



Rizzetta & Company

# **Reserve at Pradera Community Development District**

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## **Board of Supervisors' Regular Meeting October 26, 2023**

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

[www.reserveatpraderacdd.org](http://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](http://www.reserveatpraderacdd.org)

<b>Board of Supervisors</b>	Jayson Caines Maya Wyatt Nicholas Perrette Charla Johnson Heidi Tayman	Chair Vice Chair Asst. Secretary Asst. Secretary Asst. Secretary
<b>District Manager</b>	Christina Newsome	Rizzetta & Company, Inc.
<b>District Attorney</b>	Scott Steady	Burr Forman, LLP
<b>District Engineer</b>	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

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October 24, 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, October 26, 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 agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. BUSINESS ADMINISTRATION**
  - A. Consideration of Minutes of the Board of Supervisors  
Regular Meeting held on September 21, 2023 .....Tab 1
  - B. Consideration of Operations and Maintenance  
Expenditures for September 2023 .....Tab 2
- 4. STAFF REPORTS**
  - A. Aquatics Services
    1. Presentation of Waterway Inspection Report.....Tab 3
  - B. Landscape Inspection Services
    - 1. Presentation of Landscape Inspection Report.....Tab 4**
    2. Discussion of Landscape Options for Cul-de-sac
  - C. District Counsel
  - D. District Engineer
  - E. District Manager
    1. Presentation of District Manager’s Report.....Tab 5
- 5. BUSINESS ITEMS**
  - A. Consideration of Resolution 2024-01, Adopting the Amended Budget  
for Fiscal Year 2022-2023.....Tab 6**
  - B. Presentation of Fiscal Year 2021-2022 Final Audit..... Tab 7
  - C. Discussion of Display Case Usage.....Tab 8
  - D. Consideration of Securiteam Card Reader Proposal.....Tab 9
  - E. Discussion of Pool Services Contract.....Tab 10
  - F. Discussion of Exercise Equipment
  - G. Discussion of Temporary Meeting Location Change
  - H. Discussion of Pool Security
- 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

**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, September 21, 2023, at 10:31 a.m.** at the offices of Rizzetta & Company, Inc. located at 2700 S. Falkenburg Road, Suite 2745, Riverview, Florida 33578.

Present and constituting a quorum:

Nicholas Perrette	<b>Board Supervisor; Asst. Secretary</b>
Charla Johnson	<b>Board Supervisor; Asst. Secretary</b>
Heidi Tayman	<b>Board Supervisor; Asst. Secretary</b>

Also present were:

Christina Newsome	<b>District Manager; Rizzetta &amp; Co., Inc.</b>
Matthew Huber	<b>RDM; Rizzetta &amp; Co., Inc.</b>
Kyle Thornton	<b>District Engineer; Half Associates, Inc (via Phone)</b>
John Fowler	<b>Field Services Manager; Rizzetta &amp; Co., Inc.</b>
Doug Agnew	<b>Representative; Advanced Aquatics</b>
David Manfrin	<b>Representative; LMP</b>

**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 were a few comments from the audience. One resident inquired about the status of the splash pad at the amenity center needed attention, and another commented that the landscaping around Pond 11 was not being maintained properly.

**THIRD ORDER OF BUSINESS**

**Consideration of Minutes of Board of Supervisors Regular Meeting held on August 17, 2023**

On a Motion by Ms. Johnson, seconded by Ms. Tayman, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors regular meeting held on August 17, 2023, as amended, for the Reserve at Pradera Community Development District.
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46 The Board mentioned that during the July meeting, future meetings would be run by the Chair.  
47

On a Motion by Ms. Tayman, seconded by Ms. Johnson, with all in favor, The Board of Supervisors unanimously voted in favor of the motion, which states that from October onwards, the Chair or the Vice-Chair (in the Chair's absence) will be responsible for conducting meetings. The objective is to ensure that more comprehensive notes are taken for the Reserve at Pradera Community Development District.

48  
49 The Board directed staff to post meeting dates, times, and amended minutes on the website for  
50 greater accessibility to residents.  
51

On a Motion by Ms. Johnson, seconded by Ms. Tayman, with all in favor, the Board of Supervisors motioned Staff to post meeting dates, times, and amended minutes on the website for greater accessibility to residents, for the Reserve at Pradera Community Development District.

52  
53 On a Motion by Ms. Tayman, seconded by Ms. Johnson, with all in favor, the Board of  
Supervisors motioned to obtain photos of any damage or repair for verification purposes prior  
to issuing payment outside of continuing contractual obligation, for the Reserve at Pradera  
Community Development District.

54  
55 On a Motion by Ms. Tayman, seconded by Ms. Johnson, with all in favor, the Board of  
Supervisors motioned to add the contract, scope of services, related areas, and schedule for  
Hometeam Pest Defense to the website, for the Reserve at Pradera Community Development  
District.

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57 On a Motion by Ms. Tayman, seconded by Ms. Johnson, with all in favor, the Board of  
Supervisors motioned to add LMP Landscape to the website, for the Reserve at Pradera  
Community Development District.

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59 On a Motion by Ms. Tayman, seconded by Ms. Johnson, with all in favor, the Board of  
Supervisors motioned to add the current Aqua Sentry Contract to the website and to remove the  
old contract, for the Reserve at Pradera Community Development District.

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61 On a Motion by Ms. Johnson, seconded by Ms. Tayman, with all in favor, the Board of  
Supervisors motioned for all Board motions to be completed or updated provided within 30 days  
of request, for the Reserve at Pradera Community Development District.

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**FOURTH ORDER OF BUSINESS** **Consideration of Operations  
and Maintenance Expenditures  
for August 2023**

On a Motion by Mr. Perrette, seconded by Ms. Tayman, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures report for August 2023 (\$76,001.92), for the Reserve at Pradera Community Development District.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. Aquatics Services**

**1. Presentation of Waterway Inspection Report**

Mr. Agnew presented the Waterway Inspection Report to the Board. He informed them that pond inspections are scheduled for next week, and the Spatterdock in Ponds 3 and 6 will have a better appearance by November, after being actively treated for Spatterdock.

On a Motion by Ms. Tayman seconded by Mr. Perrette, with all in favor, the Board of Supervisors motioned for Advanced Aquatics to inform the Board of all service and inspection dates before the first day of each month. The Board also instructed the Staff to forward this information to them within one business day of receiving it, for the Reserve at Pradera Community Development District.

**B. Landscape Inspection Services**

**1. Presentation of Landscape Inspection Report**

During the meeting, Mr. Fowler was in attendance and presented the Landscape Inspection Report to the Board. He also informed the Board that palm trimming for the District has been scheduled for September 29. Additionally, the Board expressed their continued concern about the areas that were missed during mowing by the landscapers. To address this issue, Mr. Fowler will take the lead on landscaping matters and will be included in all emails regarding landscaping concerns.

On a Motion by Ms. Tayman seconded by Ms. Johnson with all in favor, the Board of Supervisors motioned to have a representative from LMP present on-site the day after work is completed to inspect and address any deficiencies. The representative will also be responsible for sending weekly reports to the staff, which will be shared with the Board., for the Reserve at Pradera Community Development District.

**2. Consideration of Removal of Dead Palm Tree Proposal**

No action was taken due to lack of available funds.

**3. Consideration of Cover of Exposed Dead Palm Tree Proposal**

No action was taken due to lack of available funds.

**4. Update on Irrigation Options for Bluegrass Cul-de-sac**

The Board has concluded that the cul-de-sac has no irrigation system. They have discussed various landscape options, including drought-tolerant plants, for the cul-de-sac. The plan is to address this matter in April or May of 2024.

On a Motion by Mr. Perrette seconded by Ms. Johnson with all in favor, the Board of Supervisors motioned to request bids for hardscape options for a cul-de-sac on Bluegrass field., for the Reserve at Pradera Community Development District.



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**C. District Counsel**

Not present, no report given. The Board was notified that the Counsel would not be present until December or January. The Board is seeking an update on the letters sent to the Waterleaf resident who was clearing vegetation in Pond 14 and to the HOA regarding the fence concerns.

**D. District Engineer**

Mr. Thornton was present via phone. The board has requested an update on the conservation area by December or January at the latest. Additionally, they have requested an update on the commercial boundary map and have asked for all further work to be paused until the update is received. The board also requires an update on the Splash Pad and guidance on how the district should proceed with the January agenda.

