INV-1431	Monthly Water Feature Maintenance: 09/26	235.00
	224 General Fund	09/30/2026	Hillsborough County BOCC	3629519463-09186	12051 Palmera Reserve Drive 09/26	6,028.68
	224 General Fund	09/01/2026	HomeTeam Pest Defense, Inc.	123075899	Pest Control09/26	207.40
	224 General Fund	09/30/2026	Pine Lake Services, LLC	11296	Demo and Prep 09/26	643.50
	224 General Fund	09/01/2026	Spectrum	2.49028E+12	Internet Service 09/26	175.38
	224 General Fund	09/01/2026	TECO	221006978961-091626	Utilities 09/26	888.77
	224 General Fund	09/01/2026	TECO	221006977807-091626	Utility Services 09/26	2,503.74
	224 General Fund	09/21/2026	TECO	211004654458-092126	Utilities - 12053 Pradera Reserve BLVD 09/26	424.13
	224 General Fund	09/21/2026	TECO	211004654664-092126	Utilities 09/26	1,712.62
	224 General Fund	09/01/2026	TECO	211004653369-091626	Utilities 09/26	2,319.52
	224 General Fund	09/21/2026	TECO	211004654029-092126	Utilities - 13309 Pradera Reserve Drive 09/26	112.37
	224 General Fund	09/21/2026	TECO	211004654276-092126	Utilities - 12051 Pradera Reseve 09/26	635.19
	224 General Fund	09/01/2026	TECO	221006978920-091626	Utilities 09/26	1,013.42
	224 General Fund	09/01/2026	TECO	211024076591-091626	Electric Charges 09/26	3,160.22
	224 General Fund	09/01/2026	TECO	211004653575-091626	Utilities 09/26	1,269.67
	224 General Fund	09/01/2026	TECO	221006978904-091626	Utilities 09/26	507.86
	224 General Fund	09/21/2026	TECO	211004653823-092126	Electric Charges - 13411 Blam River Road 09/26	72.57
Sum for 224, 2234						**22,380.04**
Sum for 224						**22,380.04**
Sum Total						**22,380.04**

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

Balance Sheet

1. Trust statement activity has been recorded through 09/30/2026.
2. See EMMA (Electronic Municipal Market Access) at https://emma.msrb.org for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.