



Rizzetta & Company

Reserve at Pradera Community Development District

Board of Supervisors' Meeting April 20, 2023

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	Jayson Caines Maya Wyatt Nicholas Perrette Charla Johnson Heidi Tayman	Chairman Vice Chairman Asst. Secretary Asst. Secretary Asst. Secretary
District Manager	Christina Newsome	Rizzetta & Company, Inc.
District Attorney	Scott Steady	Burr Forman, LLP
District Engineer	Kyle Thornton	Half Associates, Inc.

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

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

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

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

RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT

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

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

WWW.RESERVEATPRADERACDD.ORG

April 18, 2023

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

REVISED FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Reserve at Pradera Community Development District will be held on **Thursday, April 20, 2023, at 10:30 a.m.** at the offices of Rizzetta & Company, located at 2700 S. Falkenburg Rd., Suite 2745, Riverview, Florida 33578. The following is the revised agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. STAFF REPORTS**
 - A. Aquatics Services**
 1. Presentation of Waterway Inspection Report.....Tab 1
 2. Consideration of Fountain Maintenance ProposalTab 2
 - B. Landscape Inspection Services**
 1. Presentation of Landscape Inspection ReportTab 3
 2. Discussion of Landscape Presentation to Residents
 - C. District Counsel**
 - D. District Engineer**
 - E. District Manager**
 1. Presentation of District Manager’s ReportTab 4
- 4. BUSINESS ITEMS**
 - A. Consideration of Holiday Lighting Proposal.....Tab 5**
 - B. Discussion of Security Services**
 - C. Consideration of Resolution 2023-03
Trespassing Policy.....Tab 6**
 - D. Discussion of Pool Maintenance**
 - E. Discussion of FY 2023-2024 Budget**
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of Board of Supervisors’
Regular Meeting held on March 16, 2023Tab 7**
 - B. Consideration of Operations and Maintenance
Expenditures for February and March 2023Tab 8**
- 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,

Christina Newsome

Christina Newsome
District Manager

Tab 1



Reserve at Pradera

Community Development District



Waterway Inspection Report

Reason for Inspection:

Quality Assurance

Inspection Date:

3/23/2023

Prepared for:

Reserve at Pradera

Community Development District

Prepared by:

Tom Donaghy, Service Manager

Doug Agnew, Senior Environmental Consultant

www.AdvancedAquatic.com

lakes@advancedaquatic.com

292 S. Military Trail, Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa

1-800-491-9621



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lakes@advancedaquatic.com

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Site Assessments

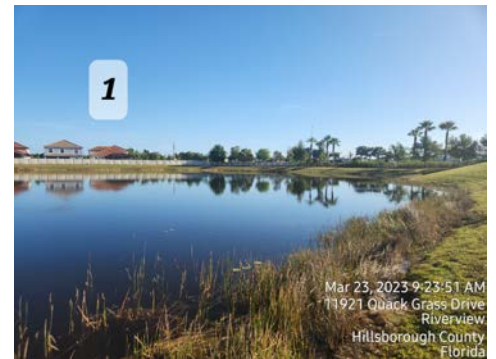
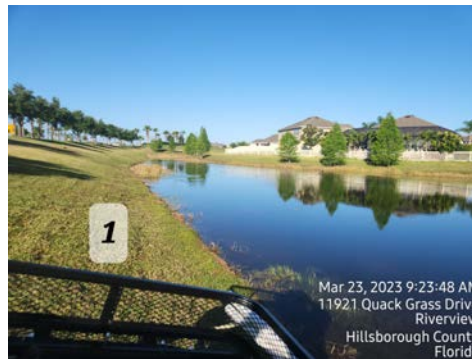
Pond 1

Comments:

Site Looks Good

Slender Spike Rush and Spatterdock observed and treated.

Limited stands of the beneficial native aquatic plant, Gulfspikerush observed.



Pond 2

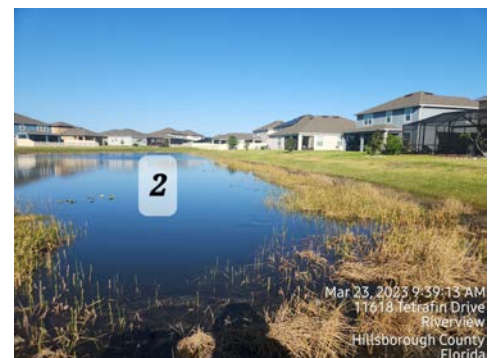
Comments:

Normal Growth Observed

Spatterdock observed and treated from the shoreline out 15 feet.

Very healthy stands of the beneficial native aquatic plant, Gulfspikerush observed.

As we progress into Spring/Summer, the Gulfspikerush will return to a mostly green color.



Site Assessments

Pond 3

Comments:

Site Looks Good

Spatterdock observed and treated.

Limited stands of the beneficial native aquatic plant, Gulfspikerush observed.



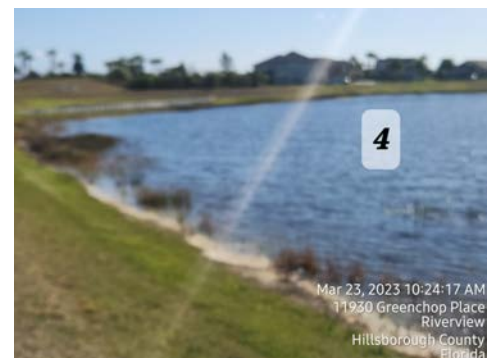
Pond 4

Comments:

Site Looks Good

Trace amounts of Torpedograss and algae observed and treated.

Limited stands of the beneficial native aquatic plant, Gulfspikerush observed.



Site Assessments

Pond 5

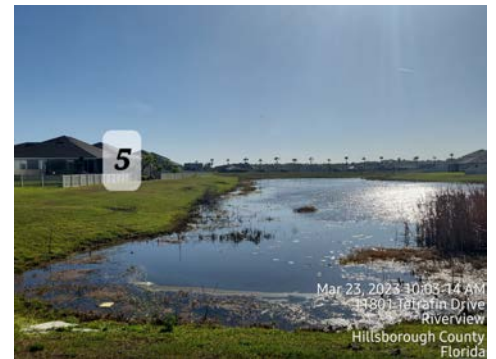
Comments:

Treatment In Progress

All Cattail growth previously treated is browned out and decomposing.

All Spatterdock is continuing to be treated from the shoreline out 15 feet.

Algae observed and treated.



Pond 6

Comments:

Normal Growth Observed

Algae, Spatterdock, and Torpedograss observed and treated.

Very healthy stands of the beneficial native aquatic plants, Arrowhead and Gulfspikerush observed.



Site Assessments

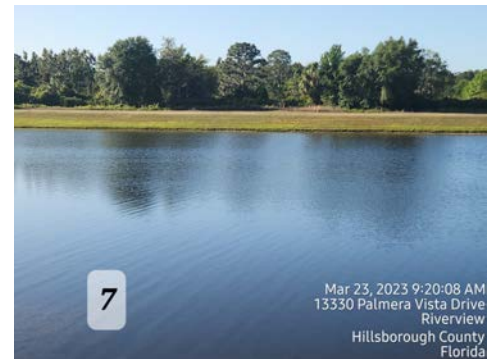
Pond 7

Comments:

Site Looks Good

Trace amounts of Algae observed and treated.

Limited stands of the beneficial native aquatic plant, Gulfspikerush observed.