**E. District Manager**

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

Ms. Newsome reminded the Board of the next meeting on Thursday, October 26, 2023, at 10:30 a.m.

Ms. Newsome presented her District Manager Report to the Board. The Board has instructed the staff to contact TCM to inquire about the possibility of installing higher-wattage light bulbs at the mail kiosk to improve the illumination of the area. Additionally, the Board has requested the staff to investigate the availability of a pool shower timer and provide the Board with options for its installation.

**SIXTH ORDER OF BUSINESS**

**Presentation of Entryway  
Maintenance Contract**

During the meeting, the Board instructed the staff to inquire about the consequences of delaying treatment for the entry and to report back to the Board with the answers. Additionally, the Board directed the staff to persist with their request for Aqua Sentry to clean out the entry fountain reservoir before initiating the fountain maintenance contract with Fountain Kings. By doing so, the district can discontinue the fountain maintenance service currently provided by Aqua Sentry. The Board aims to commence the maintenance contract in January 2024.

On a Motion by Ms. Johnson seconded by Ms. Tayman with all in favor, the Board of Supervisors motioned to obtain an estimate for sinking tiles at the amenity center for the December agenda, for the Reserve at Pradera Community Development District.

The Board has requested an update on the importance of fixing the sinking tiles at the amenity for the next meeting. During the meeting, the Board also discussed the previous sidewalk repairs made on Tetrafin and identified another sidewalk repair that needs to be addressed. Ms. Johnson has agreed to send photos of the sidewalk to the manager to obtain quotes for repairs.

**SEVENTH ORDER OF BUSINESS**

**Consideration of EGIS  
Insurance Renewal**

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On a Motion by Ms. Johnson seconded by Mr. Perrette with all in favor, the Board of Supervisors accepted the EGIS Insurance monthly payment plan through 2023, for the Reserve at Pradera Community Development District.

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**EIGHTH ORDER OF BUSINESS**

**Supervisor Requests**

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There were no supervisor requests.

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**NINTH ORDER OF BUSINESS**

**Adjournment**

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On a Motion by Ms. Johnson, seconded by Mr. Perrette, with all in favor, the Board of Supervisors adjourned the meeting at 1:44 p.m., for the Reserve at Pradera Community Development District.

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\_\_\_\_\_  
Assistant Secretary

\_\_\_\_\_  
Chair / Vice Chair

## **Tab 2**

# RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT

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DISTRICT OFFICE · RIVERVIEW, FLORIDA

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

## Operation and Maintenance Expenditures September 2023 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from September 1, 2023 through September 30, 2023. This does not include expenditures previously approved by the Board.

The total items being presented:     **\$65,154.89**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_ Chairperson

\_\_\_\_ Vice Chairperson

\_\_\_\_ Assistant Secretary

## Reserve at Pradera Community Development District

### Paid Operation & Maintenance Expenditures

September 1, 2023 Through September 30, 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.	100221	10551020	Pond Maintenance 09/23	\$ 1,935.00
Aqua Sentry	100222	9499	Pool Service Contract 09/23	\$ 875.92
Burr & Forman, LLP	100214	1411561	Legal Services 07/23	\$ 2,345.87
Burr & Forman, LLP	100224	1416007	Legal Services 08/23	\$ 2,870.63
Fountain Kings, Inc.	100208	07052023	Clubhouse Fountain Repairs 07/23	\$ 222.50
Fountain Kings, Inc.	100218	073	Final 50% Payment for Entrance Sign Repair 08/23	\$ 3,568.42
Half Associates, Inc	100219	10103455	Engineering Services through 08/23	\$ 1,559.44
HomeTeam Pest Defense, Inc.	100215	94086310	Pest Control Services - Sentricon Monitoring AA 07/23	\$ 40.00
HomeTeam Pest Defense, Inc.	100225	95552087	Pest Control Services - Sentricon Monitoring AA 09/23	\$ 40.00
Jayson Caines	100209	JC081723	Board of Supervisors 08/17/23	\$ 200.00
Jerry Richardson Trapper	100226	1801	Wildlife Services 09/23	\$ 1,100.00
Landscape Maintenance Professionals, Inc.	100216	177925	Irrigation Repairs 08/23	\$ 80.00
Landscape Maintenance Professionals, Inc.	100220	178363	Irrigation Repairs 08/23	\$ 200.00

## Reserve at Pradera Community Development District

### Paid Operation & Maintenance Expenditures

September 1, 2023 Through September 30, 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.	100220	178394	Fertilization 08/23	\$ 1,488.00
Landscape Maintenance Professionals, Inc.	100220	178395	Pest Control Services 08/23	\$ 500.00
Landscape Maintenance Professionals, Inc.	100223	178114	Monthly Landscaping 09/23	\$ 15,117.91
Marc Security Services LLC	100217	1123	Security Gate Services 08/23	\$ 1,625.60
Marc Security Services LLC	100227	1145	Security Gate Services 09/23	\$ 1,828.80
Marcadis Singer, P.A. Trust Account	100210	082323 Marcadis	Stipulation for TKOT Enterprises, LLC File No. 112801	\$ 9,500.00
Maya Wyatt	100211	MW081723	Board of Supervisors 08/17/23	\$ 200.00
Nicholas Perrette	100212	NP081723	Board of Supervisors 08/17/23	\$ 200.00
Rizzetta & Company, Inc.	100207	INV0000083182	District Management Services 09/23	\$ 4,486.25
Spectrum	ACH	2490284081923- Autopay	Internet Service 08/23	\$ 167.97
TECO	ACH	TECO Summary 08/23 224 - Auto Pay	Tampa Electric Summary 08/23	\$ 13,810.93
Total Community Maintenance, LLC	100213	5933	Pool Supplies 08/23	\$ 141.65
Total Community Maintenance, LLC	100213	5998	Monthly Cleaning & Maintenance 09/23	<u>\$ 1,050.00</u>
<b>Report Total</b>				<b><u>\$ 65,154.89</u></b>

Advanced Aquatic Services Inc.  
292 South Military Trail  
Deerfield Beach, FL 33442  
954-596-2127

9/1/2023
10551020
\$1,935.00

Bill To
Reserve at Pradera c/o Rizzetta & Company, Inc. 2700 S. Falkenburg Road, Suite 2745 Riverview, FL 33578

Due Date
Net 30
10/1/2023

Monthly Pond Maintenance.  
\*\*\*THE INVOICE DATE ABOVE INDICATES MONTH SERVICES WILL BE  
PERFORMED\*\*\*

1,935.00

Advanced Aquatic Services Inc.  
292 South Military Trail  
Deerfield Beach, FL 33442  
954-596-2127

\$1,935.00

**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 #** 9499  
**DATE** 09/01/2023  
**DUE DATE** 10/01/2023  
**TERMS** Net 30

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ACTIVITY	QTY	RATE	AMOUNT
<b>Full Service Monthly Cleaning: The Reserve at Pradera</b>	1	825.00	825.00
Full Service Monthly Cleaning			
<b>Replaced Equipment</b>	4	12.73	50.92
replaced ledge grates-4			

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BALANCE DUE **\$875.92**





REMITTANCE ADDRESS  
Post Office Box 830719  
Birmingham, Alabama 35283-0719  
Main: (205) 251-3000  
<https://www.BURR.com/payment/>  
Tax ID #63-0322727

RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT  
(CDDInvoice@rizzetta.com)  
3434 COLWELL AVENUE, STE 200  
TAMPA, FL 33614-8390

24 Aug 2023  
Invoice # 1411561  
Bill Atty: S. Steady  
As of 07/31/23

0026855 RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT  
0000001 General Governmental Matters

**BILL SUMMARY THROUGH JULY 31, 2023**

Professional Services	\$2,345.00
Disbursements	\$0.87
<b>TOTAL DUE THIS BILL</b>	<b>\$2,345.87</b>

**WIRING INSTRUCTIONS:**

**Burr & Forman LLP Operating Account Wiring Instructions  
Fees and Expenses Only**

Account Name: Burr & Forman LLP  
420 North 20<sup>th</sup> Street, Suite 3400  
Birmingham, Alabama 35203

Financial Institution: Synovus Bank  
1137 1<sup>st</sup> Avenue  
Columbus, GA 31901

Domestic Wire and ACH ABA No.: 061100606  
Account Number: 1005853518  
International Wires SWIFT BIC: FICOUS44  
Burr & Forman Tax ID: 63-0322727

Please list the Invoice Number and Client-Matter Number in the Reference field.  
Should you need assistance, please email [AccountsReceivable@burr.com](mailto:AccountsReceivable@burr.com).