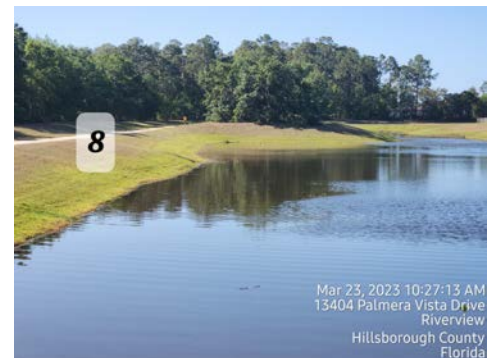
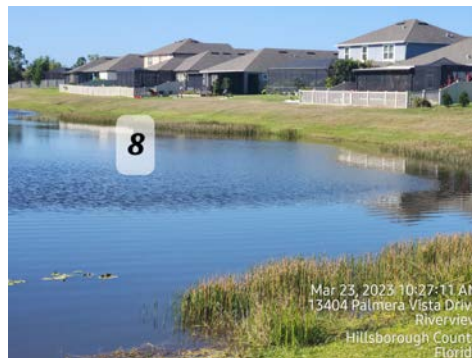
Pond 8

Comments:

Normal Growth Observed

Algae and Spatterdock observed and treated.

Limited stands of the beneficial native aquatic plant, Gulfspikerush observed.



Site Assessments

Pond 9

Comments:

Normal Growth Observed

Spatterdock and Algae observed and treated.

Very healthy stands of the beneficial native aquatic plant, Gulfspikerush observed.



Pond 10

Comments:

Normal Growth Observed

Spatterdock and Torpedograss observed and treated.

Very limited stands of the beneficial native aquatic plant, Gulfspikerush observed.



Site Assessments

Pond 11

Comments:

Normal Growth Observed

Trace amounts of Spatterdock observed and treated.



Pond 12

Comments:

Normal Growth Observed

All Cattail growth previously treated is now in the long process of decomposition.

Trace amounts of Torpedograss observed and treated.



Site Assessments

Pond 13

Comments:

Normal Growth Observed

Majority of Cattail previously treated is now in the long process of decomposition. Remaining green Cattail growth and Spatterdock observed and treated.



Pond 14

Comments:

Normal Growth Observed

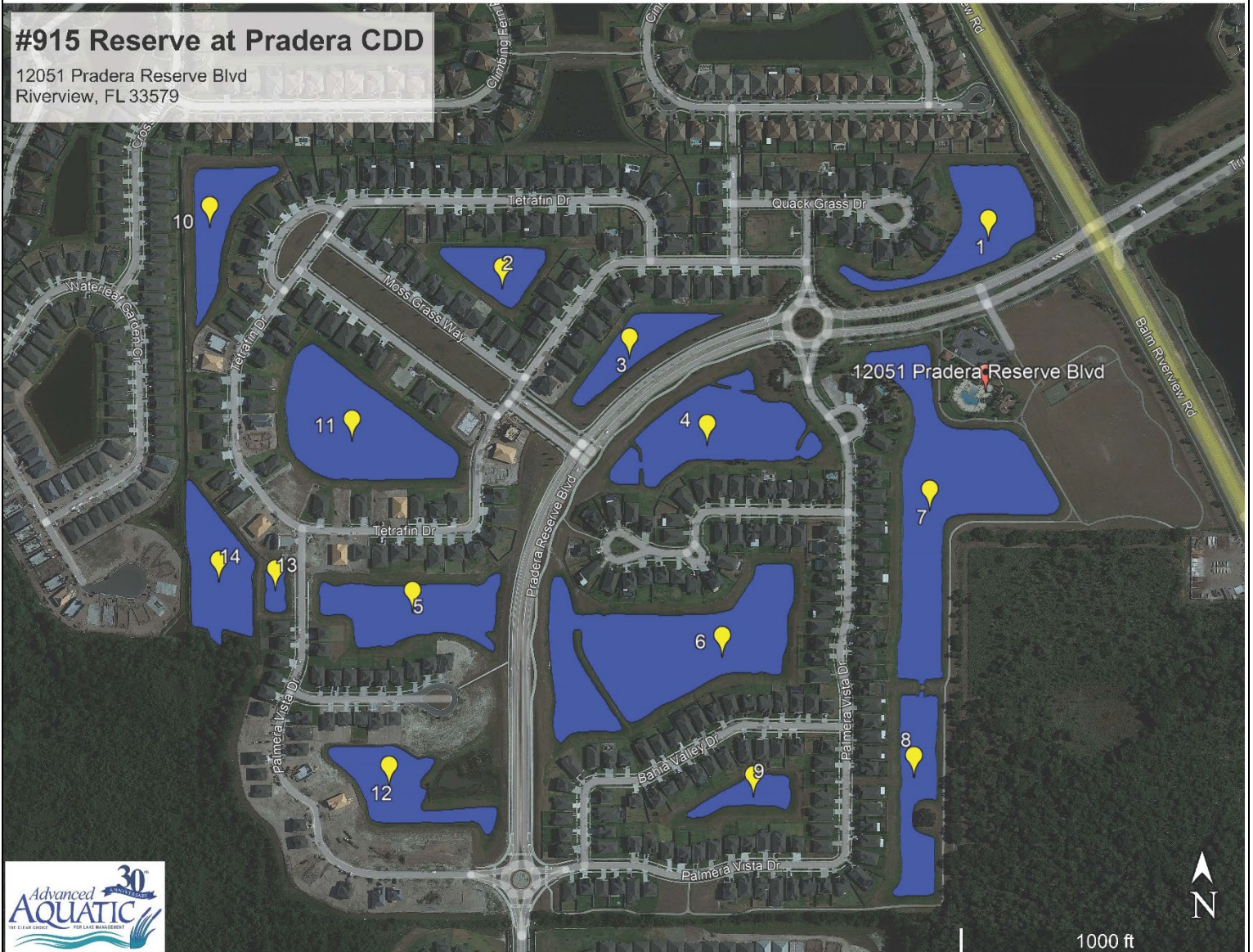
Majority of Cattail previously treated is now in the long process of decomposition. Remaining green Cattail growth observed and treated.



Map

#915 Reserve at Pradera CDD

12051 Pradera Reserve Blvd
Riverview, FL 33579



www.AdvancedAquatic.com
lakes@advancedaquatic.com

292 S. Military Trail, Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa
 1-800-491-9621

Tab 2



Proposal Date: 4/13/2023

FOUNTAIN MAINTENANCE AGREEMENT

Reserve at Pradera Community Development District
c/o Rizzetta and Company, Inc.
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

Quarterly Fountain Maintenance on one (1) floating fountain located in pond #7 to consist of the following:

1. Check control panel components and amperage draw of pump and motors, including timers on fountains.
2. Clean junction intake screens.
3. Clean and adjust water feature jets.
4. Clean and check lights.
5. Replace any bulbs as needed. ** (Customer pays for bulbs)
6. Check for power surges and reset G.F.C.I. breakers.
7. Visually check all accessible piping for damage or leaks.

** Lights will be changed at time of service only. If light changes are required more frequently, standard labor rates apply.

No parts or special repairs are included in our maintenance agreement. By charging for maintaining, AAS, Inc. does not assume responsibility for parts failure and repair costs. Any parts or repair costs, including replacement of light bulbs or gaskets will be invoiced separately.

This contract will automatically renew every year on the anniversary date for a one-year term, with a four percent (4%) escalation in the annual contract price each year, rounded to the nearest dollar, unless written notice is received by AAS, Inc. through certified mail canceling the service sixty (60) days prior to the anniversary date.