**REMITTANCE COPY**

PLEASE INCLUDE THE INVOICE NUMBER or CLIENT ID WITH YOUR PAYMENT

For your convenience, pay online at <https://www.Burr.com/payment> (Bank Draft or Credit Card)

Please direct inquiries to Ereina Guzman at [eguzman@burr.com](mailto:eguzman@burr.com) or [BFReceivables@burr.com](mailto:BFReceivables@burr.com)

# BURR & FORMAN LLP

0026855 RESERVE AT PRADERA COMMUNITY DEVELOPMENT  
0000001 General Governmental Matters

24 Aug 2023  
Invoice # 1411561  
Page 2

RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT  
(CDDInvoice@rizzetta.com)  
3434 COLWELL AVENUE, STE 200  
TAMPA, FL 33614-8390

24 Aug 2023  
Invoice # 1411561  
Bill Atty: S. Steady  
As of 07/31/23

EMPLOYER I.D. #63-0322727

0026855 RESERVE AT PRADERA COMMUNITY DEVELOPMENT  
DISTRICT  
0000001 General Governmental Matters

<u>Date</u>	<u>Description</u>	<u>Tkpr</u>	<u>Hours</u>	<u>Value</u>
07/18/23	Review plat for Phase 3 and Tract C/Parcel 9; review deed for one of the abutting houses; email to Christina and engineer regarding finding an access point to the pond.	SIS	0.80	\$280.00
07/20/23	Attend Board meeting; calls and emails with attorney to obtain extension to file answer in lawsuit.	SIS	3.50	\$1,225.00
07/24/23	Email from insurance carrier regarding case with cleaner; email Rizzetta for HOA contact information and address of individuals removing vegetation from ponds; email from Heidi with information on case; work on letter to HOA for Pond 9; research Pond 10.	SIS	0.80	\$280.00
07/25/23	Finalize letter to HOA regarding drainage easement; email to Board and HOA; review other pond issues.	SIS	1.00	\$350.00
07/31/23	Email Christine letter for Pond 6; email update to board; email to Chris to set up conference call.	SIS	0.60	\$210.00
		Total Services	6.70	\$2,345.00

# BURR & FORMAN LLP

0026855 RESERVE AT PRADERA COMMUNITY DEVELOPMENT  
0000001 General Governmental Matters

24 Aug 2023  
Invoice # 1411561  
Page 3

<u>Date</u>	<u>Disbursements</u>	<u>Value</u>
07/25/23	Postage – VENDOR: Postage (Import) INVOICE#: JUL-23 DATE: 7/31/2023 Postage Import,	0.87
	Total Disbursements	<u>\$0.87</u>
	Total Services and Disbursements	<u>\$2,345.87</u>
	TOTAL NOW DUE	<u><u>\$2,345.87</u></u>

## SUMMARY OF SERVICES

<u>Name</u>	<u>Rank</u>	<u>Rate</u>	<u>Hours</u>	<u>Amount</u>
Scott I. Steady	Partner	\$350.00	<u>6.70</u>	<u>\$2,345.00</u>
TOTALS			6.70	\$2,345.00



REMITTANCE ADDRESS
Post Office Box 830719
Birmingham, Alabama 35283-0719
Main: (205) 251-3000
https://www.BURR.com/payment/
Tax ID #63-0322727

RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT
(CDDInvoice@rizzetta.com)
3434 COLWELL AVENUE, STE 200
TAMPA, FL 33614-8390

15 Sep 2023
Invoice # 1416007
Bill Atty: S. Steady
As of 08/31/23

0026855 RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT
0000001 General Governmental Matters

BILL SUMMARY THROUGH AUGUST 31, 2023

Table with 2 columns: Description and Amount. Rows include Professional Services (\$2,870.00), Disbursements (\$0.63), TOTAL DUE THIS BILL (\$2,870.63), Previous Balance Due (\$2,345.87), and TOTAL BALANCE DUE (\$5,216.50).

WIRING INSTRUCTIONS:

Burr & Forman LLP Operating Account Wiring Instructions
Fees and Expenses Only

Account Name: Burr & Forman LLP
420 North 20th Street, Suite 3400
Birmingham, Alabama 35203
Financial Institution: Synovus Bank
1137 1st Avenue
Columbus, GA 31901
Domestic Wire and ACH ABA No.: 061100606
Account Number: 1005853518
International Wires SWIFT BIC: FICOUS44
Burr & Forman Tax ID: 63-0322727
Please list the Invoice Number and Client-Matter Number in the Reference field.
Should you need assistance, please email AccountsReceivable@burr.com.

REMITTANCE COPY

PLEASE INCLUDE THE INVOICE NUMBER or CLIENT ID WITH YOUR PAYMENT

For your convenience, pay online at https://www.Burr.com/payment (Bank Draft or Credit Card)

Please direct inquiries to Ereina Guzman at eguzman@burr.com or BFReceivables@burr.com

# BURR & FORMAN LLP

0026855 RESERVE AT PRADERA COMMUNITY DEVELOPMENT  
0000001 General Governmental Matters

15 Sep 2023  
Invoice # 1416007  
Page 2

RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT  
(CDDInvoice@rizzetta.com)  
3434 COLWELL AVENUE, STE 200  
TAMPA, FL 33614-8390

15 Sep 2023  
Invoice # 1416007  
Bill Atty: S. Steady  
As of 08/31/23

EMPLOYER I.D. #63-0322727

0026855 RESERVE AT PRADERA COMMUNITY DEVELOPMENT  
DISTRICT  
0000001 General Governmental Matters

Date	Description	Tkpr	Hours	Value
08/01/23	Review material provided by Heidi regarding cleaning service; call to Christina to discuss settlement; email with Board member regarding Pond 14.	SIS	0.50	\$175.00
08/03/23	Finalize sheriff's form and email to board for their review; email attorney regarding settlement discussions; review email from Christina.	SIS	0.80	\$280.00
08/09/23	Call with Attorney regarding \$9,500 offer; email to chairman.	SIS	0.30	\$105.00
08/10/23	Finalize trespass letter and forward to Sheriff's office; call from resident I sent the letter regarding ponds; follow-up on settlement email.	SIS	0.40	\$140.00
08/14/23	Call with attorney for affidavit to settle the case; email confirmation; draft affidavit for plaintiff to sign and email to Jayson.	SIS	0.80	\$280.00
08/15/23	Draft an affidavit for sign company to execute; call to Jayson to discuss settlement; email affidavit to other side; call from resident regarding destruction of pond bank vegetation.	SIS	0.70	\$245.00
08/17/23	Attend Board meeting.	SIS	2.00	\$700.00
08/22/23	Email attorney for information to send the check; email Christina's information to Sheriff's office; call to resident regarding	SIS	0.50	\$175.00

# BURR & FORMAN LLP

0026855 RESERVE AT PRADERA COMMUNITY DEVELOPMENT  
 0000001 General Governmental Matters

15 Sep 2023  
 Invoice # 1416007  
 Page 3

Date	Description	Tkpr	Hours	Value
	board's position on destruction of plants along pond.			
08/23/23	Emails to Christina for a check; emails with attorney on Settlement Agreement.	SIS	0.20	\$70.00
08/24/23	Review email from Bond Trustee regarding need for certificate of completion from Engineer; review Trust Agreement for nature of certificate.	SIS	0.30	\$105.00
08/28/23	Review Bond Trustee Agreement for requirements for Engineer's Certificate of Completion; pull Engineer's report prepared in 2015; draft Certificate of Completion and attach exhibits and forward to District Engineer for execution.	SIS	1.50	\$525.00
08/31/23	Email W-9 to Christina; call to attorney regarding settlement.	SIS	0.20	\$70.00
	Total Services		8.20	\$2,870.00

Date	Disbursements	Value
08/01/23	Postage – VENDOR: Postage (Import) INVOICE#: AUG-23 DATE: 8/31/2023 Postage Import,	0.63
	Total Disbursements	<u>\$0.63</u>
	Total Services and Disbursements	\$2,870.63
	Previous Balance Due	<u>\$2,345.87</u>
	TOTAL NOW DUE	<u><u>\$5,216.50</u></u>

# BURR & FORMAN LLP

0026855 RESERVE AT PRADERA COMMUNITY DEVELOPMENT  
0000001 General Governmental Matters

15 Sep 2023  
Invoice # 1416007  
Page 4

## SUMMARY OF SERVICES

<u>Name</u>	<u>Rank</u>	<u>Rate</u>	<u>Hours</u>	<u>Amount</u>
Scott I. Steady	Partner	\$350.00	8.20	\$2,870.00
TOTALS			8.20	\$2,870.00

# BURR & FORMAN LLP

0026855 RESERVE AT PRADERA COMMUNITY DEVELOPMENT  
0000001 General Governmental Matters

15 Sep 2023  
Invoice # 1416007  
Page 5

## *PREVIOUS BALANCE DETAIL*

<b>Date</b>	<b>Invoice</b>	<b>Balance</b>
<b>Total Previous Balance</b>		<b>\$2,345.87</b>



# FountainKings



# INVOICE

**Fountain Kings Inc.**

13514 Blue Sunfish Ct.

Riverview, FL 33569

813-833-8610

PO#:

Invoice #: 07052023

**DATE**

**7/5/2023**

**BILL TO**

Reserve at Pradera CDD

Contact: Christina Newsome, CDD District Manager

813-533-2950 ext: 6582

**Payment due by:**

**8/4/2023**

Site Address: Reserve at Pradera CDD

12051 Pradera Reserve Blvd,

Riverview, FL 33579

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Clubhouse Fountain Repair	1	\$222.50	\$222.50
			-
			-
			-
			-
			-
			-
			-
			-
			-
			-
			-
Replaced GFI light breaker and changed out bad motor run capacitor.			-
			-

*Thank you for your business!*

<b>SUBTOTAL</b>	\$222.50
<b>TAX RATE</b>	0.000%
<b>TAX</b>	-
<b>TOTAL</b>	<b>\$ 222.50</b>

Make checks payable to: ***Fountain Kings Inc.***  
 \*Payment is due net 30, late payments are subject to a late fee up to 5%  
 If you have any questions about this invoice, please contact  
[Contact@FountainKings.com](mailto:Contact@FountainKings.com)



**Fountain Kings Inc.**  
 13514 Blue Sunfish Ct.  
 Riverview, FL 33569  
 813-833-8610

# INVOICE

PO#: \_\_\_\_\_  
 Invoice #: 073  
**DATE**  
**8/30/2023**

**BILL TO**

Reserve at Pradera CDD  
 Contact: Christina Newsome, CDD District Manager  
 813-533-2950 ext: 6582

**Payment due by:**  
**9/29/2023**

Site Address: Reserve at Pradera CDD  
 12051 Pradera Reserve Blvd,  
 Riverview, FL 33579

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Final 50% payment for entrance sign repair	0.5	\$7,136.84	\$3,568.42
			\$0.00
			\$0.00
			\$0.00
			-
			-
			-
			-
			-
			-
			-
			-
			-
			-
			-
			-
			-
Bill for final 50% payment for the entrance water feature repair. Repair completed on 08/25/2023			-
			-

*Thank you for your business!*

SUBTOTAL	\$3,568.42
TAX RATE	0.000%
TAX	-
<b>TOTAL</b>	<b>\$ 3,568.42</b>

Make checks payable to: **Fountain Kings Inc.**  
 \*Payment is due net 30, late payments are subject to a late fee up to 5%  
 If you have any questions about this invoice, please contact  
[Contact@FountainKings.com](mailto:Contact@FountainKings.com)





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

Invoice Date: 09/07/2023  
 Invoice: 10103455  
 Project: 039405.001

Attention: CDD Invoices, cddinvoice@rizzetta.com  
 Project Name: Reserve at Pradera CDD/Eng. Svcs. (060070001)

For Professional Services Rendered through: August 20, 2023

Hourly	Earned To Date	Previous Amount	Current Amount
000P01 - Misc. Services	17,737.38	16,177.94	1,559.44
000P89 - Reimbursable Expenses	233.87	233.87	0.00
<b>Total Hourly Services:</b>	<b>17,971.25</b>	<b>16,411.81</b>	<b>1,559.44</b>

Total Earned to Date: 17,971.25  
 Less Previous Billed: 16,411.81  
**Amount Due this Invoice: 1,559.44**

**Notes from Project Manager:**

Irrigation Sleeve research by LA  
 Review Cul-De-Sac curb replacement with contractor by Senior Inspector  
 Site visit (8/8), CDD Mtg (8/17), misc DM/Board requests by DE

Remit payment to P.O. Box 4897, Dept 331, Houston, TX 77210  
 Reference Project 039405.001 and Invoice 10103455  
 Contact Tina Horn at tHorn@Halff.com with any billing questions.

**Half 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 07, 2023  
Project No: 039405.001  
Invoice No: 10103455  
Invoice Total: \$1,559.44

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

**Professional Services thru August 20, 2023**

---

Phase 000P01 Misc. Services

**Professional Personnel**

	<b>Hours</b>	<b>Amount</b>	
Principal/Officer-Prof. Eng III	4.00	1,280.48	
Sr. Inspector/Sr. Eng Intern IV	1.50	201.83	
Prof. Landscape Architect III	.50	77.13	
Totals	6.00	1,559.44	
<b>Total Labor</b>			<b>1,559.44</b>

---

Phase 000P89 Reimbursable Expenses

**Total this Invoice** \$1,559.44

HomeTeam Pest Defense, Inc.  
2720 South Falkenburg Road

### Service Slip / Invoice

INVOICE: 040861310

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

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

Service	Description	Amount
TBSMAA	Sentricon Monitoring AA	\$40.00
		<b>SUBTOTAL</b> \$40.00
		<b>TAX</b> \$0.00
		<b>TOTAL</b> \$40.00
		<b>AMT. PAID</b> \$0.00
		<b>BALANCE</b> \$40.00

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

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

X \_\_\_\_\_  
CUSTOMER SIGNATURE

**PLEASE PAY FROM THIS INVOICE**

HomeTeam Pest Defense, Inc.  
2720 South Falkenburg Road

### Service Slip / Invoice

**INVOICE:** 95552087  
**DATE:** 09/04/23  
**ORDER:**

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

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

Service	Description	Amount
TBSMAA	Sentricon Monitoring AA	\$40.00
		<b>SUBTOTAL</b> \$40.00
		<b>TAX</b> \$0.00
		<b>TOTAL</b> \$40.00
		<b>AMT. PAID</b> \$0.00
		<b>BALANCE</b> \$40.00

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

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

X \_\_\_\_\_  
CUSTOMER SIGNATURE

**PLEASE PAY FROM THIS INVOICE**

**RESERVE AT PRADERA CDD**

Meeting Date: August 17, 2023

**SUPERVISOR PAY REQUEST**

<u>Name of Board Supervisor</u>	<u>Check if paid</u>	
Nicholas Perrette	✓	NP081723
Jayson Caines	✓	JC081723
Maya Wyatt	✓	MW081723
Heidi Tayman		
Charla Johnson		

(\*) Does not get paid

*NOTE: Supervisors are only paid if checked.*

**RECEIVED**  
08/21/23

**EXTENDED MEETING TIMECARD**

Meeting Start Time:	6:30P
Meeting End Time:	7:45P
Total Meeting Time:	1:15M

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	\$0.655
Mileage to Charge	\$0.00

DM Signature: \_\_\_\_\_

*E. Newstrom*

**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 #** 1801  
**DATE** 09/15/2023  
**DUE DATE** 09/30/2023  
**TERMS** Net 15

ACTIVITY	QTY	RATE	AMOUNT
<b>State Wildlife Trapping</b> Service for September 2023	1	1,100.00	1,100.00

2 cameras & 1 Trap on property.

LTD Hogs removed: 50  
YTD Hogs removed: 15  
MTD Hogs removed: 0

Note:

**IMPORTANT:**

There is standing water in some areas of the property and snakes have been seen in these areas.