Quarterly Fountain Maintenance	\$240.00 Quarterly Investment
	Billed monthly at \$80.00

Jack R. Anderson, President
For: Advanced Aquatic Services, Inc.

Authorized Customer's Signature Title

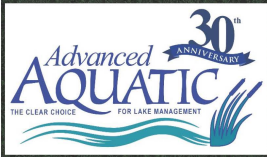
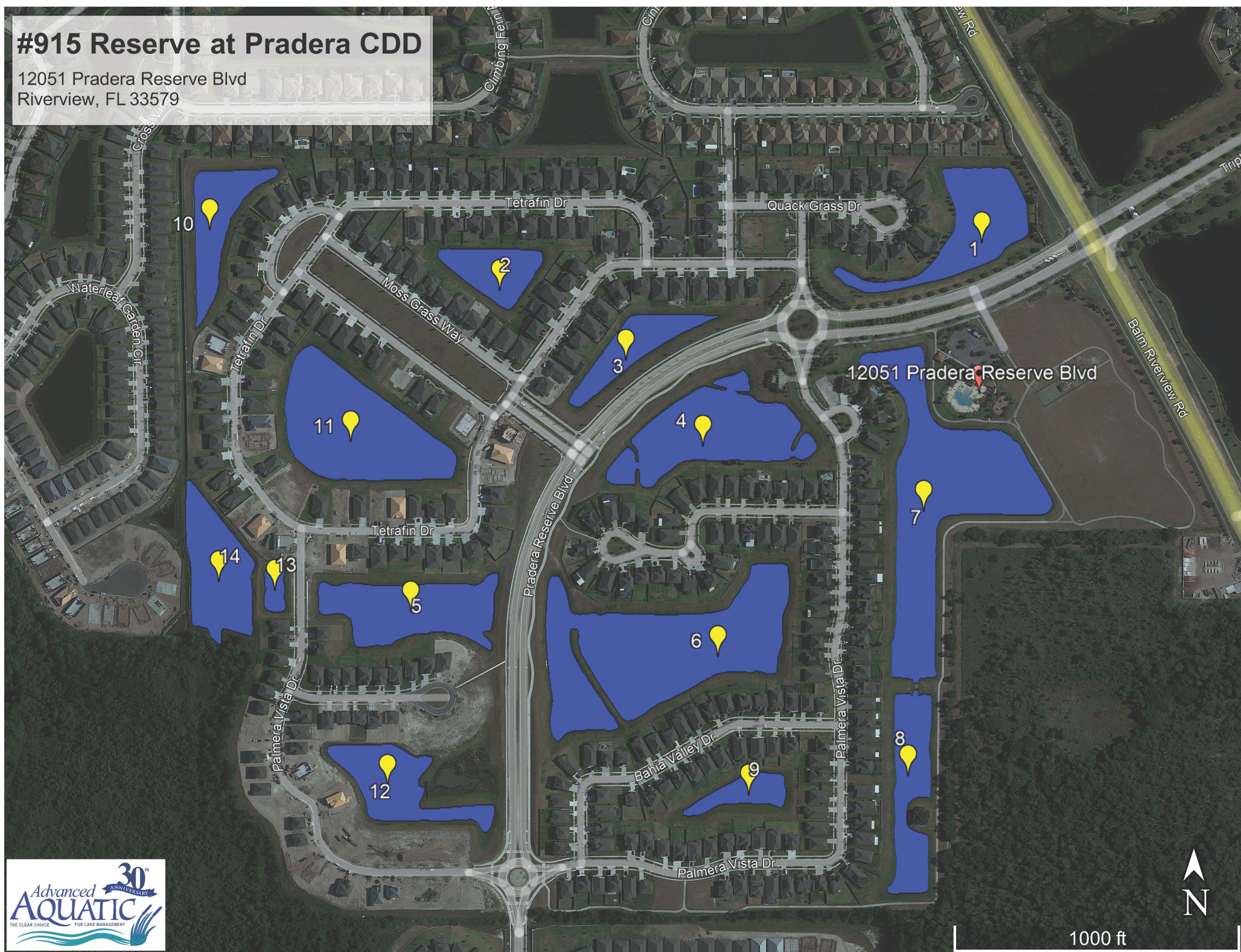
Date: _____

Print Name: _____ Date: _____

Contract Start Date: _____

#915 Reserve at Pradera CDD

12051 Pradera Reserve Blvd
Riverview, FL 33579



Tab 3

THE RESERVE AT PRADERA

LANDSCAPE INSPECTION REPORT



March 30th, 2023
Rizzetta & Company
John Fowler – Landscape Specialist



Rizzetta & Company
Professionals in Community Management

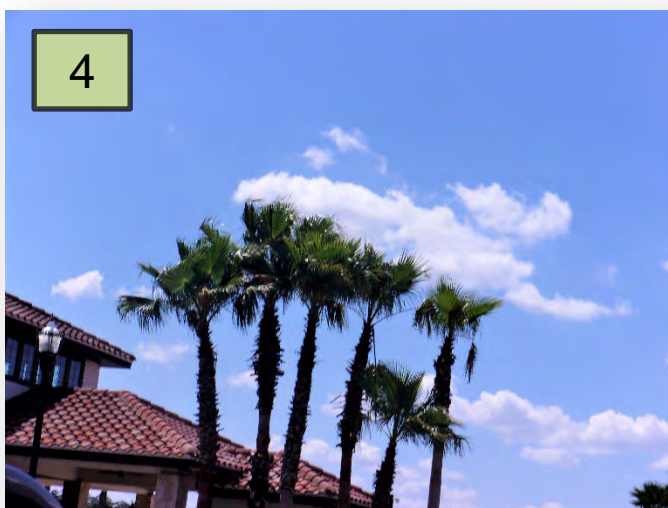
Summary, Pradera Preserve Blvd., Quackgrass

General Updates, Recent & Upcoming Maintenance Events

- Irrigation is needed in many places as hot spots are throughout the district.
- Beds are ready for the next rotation of annuals.
- Improve turf quality with fertilizer and weed control.

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

1. The annuals have been removed and are ready for the next rotation.
2. **Check the irrigation for coverage and time for the St. Augustine turf on the Northwest corner of Balm Riverview Rd. and Pradera Reserve Blvd.**
3. Diagnose and treat the Gold Mound on the first median on Pradera Reserve Blvd. This would be the one on the exit side right by the monument. They appear to be getting healthier but may need another treatment.
4. Palms were pruned at the pool; however, it appears that there were a couple that were nicked during this event. Please have the hanging fronds removed. (Pic. 4)
5. Diagnose and treat a couple of the declining Loropetalum at the pool parking lot.
6. Diagnose and treat the 'Mammy' Croton on the first median on Pradera Reserve Blvd just West of Balm Riverview Rd. Is there anything that can be done to salvage them. If not, please provide a proposal to replace with a different species that will thrive in this area.
7. **Hot spots on the North ROW of Pradera Reserve in St. Augustine. Check irrigation.**
8. Remove the dead out of the Bromeliads on first median on Pradera Reserve Blvd West of Balm Riverview Rd. Provide a proposal for the board to consider for a different species that would thrive in this area. (Pic. 8)



9. There is a tree on the Southside of Paw Park on the North ROW of Tetrafin Dr. that appears dead. Please investigate and report your findings.

10. What can be done to improve the health of the Blue Daze throughout the district? They look in decline on the medians at the Palmera Vista Dr. and Pradera Reserve Blvd.