We are doing everything possible to manage the hog population on your property.

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	<b>\$1,100.00</b>

**RECEIVED**  
09/15/23





# Invoice

Date	Invoice #
8/17/2023	177925

Corporate Office  
 PO Box 267  
 Seffner, FL 33583

813-757-6500  
 813-757-6501

Bill To:
The Reserve at Pradera 3434 Colwell Ave, Suite 200 Tampa, FL 33614

Property Information

Estimate #

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Irrigation repair completed on 8-15-2023 Replaced / Installed Hunter 24V solenoid  Replaced 2 faulty Hunter 24V solenoids on valves not working from controller.	2	40.00	80.00
2nd center island at entrance - zones 37 and 38.		Total	\$80.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	9/16/2023	Balance Due
			\$0.00

# Irrigation Service/Proposal Request

Property: Reserve at Pradera

DATE 8/14/23

## Location

Second center island at entrance  
Zones 37+38

Emergency?

Work Ordered By: Sergio Uresti

Field Contact if any: \_\_\_\_\_

Phone \_\_\_\_\_

FSR/PROPOSAL # \_\_\_\_\_

## Description of Work to be performed:

Repair valve issues Tracked to located 2 zones not  
Working with Controller. replaced 2 bad solenoids zones  
now work properly.

## Materials needed :

2 Hunter 24V Solenoid - 40.00. 80.00

Foreman: David

Manager

Date Completed 8-15-23

Total Man Hours

Inspected by

Date

Special Tools Needed:

Grand total. 80.00



# Invoice

Corporate Office  
 PO Box 267  
 Seffner, FL 33583

813-757-6500  
 813-757-6501

Date	Invoice #
8/30/2023	178363

Bill To:
The Reserve at Pradera 3434 Colwell Ave, Suite 200 Tampa, FL 33614

Property Information

Estimate #

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Irrigation repair completed on 8-28-2023 Replace / Install ICD100 Hunter 1 station decoder  Replaced faulty Hunter 1 station decoder that is no longer under warranty.	1	200.00	200.00
Zone 68 - Pradera Reserve Blvd.		Total	\$200.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	9/29/2023	Balance Due
			\$0.00
			\$200.00

# Irrigation Service/Proposal Request

Property: *The reserve at pradera*

DATE *8-28-23*

## Location

*Pradera reserve Blvd Zone 68*

Emergency?

Work Ordered By: \_\_\_\_\_

Field Contact if any: \_\_\_\_\_

Phone \_\_\_\_\_

FSR/PROPOSAL # \_\_\_\_\_

Description of Work to be performed:

*Replace bad decoder no longer Under Warranty. Zone now works properly.*

Materials needed :

*1-ICD100 Single station decoder-200.00*

Foreman: *David*

Manager

Date Completed

Total Man Hours

Inspected by

Date

Special Tools Needed:

*Grand total- 200.00*



# Invoice

Corporate Office  
 PO Box 267  
 Seffner, FL 33583

813-757-6500  
 813-757-6501

Date	Invoice #
8/31/2023	178394

Bill To:
The Reserve at Pradera 3434 Colwell Ave, Suite 200 Tampa, FL 33614

Property Information

Estimate #

Work Order #

PO / PA #

Description	Qty	Rate	Amount
St Augustine fertilizer	1	496.00	496.00
Bahia fertilizer	1	992.00	992.00
Aug. 2023		Total	\$1,488.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	9/30/2023	Balance Due
			\$0.00
			\$1,488.00



# Invoice

Corporate Office  
 PO Box 267  
 Seffner, FL 33583

813-757-6500  
 813-757-6501

Date	Invoice #
8/31/2023	178395

Bill To:
The Reserve at Pradera 3434 Colwell Ave, Suite 200 Tampa, FL 33614

Property Information

Estimate #

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Pest control services	1	500.00	500.00

Aug. 2023	Total	\$500.00
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Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	<b>Terms</b>	<b>Due Date</b>	<b>Payments/Credits</b>	\$0.00
	Net 30	9/30/2023	<b>Balance Due</b>	\$500.00



# Application Record



Property	Andrea Lopez	Date	8/4/23
Reserve at Padera CDD	JF 329448	Time In	
Address	0	Time Out	
12501 Pradera Reserve Blvd, Riverview FL 33579		Lunch	
_____ Place an 'X' if you did NOT spray. Coloque una 'X' si NO roció		Truck #	165

Products Used	Active Ingredients	Application Rate	Total Used	EPA #	Method
Round Up Quick Pro	Glyphosate - Diquat	1.5 oz -1 gal		524-535	
Round Up Quick Pro	Glyphosate - Diquat	1.5 oz -1 gal	10.0 gal	524-535	
Round Up Quick Pro	Glyphosate - Diquat	1.5 oz -1 gal		524-535	
Round Up Quick Pro	Glyphosate - Diquat	1.5 oz -1 gal		524-535	
Round Up Quick Pro	Glyphosate - Diquat	1.5 oz -1 gal		524-535	
Round Up Quick Pro	Glyphosate - Diquat	1.5 oz -1 gal		524-535	
Round Up Quick Pro	Glyphosate - Diquat	1.5 oz -1 gal		524-535	
Round Up Quick Pro	Glyphosate - Diquat	1.5 oz -1 gal		524-535	
Round Up Quick Pro	Glyphosate - Diquat	1.5 oz -1 gal		524-535	
Round Up Quick Pro	Glyphosate - Diquat	1.5 oz -1 gal		524-535	
Round Up Quick Pro	Glyphosate - Diquat	1.5 oz -1 gal		524-535	

## Disease/pest or weed target treatment

Non-selective herbicide application

## Observations


Manager signature: *David Manfain*

Operator signature

TURN IN SPRAY SHEET WHETHER YOU SPRAYED OR NOT. ENTREGUE LA HOJA DE SPRAY, YA SEA QUE HAYA ROCIADO O NO.



# Application Record



Property		Sprayer operator 1	Sotero Ramos	Date	8/11/23
Reserve at Padera CDD		License #	JE 277849	Time In	
Address		Sprayer operator 2		Time Out	
12501 Pradera Reserve Blvd, Riverview FL 33579		License #	0	Lunch	
Place an 'X' if you did NOT spray. Coloque una 'X' si NO roció		Incomplete		Truck #	126
Products Used	Active Ingredients	Application Rate	Total Used	EPA #	Method
Round Up Quick Pro	Glyphosate - Diquat	1.5 oz -1 gal		524-535	
Round Up Quick Pro	Glyphosate - Diquat	1.5 oz -1 gal		524-535	
Round Up Quick Pro	Glyphosate - Diquat	1.5 oz -1 gal	7	524-535	
Round Up Quick Pro	Glyphosate - Diquat	1.5 oz -1 gal		524-535	
Round Up Quick Pro	Glyphosate - Diquat	1.5 oz -1 gal		524-535	
Round Up Quick Pro	Glyphosate - Diquat	1.5 oz -1 gal		524-535	
Round Up Quick Pro	Glyphosate - Diquat	1.5 oz -1 gal		524-535	
Round Up Quick Pro	Glyphosate - Diquat	1.5 oz -1 gal		524-535	
Round Up Quick Pro	Glyphosate - Diquat	1.5 oz -1 gal		524-535	
Round Up Quick Pro	Glyphosate - Diquat	1.5 oz -1 gal		524-535	

## Disease/pest or weed target treatment

Non-selective herbicide application

## Observations


TURN IN SPRAY SHEET WHETHER YOU SPRAYED OR NOT.

ENTREGUE LA HOJA DE SPRAY, YA SEA QUE HAYA ROCIADO O NO.