11. Check the irrigation on the East berm on Palmera Vista Dr. just North of Pradera Reserve Blvd.

12. Paw Park turf was greening up during the last inspection. It has declined and looks very dry. Is the irrigation working here properly?

13. Remove any dead Bromeliads at Paw Park and suggest a different species that would thrive in that area.

14. Turf quality has improved for the Quack Grass Dr. roundabout. It does need fertilization to fill in bare spots and then will need a broadleaf weed treatment. (Pic. 14)



15. Diagnose and treat the Gold Mound in the bed on Quack Grass Dr. East of Palmera Vista Dr.

16. Remove the sucker growth off the Holly trees surrounding Paw Park.

17. A tree at Paw Park has recently been straightened and strapped. It appears to be leaning again and I'm not sure the straps are strong enough. Please investigate. (Pic. 17)



18. It seems most of the Magnolias on Moss Grass Way and Bermuda Grass Way are doing better with the warmer temperatures. There are 3 to 4 that might not make it. I feel we need a game plan for when they do go. Replace them or possible put in something else?

19. The Bahia turf at the park on Moss Grass Way and Bermuda Grass Way have thin areas. Not sure what can be done. I feel resodding would be a waste of money at this point.

20. The new plantings from Grassland Way south to the new South roundabout on Pradera Reserve Dr. are establishing nicely.

21. Treat for weeds starting to show in the new beds in the medians of Pradera Reserve Dr.

22. New turf has been installed on the Northwest corner of the Southern most roundabout on Pradera Reserve Dr.

23. Just stating for the record that the Bahia is very dry on Pradera Reserve Dr. from roundabout to roundabout. I've been informed these areas have no irrigation.



24. Diagnose and treat the 'Mammy' Croton at the first roundabout on the Eastside on Palmera Vista Dr. just South after getting off Pradera Reserve Blvd. Is there anything that can be done to improve these?

25. Treat the weeds growing under the landscape boulders on the parcel on the East ROW of Palmera Vista Dr. between two single family houses.

26. The newly planted Bismark Palms continue to decline. We will investigate each visit and hope they establish and grow out of it. (Pic. 26)



27. The ruts have not been repaired yet on the East ROW of Pradera Reserve Dr. as of this inspection. When will this be completed?

Tab 4



Rizzetta & Company

April 20

District Manager's Report

2023

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UPCOMING DATES TO REMEMBER

- **Next Meeting:** May 18th at 630 pm - Proposed Budget Meeting
- **Next Election:** November 2024
Seats: 4 – Jayson Gaines 4 – Maya Wyatt

<u>FINANCIAL SUMMARY</u>	<u>2/28/2023</u>
General Fund Cash & Investment Balance:	\$445,881
Reserve Fund Cash & Investment Balance:	\$70,437
Debt Service Fund Investment Balance:	<u>\$374,431</u>
Total Cash and Investment Balances:	\$890,749
General Fund Expense Variance:	Under Budget \$18,305

RASI Reports rasireports@rizzetta.com • CDD Finance Team CDDFinTeam@rizzetta.com



Rizzetta & Company

UPDATES:

- Locks have been re-keyed at both the bulletin boards and new locks have been installed at both bathrooms and closet at the amenity. The secure lockbox for keys has also been installed.
- Total Community Maintenance contract has been revised and is attached.
- Homemade by Huseman has installed the reinforced door latch.
- Pool companies have been contacted to make repairs to the splash pad.
- Hometeam Pest Defense has been contacted to add rodent services to the existing contract.
- Vendors have been contacted to look at and repair the sinking tiles at the amenity and well as the missing stone work at the basketball courts.

Aqua Sentry
13194 US Highway 301 S Suite 154
Riverview, FL 33578 US
813-943-2755
AquaSentryTampa@gmail.com



INVOICE

BILL TO

Reserve at Pradera CDD C/O
Rizzetta & Co.
9428 Camden Field Parkway
Riverview FL.33578
13312 Palmera Vista Dr, FL
33579 USA

INVOICE # 5998
DATE 05/18/2022
DUE DATE 06/17/2022
TERMS Net 30

ACTIVITY	QTY	RATE	AMOUNT
Pressure Washing:Pressure Washing Pressure wash area using chlorine, acid, and other chemicals to clean off area of growth.	1	1,200.00	1,200.00

Fountain Area

BALANCE DUE **\$1,200.00**

Date Rec'd Rizzetta & Co., Inc. 05/18/2022
D/M approval CN Date 05/23/22
Date entered 05/19/2022
Fund 001 GL 57200 OC 4701
Check # _____

Tab 5

PROPOSAL

ACCEPT

DECLINE

Proposal Expires: Mar 30, 2023

Proposal Prepared For:
Reserves of Pradera (CDD)
Pradera Reserve Blvd
Riverview, FL 33579

Attn: Heidi Tayman

Proposal Prepared By:



727-331-9014



info@BlitzenLighting.com



www.BlitzenLighting.com

Introduction

Ho ho ho, Heidi! Thank you for asking Blitzen to design, install, remove, AND maintain your holiday lighting. Our premium, all-inclusive white-glove approach to holiday lighting adds a BUNCH of beauty to your holidays and removes a TON of stress.

Your proposal includes:

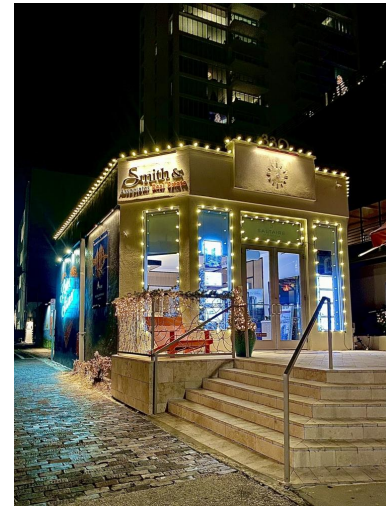
- Use of commercial grade LED lights.
- A **custom fit** install built on-site to perfectly fit your home/property.
- An automatic timer to control the lights daily.
- All-inclusive service - we provide maintenance through the season, if any issues arise, we take care of it **at no cost to you**.
- Take down in January - **don't be fooled by other companies that charge you at take down**.
- Storage - no more boxes to store or a tangled mess to hassle with next year!

Please review all the options we can offer for your property within the proposal and build a package that best fits you!

Once you've built your package and signed the agreement, get on our schedule by simply clicking the "Accept" button at the top of this page and make your deposit!

Are you ready to just sit back, relax, and enjoy the Christmas lights with friends, family, and neighbors?

See Our Commercial Work





Testimonials

Don't take our word for it! Here is what others have to say about Blitzen Lighting's exacting standards and exceptional service:

★★★★

Kimberly R. - I can't say enough good things about this company. They work hard to make sure your Christmas lights look perfect. They are very attentive to details and want to make sure your house looks beautiful for the holidays.

★★★★

Anne G. - Our lights are perfection and the entire experience was so pleasant. Team is friendly, efficient and know their stuff. So glad we found them this holiday season!

★★★★

Steve R. - Top-notch Professionals! Neat, efficient, friendly and VERY particular. They go the extra mile to ensure you are satisfied/happy. We highly recommend them to get your property ready for the Holidays. Thanks guys!

★★★★

Tim W. - They are not only GOOD at what they do but they have great customer service and automation tools to make the install much easier. Great job with customer service in a world where customer appreciation is hard to find.

See all of our [5 Star](#) Reviews on [Google](#).