Manager signature: *David Manafin*

Operator signature

W.O. Date : 8/22/2023

Property:	Reserve @ Pradera CDD		
Address:	12501 Pradera Reserve Blvd, Riverview FL 33579		
Tech:	Jose Rios	License #:	JE 283843
Helper:	Nelson Calderon	License #:	JE 186565

Requested By:	David Mason
Department:	Fert & Pest
Truck #:	85
Start Time:	8:00 am
End Time:	11:30 am

Work To Be Done			
Turf Weeds			
QTY	Product	Rate	EPA #
9.9	Blindside	.15 oz	279-3411
		0	0
		0	0
		0	0
		0	0
		0	0
		0	0
		0	0
		0	0
		0	0
		0	0
		0	0
		0	0
		0	0
		0	0
		0	0
		0	0
		0	0
		0	0
		0	0
		0	0
	120 G	0	0

Other Comments or Special Instructions

- 1) 20 G Exmark
- 2)
- 3) 100 G Gator
- 4)
- 5)
- 6) we help Jose after lunch
- 7)
- 8)
- 9)
- 10)

Signature: Nelson Calderon  
Signature: David Mason

Completed Date: 8-22-23  
Date:

Z - Spray = 2 30 gallon Tanks      Each Tank sprays 1 gallon Per 1000 sqft = 30,000 Sqft per tank  
Gator / Truck = 100 gallons      Tank sprays at 3 gallons per 1000 sqft = 33,000 sqft per tank  
Exmark = 20 gallons      Tank sprays at 64 oz per 1000 sqft = 40,000 sqft per tank

# Application Record



Property		Sprayer operator 1	Andrea Lopez	Date	8/25/23
Reserve at Padera CDD		License #	JE 329448	Time In	
Address		Sprayer operator 2		Time Out	
12501 Pradera Reserve Blvd, Riverview FL 33579		License #	0	Lunch	
_____ Place an 'X' if you did NOT spray. Coloque una 'X' si NO roció		Incomplete		Truck #	165
		Completed			
Products Used	Active Ingredients	Application Rate	Total Used	EPA #	Method
Round Up Quick Pro	Glyphosate - Diquat	1.5 oz -1 gal		524-535	
Round Up Quick Pro	Glyphosate - Diquat	1.5 oz -1 gal	10.02	524-535	
Round Up Quick Pro	Glyphosate - Diquat	1.5 oz -1 gal		524-535	
Round Up Quick Pro	Glyphosate - Diquat	1.5 oz -1 gal		524-535	
Round Up Quick Pro	Glyphosate - Diquat	1.5 oz -1 gal		524-535	
Round Up Quick Pro	Glyphosate - Diquat	1.5 oz -1 gal		524-535	
Round Up Quick Pro	Glyphosate - Diquat	1.5 oz -1 gal		524-535	
Round Up Quick Pro	Glyphosate - Diquat	1.5 oz -1 gal		524-535	
Round Up Quick Pro	Glyphosate - Diquat	1.5 oz -1 gal		524-535	
Round Up Quick Pro	Glyphosate - Diquat	1.5 oz -1 gal		524-535	

## Disease/pest or weed target treatment

Non-selective herbicide application

## Observations


TURN IN SPRAY SHEET WHETHER YOU SPRAYED OR NOT. ENTREGUE LA HOJA DE SPRAY, YA SEA QUE HAYA ROCIADO O NO.

Manager signature: *David Manafra*

Operator signature

# Application Record



Property		Sprayer operator 1	Sotero Ramos	Date	8/25/23
Reserve at Padera CDD		License #	JE 277849	Time In	
Address		Sprayer operator 2		Time Out	
12501 Pradera Reserve Blvd, Riverview FL 33579		License #	0	Lunch	
Place an 'X' if you did NOT spray. Coloque una 'X' si NO roció		Incomplete		Truck #	126
		Completed			

Products Used	Active Ingredients	Application Rate	Total Used	EPA #	Method
Round Up Quick Pro	Glyphosate - Diquat	1.5 oz -1 gal		524-535	
Round Up Quick Pro	Glyphosate - Diquat	1.5 oz -1 gal		524-535	
Round Up Quick Pro	Glyphosate - Diquat	1.5 oz -1 gal		524-535	
Round Up Quick Pro	Glyphosate - Diquat	1.5 oz -1 gal		524-535	
Round Up Quick Pro	Glyphosate - Diquat	1.5 oz -1 gal		524-535	
Round Up Quick Pro	Glyphosate - Diquat	1.5 oz -1 gal		524-535	
Round Up Quick Pro	Glyphosate - Diquat	1.5 oz -1 gal		524-535	
Round Up Quick Pro	Glyphosate - Diquat	1.5 oz -1 gal		524-535	
Round Up Quick Pro	Glyphosate - Diquat	1.5 oz -1 gal		524-535	
Round Up Quick Pro	Glyphosate - Diquat	1.5 oz -1 gal		524-535	

## Disease/pest or weed target treatment

Non-selective herbicide application

## Observations

TURN IN SPRAY SHEET WHETHER YOU SPRAYED OR NOT. ENTREGUE LA HOJA DE SPRAY, YA SEA QUE HAYA ROCIADO O NO.

Manager signature: *David Manfren*

Operator signature



Corporate Office  
 PO Box 267  
 Seffner, FL 33583  
**813-757-6500**  
**813-757-6501**

# Invoice

Date	Invoice #
9/1/2023	178114

Bill To:
The Reserve at Pradera 3434 Colwell Ave, Suite 200 Tampa, FL 33614

Property Information

**Services for the month of September 2023**

Description	Qty	Rate	Amount
MONTHLY GROUND MAINTENANCE EFFECTIVE JANUARY 1, 2023	1	14,207.25	14,207.25
ADDENDUM ONE EFFECTIVE DATE MARCH 15, 2023	1	910.66	910.66

			<b>Total</b>	<b>\$15,117.91</b>
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	<b>Terms</b>	<b>Due Date</b>	<b>Payments/Credits</b>	<b>\$0.00</b>
	<b>Net 30</b>	<b>10/1/2023</b>	<b>Balance Due</b>	<b>\$15,117.91</b>

**MARC SECURITY SERVICES**

5118 N 56th St Ste 122

FL US

+1 8772626372

invoices@marcss.com



**BILL TO**

The Reserve at Pradera CDD  
The Reserve at Pradera CDD  
3434 Colwell Avenue  
Suite 200  
Tampa, FL 33614

**INVOICE 1123**

**DATE 08/01/2023 TERMS Net 30**

**DUE DATE 08/31/2023**

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
08/05/2023	SECURITY OFFICER AT PRADERA	PRESERVED AT PRADERA CDD UNARMED SECURITY OFFICER 1200 TO 2000	8	25.40	203.20
08/06/2023	SECURITY OFFICER AT PRADERA	PRESERVED AT PRADERA CDD UNARMED SECURITY OFFICER 1200 TO 2000	8	25.40	203.20
08/12/2023	SECURITY OFFICER AT PRADERA	PRESERVED AT PRADERA CDD UNARMED SECURITY OFFICER 1200 TO 2000	8	25.40	203.20
08/13/2023	SECURITY OFFICER AT PRADERA	PRESERVED AT PRADERA CDD UNARMED SECURITY OFFICER 1200 TO 2000	8	25.40	203.20
08/19/2023	SECURITY OFFICER AT PRADERA	PRESERVED AT PRADERA CDD UNARMED SECURITY OFFICER 1200 TO 2000	8	25.40	203.20
08/20/2023	SECURITY OFFICER AT PRADERA	PRESERVED AT PRADERA CDD UNARMED SECURITY OFFICER 1200 TO 2000	8	25.40	203.20
08/26/2023	SECURITY OFFICER AT PRADERA	PRESERVED AT PRADERA CDD UNARMED SECURITY OFFICER 1200 TO 2000	8	25.40	203.20
08/27/2023	SECURITY OFFICER AT PRADERA	PRESERVED AT PRADERA CDD UNARMED SECURITY OFFICER 1200 TO 2000	8	25.40	203.20

SUBTOTAL	1,625.60
TAX	0.00
TOTAL	1,625.60

TOTAL DUE

**\$1,625.60**

**MARC SECURITY SERVICES**

5118 N 56th St Ste 122  
FL US  
+1 8772626372  
invoices@marcss.com



**BILL TO**

The Reserve at Pradera CDD  
The Reserve at Pradera CDD  
3434 Colwell Avenue  
Suite 200  
Tampa, FL 33614