Proposal

Presented To:

Reserves of Pradera (CDD)
Heidi Tayman
Pradera Reserve Blvd
Riverview, FL 33579
301-653-1077 Cell
hat777@verizon.net

Service Location:

Pradera Reserve Blvd
Riverview, FL 33579

Description	Amount
Monument Wall	2,603.00
Custom Fit - Commercial C9 LED bulbs - 12in Spacing - Warm White Color - Main Entrance Monument Wall (All Ledges & Pillars)	
Palm Tree Wrap	987.00
Commercial LED Light Strands - 4" Spacing - Warm White Color - Main Entrance - x3 Palm Trunk Wraps.	
Wreath - Commercial	363.00
LED Commercial Grade High Density Lighted Wreath - Warm White Color - x3 at Front Pillar.	
Automatic Timer	18.00
Timer install and setup to control lights on/off automatically daily.	
48 Hour Guarantee	
Blitzen Lighting guarantees a perfectly working display through midnight December 23rd. Any issues reported will be resolved within <u>48 hours or less</u> at no additional cost.	
Take Down and Storage	
Blitzen Lighting includes take down with every lighting package. We take down, label, repair as needed, and perfectly package the lights. No more boxes in your garage or storage space!	
SAVE 10% - 3 Year Agreement	
Lock in today's pricing and save 10% every year for 3 years on your total invoice by selecting this 3 year agreement. NOT SELECTING this line item will result in the 10% discount seen below being removed from the final amount due after installation. <i>Refer to the "Multi-Year Agreement" sections of our terms and conditions agreement for addition detail.</i>	

SubTotal	3,971.00
3 Year Agreement Discount: (Discount will be removed from final invoice if a 3 year agreement is not selected) (10%)	-397.10
7.5% Tax	268.04
Total	3,841.94
Deposit Due (50%)	1,920.97

We provide lots of options! Build a package that fits you best by checking the boxes for the items you'd like to move forward with before accepting.

Agreement

Terms and Conditions Agreement

Please review and sign.

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

1. **Deposits:** a deposit in the amount of 50% (half) of the estimated total cost of the job is required before the job will be scheduled.
2. **Deposit/Payment Refund:** Deposits/payments made from January 1st through October 15th of each year are 50% refundable (25% of the estimated job total) if requested in writing prior to October 15th of the year in which the install estimate was for. After October 15th, all deposits/payments for services to be completed in that year are non-refundable in their entirety, regardless of when the payment was paid.
3. **Material Ownership:** The Company provides an all-inclusive lighting service that includes the use of product owned by The Company. Proposals will list items that are being PROVIDED FOR USE for a period of ONE season (installation through take-down) for each year that a Client contracts The Companies services. **The Company does not sell materials to Clients.**
4. **Take-Down:** Take-down service is provided but shall be considered to have no cash value. Full payment is expected upon installation and acceptance. Take-downs occur in January subsequent to the install and are completed based on route optimization and employee capacity. Dates and times of the service are not scheduled. Take-downs will be completed by the end of January of each year.
5. **Subsequent Years:** Subsequent year installations are not guaranteed unless a multi-year agreement is selected. Pricing is subject to change year over year based on the market and the discretion of The Company. Discounts for repeat Clients or early installs are not guaranteed.
6. **Power Failure (GFCI/Breaker Tripping):** The presence of water or heavy moisture, sometimes caused by rain, fog, dew, and sprinklers, can cause the outlets to trip and interrupt power to dé cor or lighting. Wet dé cor, lighting, outlets, and surrounding areas may take several hours after exposure, and in some cases days, to completely dry before outlets can be reset and power restored. Power failure or tripping of GFI circuits that occur as a result of inclement weather cannot be the responsibility of The Company unless a product provided by The Company has failed causing this.

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

7. **Early Install Discounts:** Discounts offered for September and/or October installation dates are not guaranteed and are subject to change. Early install discounts do not guarantee early installation. The actual installation date is subject to change and is to be agreed upon with the Client after a deposit is paid in full.
8. **Multi-Year Agreements:** The Company provides optional multi-year installation service packages and they are binding for the full term (three calendar years) if selected. Discounts as outlined on the first-year installation invoice are guaranteed to also apply on the full invoice amount for each year of the agreement. I.e., a 3-year agreement with an invoice total of \$1,000 in year one and a 10% discount

(\$100) will be billed at \$900 each year for three years. Once the 3-year agreement ends, a new agreement may be made at a new market rate if the Client so chooses.

9. Multi-Year Agreement Deposits: Deposits for subsequent year installations (years two and three) are due by August 31st of each year. Failure to make a deposit may result in cancelation of the agreement.

10. Multi-Year Agreement Installation: The client agrees to an early install upon acceptance of a multi-year agreement in which The Company may install the lights between 9-15 and 11-15 of each calendar year of the agreement.

11. Multi-Year Agreement Cancelations and Refunds: The Client agrees to provide written notice of any request to cancel a multi-year agreement

If the cancelation is made prior to the first year install, the Client shall be eligible for a refund as outlined in the "Deposit/Payment Refund" terms section.

If the cancelation is made after the first year install, the Client shall be responsible for 50% payment of the future amount due in the next year. I.e., if a request to cancel is made prior to the year two install, the Client shall be responsible for 50% of the amount due in year two and \$0 for year three.

The Company reserves the right to not continue a multi-year agreement at any time, and to cancel a contract without penalty on a case-by-case basis due to unforeseen circumstances, such as loss of employment or a move out of the service area.

12. Invoicing and Payment Terms: The Company will invoice the Client upon proposal approval for the deposit amount due, and the Client shall make payment immediately. Installation dates are only scheduled once the deposit is made in full. **Upon completion of the installation, the Client shall make payment immediately, and payment is considered past due 7 days** (30 days for commercial) **after the installation date.**

The Client agrees to pay a finance charge of 1.5% per month or a minimum **\$50.00** for any amount past due. This amount will be added to the amount normally due.

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

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

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

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

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

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

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

The Company will require enough free circuits to successfully handle the electrical load of the lighting

package. High wattage devices such as refrigerators or hair dryers must not be tethered to the lighting package circuits.

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

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

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

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

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

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

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

[Click Here to Sign Proposal](#)

Frequently Asked Questions

We understand you may have some questions before committing to having the best looking home on the block this season. See our Frequently Asked Questions below and do not hesitate to send us an email if there is anything we can do to assure you we are ready to make the season BRIGHT!

Are The Lights Mine to Keep?

They are not, the lights custom designed for your property are provided by us each season for use. This allows us to provide a truly all-inclusive experience, maintain them for years to come, and to keep them within Warranty from the manufacturer. **There are many benefits to not owning aging product and a tangled mess!**

- Did you know next year you can completely switch it up with all different colors at no additional cost?
- Never be charged to replace a burnt-out bulb or strand due to aging product.
- Did you know most professional lighting companies won't install other companies' lights? That means you are stuck with that install company even if the service wasn't amazing!
- Never feel "stuck" with the same display or the service provider every year.

Will You Install Lights I Already Have?

Due to the increased liability, our insurance does not allow us to install customer supplied lights or other companies lights, we will only install the commercial grade, state of the art lights we provide. This allows us to provide the excellent service levels our customers have become accustomed to. New or old, we politely decline installing any customer supplied items.

What Does "All Inclusive" Mean?

We provide top of the line commercial LED lights, clips, cords and a timer. We cut them to fit your house and set the timer to come on and off when you want. The Install, Removal, Maintenance, and annual Storage are all part of the Service. We remove lighting when the Holidays are over—the middle of January as weather allows.

What is the Price Next Year?