**INVOICE 1145**

**DATE 09/01/2023 TERMS Net 30**

**DUE DATE 10/01/2023**

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
09/02/2023	SECURITY OFFICER AT PRADERA	PRESERVED AT PRADERA CDD UNARMED SECURITY OFFICER 1200 TO 2000	8	25.40	203.20
09/03/2023	SECURITY OFFICER AT PRADERA	PRESERVED AT PRADERA CDD UNARMED SECURITY OFFICER 1200 TO 2000	8	25.40	203.20
09/09/2023	SECURITY OFFICER AT PRADERA	PRESERVED AT PRADERA CDD UNARMED SECURITY OFFICER 1200 TO 2000	8	25.40	203.20
09/10/2023	SECURITY OFFICER AT PRADERA	PRESERVED AT PRADERA CDD UNARMED SECURITY OFFICER 1200 TO 2000	8	25.40	203.20
09/16/2023	SECURITY OFFICER AT PRADERA	PRESERVED AT PRADERA CDD UNARMED SECURITY OFFICER 1200 TO 2000	8	25.40	203.20
09/17/2023	SECURITY OFFICER AT PRADERA	PRESERVED AT PRADERA CDD UNARMED SECURITY OFFICER 1200 TO 2000	8	25.40	203.20
09/23/2023	SECURITY OFFICER AT PRADERA	PRESERVED AT PRADERA CDD UNARMED SECURITY OFFICER 1200 TO 2000	8	25.40	203.20
09/24/2023	SECURITY OFFICER AT PRADERA	PRESERVED AT PRADERA CDD UNARMED SECURITY OFFICER 1200 TO 2000	8	25.40	203.20
09/30/2023	SECURITY OFFICER AT PRADERA	PRESERVED AT PRADERA CDD UNARMED SECURITY OFFICER 1200 TO 2000	8	25.40	203.20

SUBTOTAL

1,828.80



TAX 0.00

TOTAL 1,828.80

**TOTAL DUE \$1,828.80**

# RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT

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

## Check Request

Amount: \$9,500.00

Date: 08/23/2023

Payable to: Marcadis Singer, P.A. Trust Account

Description: Stipulation for TKOT Enterprises, LLC  
dba Jan Pro of Tampa  
File No. 112801

Requestor: Fran Carroll

Special Instructions Mail to: Scott Steady  
PO BOX 380  
Tampa, FL 33601-0380

Approved by: Christina Newsome

# Marcadis Singer, PA

Attorneys at Law

5104 South Westshore Blvd  
Tampa, FL 33611  
www.MarcadisLaw.com

Toll Free: (888)547-1881  
Telephone: (813)288-1881  
Facsimile: (813)288-9678  
Office Hours: 8:30am - 5:30pm

August 22, 2023

Scott Irwin Steady  
Burr & Forman LLP

PO Box 380  
Tampa, FL 33601-0380

Re: Client - TKOT Enterprises, LLC dba Jan Pro of Tampa  
Account number: 119116  
Our File No. 112801  
Case No.: 23-CC-072008

Gentlemen:

Enclosed please find a Stipulation for payment on the above-referenced account. Please sign the agreement and mail, email or fax it back to my office immediately. Remember that we cannot stop the legal action unless the agreement is signed and returned to this office as soon as possible. Please make payments payable to "MARCADIS SINGER, P.A. Trust Account" and mail them to the address above. Please make sure to include our file number 112801 on your check or money order. Payments can also be made online at [www.marcadislaw.com](http://www.marcadislaw.com).

We would like to thank you for working with us on this matter and believe that the Stipulation is in the best interest of all parties.

Again, please sign the Stipulation and return it to my office immediately. If you have any questions, please do not hesitate to contact us.

Sincerely,

MARCADIS SINGER, P.A.

Gilbert M. Singer

GMS/rpt  
Enclosure

\_D97

**This is a communication from a debt collector. We are attempting to collect a debt. Any information you provide may be used for that purpose.**

IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT  
IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

112801

TKOT ENTERPRISES, LLC  
dba JAN PRO OF TAMPA,

UCN:

Plaintiff,

Case No.: 23-CC-072008

vs.

Division:

RESERVE AT PRADERA CDD,

Defendant.

---

**STIPULATION TO STAY ENTRY OF JUDGMENT**

The Plaintiff, TKOT ENTERPRISES, LLC dba JAN PRO OF TAMPA, and the Defendant RESERVE AT PRADERA CDD, stipulate as follows:

1. The Defendant agrees to pay and the Plaintiff agrees to accept \$9,500.00 as settlement as follows:

A payment of \$9,500.00 shall be due on or before August 29, 2023.

**Payment shall be made payable to MARCADIS SINGER, P.A. TRUST ACCOUNT and sent to 5104 South Westshore Blvd., Tampa, Florida 33611. Please include file number 112801 on each check or money order to insure proper credit. Please note you may pay online at [Marcadislaw.com](http://Marcadislaw.com)**

2. If the Defendant defaults in payment of this Stipulation, a Final Judgment will be entered, upon the filing of an affidavit of default with the Court by the Plaintiff and without further notice, for the full amount stated in the Complaint, including interest, court costs and attorney's fees, less any payments made, with a copy sent to the Defendant.

3. Acceptance of a late payment does not constitute a waiver of Plaintiff's right to a default.

4. Upon completion of the settlement agreement, Plaintiff agrees to dismiss this cause and the Defendant hereby releases Plaintiff of any and all liability. Plaintiff makes no representation as to the tax consequences of any settlement agreement.

5. This Stipulation may be executed in multiple counterparts and non-simultaneously.  
Facsimile or email copies shall be deemed originals for all purposes hereof.

**DATED** this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
( ) Gilbert M. Singer, Esquire  
5104 South Westshore Blvd.  
Tampa, Florida 33611  
E-service: [pleadings@marcadislaw.com](mailto:pleadings@marcadislaw.com)

\_\_\_\_\_  
Scott Irwin Steady,  
Burr & Forman LLP , Attorney for  
Defendant/Reserve at Pradera CDD  
PO Box 380  
Tampa, FL 33601-0380

\_\_\_\_\_  
Phone Number to Call

230822/112801/rpt

This is a communication from a debt collector. We are attempting to collect a debt. Any information you provide may be used for that purpose.

\_U90SIF

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

**Invoice**

Date	Invoice #
9/1/2023	INV0000083182

**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	\$1,591.17	\$1,591.17
Administrative Services	1.00	\$371.25	\$371.25
Financial & Revenue Collections	1.00	\$318.25	\$318.25
Landscape Consulting Services	1.00	\$700.00	\$700.00
Management Services	1.00	\$1,405.58	\$1,405.58
Website Compliance & Management	1.00	\$100.00	\$100.00
<b>Subtotal</b>			\$4,486.25
<b>Total</b>			\$4,486.25



August 19, 2023

Invoice Number: 2490284081923  
Account Number: 8337 12 029 2490284

Auto Pay Notice

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

NEWS AND INFORMATION

Contact Us

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

RECEIVED

AUG 23 2023



Summary

Service from 08/19/23 through 09/18/23  
details on following pages

Previous Balance	167.97
Payments Received -Thank You!	-167.97
<b>Remaining Balance</b>	<b>\$0.00</b>
Spectrum Business™ Internet	167.97
Current Charges	\$167.97
<i>YOUR AUTO PAY WILL BE PROCESSED 09/05/23</i>	
<b>Total Due by Auto Pay</b>	<b>\$167.97</b>

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

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



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652  
8337 1200 NO RP 19 08202023 NNNNNNNN 01 000374 0003

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

August 19, 2023

RESERVE AT PRADERA CDD

Invoice Number: 2490284081923  
Account Number: 8337 12 029 2490284  
Service At: 12051 PRADERA RESERVE  
BLVD PLHS  
RIVERVIEW FL 33579-9323

**Total Due by Auto Pay \$167.97**



CHARTER COMMUNICATIONS  
PO BOX 7186  
PASADENA CA 91109-7186



833712029249028400167973



Invoice Number:  
Account Number:

RESERVE AT PRADERA CDD  
2490284081923  
8337 12 029 2490284

**Contact Us**

Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)  
Or, call us at **855-252-0675**

6337 1200 NO RP 19 08202023 NNNNNNNN 01 000374 0003

**Charge Details**

Previous Balance		167.97
EFT Payment	08/05	-167.97
<b>Remaining Balance</b>		<b>\$0.00</b>

Payments received after 08/19/23 will appear on your next bill.  
Service from 08/19/23 through 09/18/23

**Spectrum Business™ Internet**

Spectrum Business	129.99
Internet	
Business WiFi	7.99
Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Static IP 5	29.99
	<b>\$167.97</b>
 Spectrum Business™ Internet Total	 \$167.97
<b>Current Charges</b>	<b>\$167.97</b>
<b>Total Due by Auto Pay</b>	<b>\$167.97</b>

**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](http://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](http://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.