Historically, the price remains the same each year to hire Blitzen for holiday lighting service; however, pricing is subject to change year over year based on the market unless a multi-year agreement is selected. Multi-year agreements also include discounts each year.

What if I Have Questions About Multi-Year Agreements?

Please review the "Agreement" , specifically sections 8 - 11. If you still have questions, please reach out to a team member at 727-331-9014 by texting or calling.

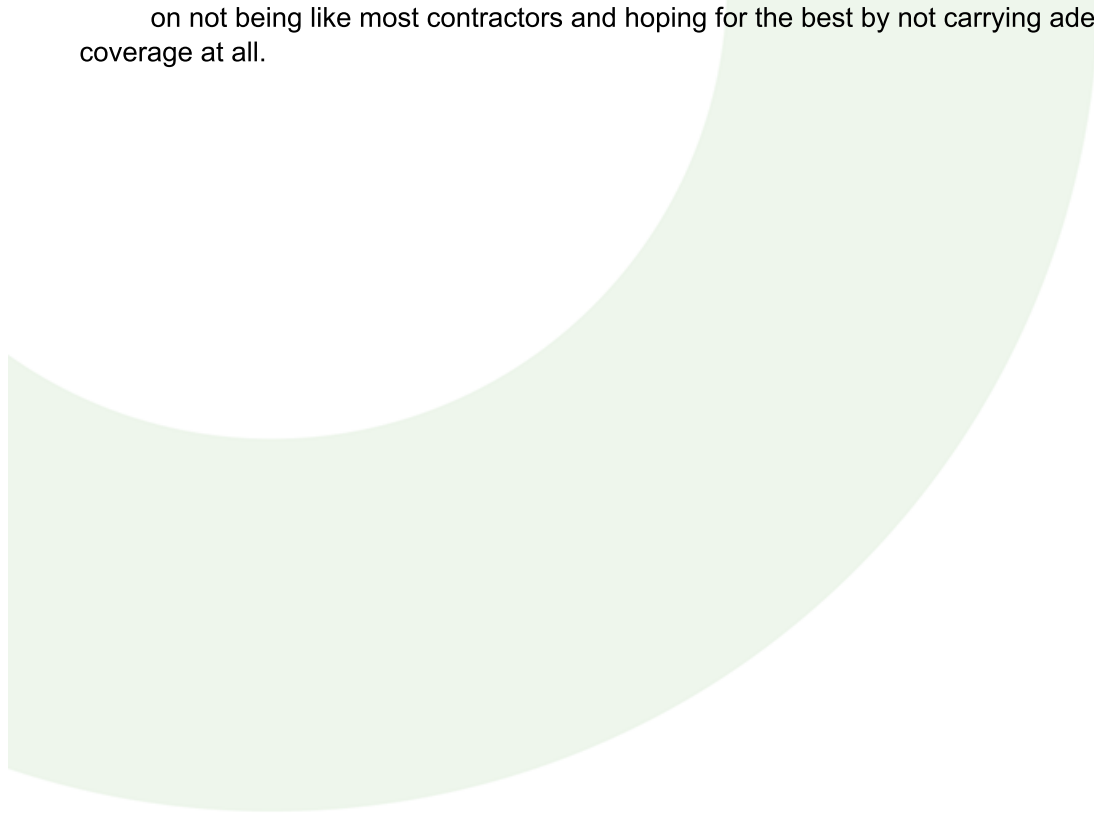
What Does "Drilling May Be Required" Mean?

Wreaths and garland will likely require an anchor and screw be installed onto your home to securely hang the decor. We have done this for many years and take all the necessary precautions to ensure the anchor is properly weather sealed and hidden the best it can be.

Are you insured to be on my roof?

Yes, we carry general liability insurance, workman's compensation insurance, and property damage insurance. Proper insurance in this industry (ladder and roof work) is very expensive and we pride ourselves

on not being like most contractors and hoping for the best by not carrying adequate coverage or no coverage at all.



In Closing

Thanks for reviewing this proposal Heidi.

We truly value our customers and provide you a high quality, hassle free holiday that you'll remember! If you're not 100% convinced of that then I encourage you to review this proposal again and please don't hesitate to contact us. You can call/text us at 727-331-9014, reply to the email which has this proposal link in it, or send an email directly to info@blitzenlighting.com.

We are standing by ready to take care of your needs and can not wait for you to join our Reindeer family! Thank you once again for the opportunity to present our services to you.

Best Regards,



Blitzen Lighting

Phone: (727) 331-9014

Email: info@BlitzenLighting.com

Serving Pinellas and Hillsborough Counties

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





Tab 5A



Trimmers Holiday Decor Tampa

ESTIMATE	#672
ESTIMATE DATE	Mar 15, 2023
TOTAL	\$8,000.00

Reserve at Pradera
 Reserve at Pradera
 9428 Camden Field Pkwy
 Riverview, FL 33578

✉ CNewsome@rizzetta.com

CONTACT US

2234 Lithia Center Lane
 Valrico, FL 33596

☎ (813) 545-4782

✉ patrick@trimmershd.com

ESTIMATE

Services	qty	unit price	amount
Lighting - Holiday Decor	1.0	\$8,000.00	\$8,000.00
Front Entrance:			
Install warm white C9s outlining entire upper section of front entrance sign			
Install red bows with lights along upper entrance sign accenting C9 lighting			
Entrance Columns			
Install 6 x 48" wreaths on each of the entrance columns (1 per side per column)			
Install clear C9s outlining metal railing on each of the upper entrance columns			
Install clear mini lights in 4 palm trees at front entrance			
Clubhouse			
Install clear C9s outlining roof edge of lower level of clubhouse			

Services subtotal: \$8,000.00

Total \$8,000.00

- Contract will automatically renew unless notification by either party by April 1st following decorating season.
- Please have palms trimmed prior to October 1st.
- Trimmers Holiday Decor retains ownership of all merchandise.
- All lighting will be commercial grade LED lighting.
- Customer is responsible for working power outlets.
- Installation by December 10th (Lighting installs begin by October 1st, Greenery begins November 1st).
- Removal of decor by January 20th (Lighting may come down after the 20th, but all greenery and visible decor will be removed by the 20th).

Service Includes:

*Installation of Lighting

*Service calls

*Take down and storage

-For all contracts signed by May 1st, 50% Deposit due on June 1st and final 50% will be due December 1st.

-For all contracts signed between May 2nd and September 31st, 50% deposit due within 30 days of signed contract and the final 50% payment due December 1st.

-For all contracts signed after October 1st, payment will be due in full prior to installation.

5% late fee for payment received later than 15 day later than due date.

Accepted By: _____

Print Name: _____

Date: _____

*Please print and sign, then email back to Patrick@trimmershd.com

Tab 6

RESOLUTION 2023-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT (THE "BOARD") REGARDING TRESPASSING ON DISTRICT OWNED FACILITIES AND COMMON AREAS; DESIGNATING THE DISTRICT MANAGER AS ITS AGENT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Reserve at Pradera Community Development District (the "District") owns and maintains recreation facilities and common areas that are located within the boundaries of the District. Such recreation facilities and common areas include the play fields, the pool, and ponds (the "District Facilities"); and

WHEREAS, it has come to the District's attention that some residents, non-resident members, or the public are using the District Facilities in a manner inconsistent with the District's policies which govern the use of such District Facilities; and

WHEREAS, the District desires to adopt this resolution which restricts any resident, non-resident member, or the public from using any of the District Facilities at any time, that is inconsistent with the adopted Recreational Facilities Rules and Regulations.

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

Section 1. The Board hereby authorizes and requests that, in accordance with Chapter 810, Florida Statutes, the Hillsborough County Sheriff's Office and any other applicable law enforcement agencies issue trespass warnings, issue trespass citations, and/or remove any person that is using the District Facilities in violation of the District's Recreation Facilities Rules and Regulations governing the use of the District Facilities.

Section 2. The Board designates the District Manager as its "Agent" regarding the completion of the Hillsborough County Sheriff's Office Trespass Authorization Form and for any other action required to coordinate with the Sheriff's Office on trespass issues regarding the District Facilities.

Section 3. If any section or part of a section of this resolution is declared invalid, unconstitutional, or inconsistent with any law or regulation, the validity, force and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such part of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

Section 4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded, repealed, replaced, or superseded.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2023.

ATTEST:

**RESERVE AT PRADERA COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____
Secretary/Assistant Secretary

Name: _____
Chairperson of the Board of Directors

Tab 6A



Hillsborough County Sheriff's Office
Trespass Authorization Form



In accordance with Florida Statute 810.09, completion of this form authorizes the Hillsborough County Sheriff's Office, through its duly appointed personnel, to issue and enforce trespass warnings on behalf of the owner or agent of the listed property.

Property/
 Business Name: _____

Property Address: _____

Phone Number: _____

I, _____ as owner / agent (*circle one*) of the above listed property, do
 (Print Name)
 hereby authorize sworn personnel of the Hillsborough County Sheriff's Office (HCSO) to issue trespass warnings on my behalf. In doing so, I have read and understood the following:

 (Please Initial) Owners or their agents are responsible for issuing trespass warnings during hours of operation and at any other times when they are present. This authorization does not alter an owner/agent's ability to issue warnings as they deem appropriate.

 (Please Initial) HCSO will only issue trespass warnings under this authority upon the determination that an individual presents a threat to public safety or welfare.

 (Please Initial) Issuance of trespass warnings by the HCSO, will be at the sole discretion of the investigating deputy or his/her supervisor.

 (Please Initial) HCSO shall not be held liable for any expenses or damages incurred by the property owner as a result of a deputy's decision not to issue a trespass warning.

 (Please Initial) Change in ownership or agency requires new authorization.

Owner/Agent Signature: _____ Date: _____

Deputy Signature: _____ ABN: _____ Date: _____

District: _____ CRD Area: _____

Tab 7

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 meeting of the Board of Supervisors of the Reserve at Pradera Community Development District was held on **Thursday, March 16, 2023, at 10:30 a.m.** held at the offices of Rizzetta & Company, Inc. located at 2700 S. Falkenburg Road, Suite 2745, Riverview, Florida 33578.

Present and constituting a quorum:

Jayson Caines	Board Supervisor; Chairman
Maya Wyatt	Board Supervisor; Vice Chairman
Nicholas Perrette	Board Supervisor; Asst. Secretary
Charla Johnson	Board Supervisor; Asst. Secretary
Heidi Tayman	Board Supervisor; Asst. Secretary

Also present were:

Matthew Huber	Regional District Manager; Rizzetta & Co., Inc.
Christina Newsome	District Manager; Rizzetta & Co., Inc.
John Fowler	Field Services Manager; Rizzetta & Co., Inc.
Doug Agnew	Representative; Advanced Aquatics
David Manfrin	Representative; LMP Landscape
Jean Joseph	Representative; Marc Security

Audience: Present.

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Audience Comments

There was an audience present. A resident made a comment letting the Board know that as a resident, they see improvements in the community now that the Board is run by residents.

THIRD ORDER OF BUSINESS

Staff Reports

A. Aquatics Services

1. Presentation of Waterway Inspection Reports

Mr. Agnew presented the Waterway Inspection Report to the Board.

On a Motion by Ms. Tayman, seconded by Ms. Johnson, with all in favor, the Board of Supervisors approved the proposal for the quarterly maintenance for the fountains from Advanced Aquatics, for the Reserve at Pradera Community Development District.

49
50 **B. Landscape Inspection Services**

51 **1. Presentation of Landscape Inspection Report**

52
53 Mr. Fowler was present and presented the Landscape Inspection Report to
54 the Board.
55

On a Motion by Ms. Tayman, seconded by Ms. Wyatt, with all in favor, the Board of Supervisors approved proposal #82043, Replacement of Sod Damaged by Hogs, for the Reserve at Pradera Community Development District.

56
57 **2. Consideration of Turf Damage Proposal**
58

On a Motion by Ms. Tayman, seconded by Mr. Caines, with all in favor, the Board of Supervisors approved proposal #81967, Replacement of Turf Damage, for the Reserve at Pradera Community Development District.

59
60 **3. Consideration of Irrigation Repair Proposal**
61

On a Motion by Mr. Caines, seconded by Ms. Wyatt, with all in favor, the Board of Supervisors approved proposal #81927, Irrigation Repairs, for the Reserve at Pradera Community Development District.

62
On a Motion by Ms. Tayman, seconded by Ms. Wyatt, with all in favor, the Board of Supervisors approved proposal #82237, Installation of Spring Annuals and Soil Amendments, for the Reserve at Pradera Community Development District.

63
64 **4. Consideration of LMP Addendum**
65

On a Motion by Ms. Wyatt, seconded by Mr. Perrette, with all in favor, the Board of Supervisors accepted the LMP Landscape Addendum, for the Reserve at Pradera Community Development District.

66
67 **C. District Counsel**
68

69 Mr. Steady was present. The Board requested Mr. Steady to send a letter to a resident
70 about inappropriate go cart usage on District property.
71
72
73

74 **D. District Engineer**

75
76 Not present, no report given.

77
78 **E. District Manager**

79
80 Ms. Newsome reminded the Board of the next Board meeting on Thursday, April 20,
81 2023, at 10:30 a.m.

82
83 **1. Presentation of District Manager's Report**

84
85 Ms. Newsome presented her District Manager Report to the Board. The Board
86 requested Staff to put a note on the District website informing residents that parking
87 on the grass is prohibited.

88
89 **FOURTH ORDER OF BUSINESS**

Discussion of Security Services

90
91 Mr. Joseph was present. The Board tabled the discussion at the April meeting.
92 District Counsel will work on a trespassing agreement to present to the Board at the
93 next meeting.

94
95 **FIFTH ORDER OF BUSINESS**

Discussion of Exercise Station Damage

96
97 The District Manager will work to get a revised quote to include reinforced corners,
98 pressure treated equipment and the addition of a warranty for the exercise stations.
99 Proposal #203 was tabled to obtain more bids from other vendors.

100
101 **SIXTH ORDER OF BUSINESS**

Discussion of Holiday Decorations

102
103 The Board requested a revised proposal showing the palm trees wrapped in red and
104 white lights to be presented at the April meeting. The District Manager will contact
105 Hometeam Pest Defense to add rodent treatments instead of going with the
106 proposal from ECO Pest Solutions.

107
108 **SEVENTH ORDER OF BUSINESS**

Discussion of Pool Maintenance

109
110 The Board requested that the pool maintenance contract be revised to list services
111 provided.

112
113 **EIGHTH ORDER OF BUSINESS**

Discussion of Pool Janitorial Services

114
115 The Board requested that the Pool Janitorial Services contract be revised to list the
116 services that are provided. The Board also informed Ms. Newsome that the splash
117 pad needs to be repaired and the tiles at the amenity center needs to be resealed.

118
119 **NINTH ORDER OF BUSINESS**

**Discussion of Letter to
Hillsborough County
Construction Services**

120
121
122

123 Mr. Steady presented the Letter that was sent to Hillsborough County Construction
124 Services to the Board.

125
126 **TENTH ORDER OF BUSINESS** **Discussion of FY 2023-2024 Budget**

127
128 The Board discussed the Fiscal Year 2023-2024 budget.

129
130 **ELEVENTH ORDER OF BUSINESS** **Consideration of minutes of Board of**
131 **Supervisors' Regular Meeting held on**
132 **February 16, 2023**
133

On a Motion by Mr. Caines, seconded by Mr. Perrette, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' regular meeting held on February 16, 2023, for the Reserve at Pradera Community Development District.

134
135 **TWELFTH ORDER OF BUSINESS** **Consideration of Operations**
136 **and Maintenance Expenditures**
137 **for January 2023**
138

On a Motion by Ms. Wyatt, seconded by Ms. Johnson, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures report for January (\$35,347.98) 2023, for the Reserve at Pradera Community Development District.

139
140 **ELEVENTH ORDER OF BUSINESS** **Supervisor Requests**

141
142 There were no supervisor requests.

143
144 **TWELFTH ORDER OF BUSINESS** **Adjournment**
145

On a Motion by Mr. Caines, seconded by Ms. Wyatt, with all in favor, the Board of Supervisors adjourned the meeting at 1:30 p.m., for the Reserve at Pradera Community Development District.

146
147
148
149 _____
150 Assistant Secretary

Chair / Vice Chair

Tab 8

RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA

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

**Operation and Maintenance Expenditures
February 2023
For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2023 through February 28, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: \$ **67,579.47**

Approval of Expenditures:

___ Chairperson

___ Vice Chairperson

___ Assistant Secretary

Reserve at Pradera Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2023 Through February 28, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Advanced Aquatic Services, Inc.	100087	10548103	Pond Maintenance 02/23	\$ 1,935.00
Aqua Sentry	100088	7896	Pool Service Contract 01/23	\$ 925.00
Charla G Johnson	100089	CJ021623	Board of Supervisors 02/16/23	\$ 200.00
Halff Associates, Inc	100084	10089326	Engineering Services through 01/22/23	\$ 1,351.25
Heidi A Tayman	100090	HT021623	Board of Supervisors 02/16/23	\$ 200.00
Hidden Eyes, LLC	100094	724660	CCTV Monitoring 03/01/23 to 05/31/23	\$ 3,063.00
Hillsborough County BOCC	ACH	3629519463 01/23	12051 Palmera Reserve Drive 01/23	\$ 892.67
Landscape Maintenance Professionals, Inc.	100085	173047	Monthly Landscaping 01/23	\$ 14,207.25
Landscape Maintenance Professionals, Inc.	100091	173000	Irrigation Repairs 01/24/23	\$ 313.86
Landscape Maintenance Professionals, Inc.	100091	173025	Irrigation Repairs 01/25/23	\$ 1,250.00
Landscape Maintenance Professionals, Inc.	100091	173171	Monthly Landscaping 02/23	\$ 14,207.25
Landscape Maintenance Professionals, Inc.	100095	173458	Irrigation Repairs 02/04/23	\$ 3,593.00
Landscape Maintenance Professionals, Inc.	100095	173459	Irrigation Repairs 02/04/23	\$ 520.40

Reserve at Pradera Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2023 Through February 28, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Maya Wyatt	100092	MW021623	Board of Supervisors 02/16/23	\$ 200.00
Nicholas Perrette	100093	NP021623	Board of Supervisors 02/16/23	\$ 200.00
Red Rhino Leak Detection	100096	280609A	Waterproof Crack Repair 02/23	\$ 4,186.50
Rizzetta & Company, Inc.	100083	INV0000075282	District Management Services 02/23	\$ 4,486.25
Securiteam, Inc.	100097	16481	Printable Smart Cards	\$ 575.00
Spectrum	ACH	067366001012023	Internet Service 01/23	\$ 167.97
TECO	ACH	TECO Summary 01/23	Tampa Electric Summary 01/23	\$ 14,055.07
Total Community Maintenance, LLC	100086	5395	Monthly Cleaning & Maintenance 02/23	<u>\$ 1,050.00</u>
Report Total				<u><u>\$ 67,579.47</u></u>

Tab 8A

RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA

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

**Operation and Maintenance Expenditures
March 2023
For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from March 1, 2023 through March 31, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$51,687.84**

Approval of Expenditures:

____ Chairperson

____ Vice Chairperson

____ Assistant Secretary

Reserve at Pradera Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2023 Through March 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Advanced Aquatic Services, Inc.	100101	10548514	Pond Maintenance 03/23	\$ 1,935.00
Charla G Johnson	100107	CJ031623	Board of Supervisors 03/16/23	\$ 200.00
Burr & Forman, LLP	100099	1370131	Legal Services 01/23	\$ 2,100.00
Burr & Forman, LLP	100106	1376670	Legal Services 02/23	\$ 945.00
Halff Associates, Inc	100102	10091263	Engineering Services through 02/23	\$ 1,134.35
Heidi A Tayman	100108	HT031623	Board of Supervisors 03/16/23	\$ 200.00
Hillsborough County BOCC	ACH	3629519463 02/23	12051 Palmera Reserve Drive 02/23	\$ 724.38
HomeTeam Pest Defense, Inc.	100115	030923	Pest Control Services 02/23	\$ 899.00
Jayson Caines	100109	JC031623	Board of Supervisors 03/16/23	\$ 200.00
Jerry Richardson Trapper	100110	1733	Wildlife Services 02/23	\$ 1,100.00
Jerry Richardson Trapper	100110	1743	Wildlife Services 03/23	\$ 1,100.00
Jerry Richardson-Mobile	100111	032023	Pressure Washing Services 03/23	\$ 7,935.00

Reserve at Pradera Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2023 Through March 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Landscape Maintenance Professionals, Inc.	100103	174028	Irrigation Repairs 02/25/23	\$ 2,230.00
Landscape Maintenance Professionals, Inc.	100103	174097	Fertilization 02/23	\$ 3,820.00
Landscape Maintenance Professionals, Inc.	100103	174098	Pest Control Services 02/23	\$ 230.00
Landscape Maintenance Professionals, Inc.	100116	173970	Monthly Landscaping 02/23	\$ 455.33
Landscape Maintenance Professionals, Inc.	100116	174441	Irrigation Repairs 03/23	\$ 67.26
Marc Security Services LLC	100104	1390	Security Guard Services 02/23	\$ 1,376.00
Maya Wyatt	100112	MW031623	Board of Supervisors 03/16/23	\$ 200.00
Nicholas Perrette	100113	NP031623	Board of Supervisors 03/16/23	\$ 200.00
Red Rhino Leak Detection	100117	280609B	Waterproof Crack Repair 03/23	\$ 4,198.50
Rizzetta & Company, Inc.	100098	INV0000077995	District Management Services 03/23	\$ 4,486.25
Securiteam, Inc.	100105	13104021623	Service Call 02/16/23	\$ 175.00
Securiteam, Inc.	100114	13127022723	Service Call 02/27/23	\$ 732.73
Spectrum	ACH	0068008021923	Internet Service 02/23	\$ 167.97
TECO	ACH	TECO Summary 02/23 - 224	Tampa Electric Summary 02/23	\$ 13,826.07

Reserve at Pradera Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2023 Through March 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Total Community Maintenance, LLC	100118	5459	Monthly Cleaning & Maintenance 03/23	<u>\$ 1,050.00</u>
Report Total				<u>\$ 51,687.84</u>