**Authorization to Convert your Check to an Electronic Funds Transfer Debit** - If your check is returned, you expressly authorize your bank account to be electronically debited for the amount of the check plus any applicable fees. The use of a check for payment is your acknowledgment and acceptance of this policy and its terms and conditions.

**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 your Spectrum Business Account Executive at least twenty one (21) business days prior to your move.

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

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



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 5:00pm  
Local Spectrum Store: 872 Brandon Town Center Mall, Brandon FL 33511 Store Hours: Mon thru Sat - 10:00am to 8:00pm and Sun - 12:00pm to 5:00pm



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





## Reserve At Pradera

### TECO Summary 08/23

Account #	Amount	Service Address	GL Code	Obj Code
211004653369	\$ 2,125.75	Reserve at Pradera PH1Blvd	53100	4301
211004653575	\$ 1,168.36	Reserve at Pradera PH 1A	53100	4301
221006977807	\$ 2,305.32	Reserve at Pradera PH2	53100	4301
221006978961	\$ 817.86	Reserve at Pradera PH2Blvd	53100	4301
221006978920	\$ 933.12	Reserve at Pradera PH3	53100	4301
221006978904	\$ 467.35	Reserve at Pradera Amenity	53100	4301
211004653823	\$ (237.55)	13411 Balm Riverview Rd Sign	53100	4301
211004654664	\$ 1,577.31	The Reserve at Pradera PH1B	53100	4301
211004654276	\$ 520.15	12051 Pradera Reserve Blvd PO	53100	4301
211004654458	\$ 471.63	12053 Pradera Reserve Blvd	53100	4301
211004654029	\$ 324.79	13309 Pradera Reserve Dr IR	53100	4301
211024076591	\$ 3,099.29	Pradera PH 4	53100	4301
<b>Total</b>	\$ 13,810.93			
<b>Total By Code</b>	<b>4301</b>	<b>\$ 13,810.93</b>	Utilities	



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

**Statement Date:** August 16, 2023


<b>Amount Due:</b>	<b>\$2,125.75</b>
<b>Due Date:</b>	September 06, 2023
<b>Account #:</b>	211004653369

**DO NOT PAY. Your account will be drafted on September 06, 2023**

**Account Summary**

<b>Current Service Period:</b> July 13, 2023 - August 10, 2023	
Previous Amount Due	\$2,125.75
Payment(s) Received Since Last Statement	-\$2,125.75
<b>Current Month's Charges</b>	<b>\$2,125.75</b>
<b>Amount Due by September 06, 2023</b>	<b>\$2,125.75</b>

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



Scan here to view your account online.

**One Less Worry :)**

Go paperless and get payment reminders so you never lose track of your bill.




**TampaElectric.com/Paperless**

Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)



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

 **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](https://TampaElectric.com/Paperless) to enroll now.

**Account #:** 211004653369  
**Due Date:** September 06, 2023

<b>Amount Due:</b>	<b>\$2,125.75</b>
<b>Payment Amount:</b>	\$ _____

634100091543

Your account will be drafted on September 06, 2023

RESERVE AT PRADERA COMM DEV DIST  
 RESERVE AT PRADERA COMMU  
 3434 COLWELL AVE, STE 200  
 TAMPA, FL 33614-8390

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

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




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

**Account #:** 211004653369  
**Statement Date:** August 16, 2023  
**Charges Due:** September 06, 2023

**Service Period:** Jul 13, 2023 - Aug 10, 2023

**Rate Schedule:** Lighting Service

## Charge Details

 <b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 29 days</b>		
Lighting Energy Charge	532 kWh @ \$0.03511/kWh	\$18.68
Fixture & Maintenance Charge	38 Fixtures	\$910.10
Lighting Pole / Wire	35 Poles	\$1153.60
Bracket & Maintenance Charge	1 PT Bracket	\$4.72
Lighting Fuel Charge	532 kWh @ \$0.05169/kWh	\$27.50
Storm Protection Charge	532 kWh @ \$0.01466/kWh	\$7.80
Clean Energy Transition Mechanism	532 kWh @ \$0.00036/kWh	\$0.19
Storm Surcharge	532 kWh @ \$0.00326/kWh	\$1.73
Florida Gross Receipt Tax		\$1.43
<b>Lighting Charges</b>		<b>\$2,125.75</b>

**Total Current Month's Charges**

**\$2,125.75**

## Important Messages

**Removing Your Envelope.** We've noticed that you have been paying your bill electronically lately. To help cut down on clutter and waste, we are no longer including a remittance envelope with your bill. Should you want to mail in your payment, you can request a payment envelope by calling 813-223-0800 or simply use a regular envelope and address it to TECO P.O. Box 31318, Tampa, Florida 33631-3318.

### More clean energy to you

Tampa Electric has reduced its use of coal by 94% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. In 2022, our solar plants saved customers approximately \$80 million in fuel costs. Our diverse fuel mix for the 12-month period ending June 2023 includes Natural Gas 79%, Purchased Power 10%, Solar 7% and Coal 4%.

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

## Ways To Pay Your Bill



### Bank Draft

Visit [TECOaccount.com](https://www.tampaelectric.com) for free recurring or one time payments via checking or savings account.



### In-Person

Find list of Payment Agents at [TampaElectric.com](https://www.tampaelectric.com)



### Mail A Check

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



### Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://www.tampaelectric.com). Convenience fee will be charged.



### Phone

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

### All Other

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

## Contact Us

### Online:

[TampaElectric.com](https://www.tampaelectric.com)

### Phone:

**Commercial Customer Care:**  
866-832-6249

### Residential Customer Care:

813-223-0800 (Hillsborough)  
863-299-0800 (Polk County)  
888-223-0800 (All Other Counties)

**Hearing Impaired/TTY:**  
7-1-1

### Power Outage:

877-588-1010

### Energy-Saving Programs:

813-275-3909

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



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

**Statement Date:** August 16, 2023


<b>Amount Due:</b>	<b>\$1,168.36</b>
<b>Due Date:</b>	September 06, 2023
<b>Account #:</b>	211004653575

**DO NOT PAY. Your account will be drafted on September 06, 2023**

**Account Summary**

<b>Current Service Period:</b> July 13, 2023 - August 10, 2023	
Previous Amount Due	\$1,168.36
Payment(s) Received Since Last Statement	-\$1,168.36
<b>Current Month's Charges</b>	<b>\$1,168.36</b>
<b>Amount Due by September 06, 2023</b>	<b>\$1,168.36</b>

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



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Go paperless and get payment reminders so you never lose track of your bill.




**TampaElectric.com/Paperless**

Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)



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

**Account #:** 211004653575  
**Due Date:** September 06, 2023

 **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](https://TampaElectric.com/Paperless) to enroll now.

<b>Amount Due:</b>	<b>\$1,168.36</b>
<b>Payment Amount:</b>	\$ _____

634100091544

Your account will be drafted on September 06, 2023

RESERVE AT PRADERA COMM DEV DIST  
 RESERVE AT PRADERA COMMU  
 3434 COLWELL AVE, STE 200  
 TAMPA, FL 33614-8390

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

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




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

**Account #:** 211004653575  
**Statement Date:** August 16, 2023  
**Charges Due:** September 06, 2023

**Service Period:** Jul 13, 2023 - Aug 10, 2023

**Rate Schedule:** Lighting Service

## Charge Details

 <b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 29 days</b>		
Lighting Energy Charge	280 kWh @ \$0.03511/kWh	\$9.83
Fixture & Maintenance Charge	20 Fixtures	\$479.00
Lighting Pole / Wire	20 Poles	\$659.20
Lighting Fuel Charge	280 kWh @ \$0.05169/kWh	\$14.47
Storm Protection Charge	280 kWh @ \$0.01466/kWh	\$4.10
Clean Energy Transition Mechanism	280 kWh @ \$0.00036/kWh	\$0.10
Storm Surcharge	280 kWh @ \$0.00326/kWh	\$0.91
Florida Gross Receipt Tax		\$0.75
<b>Lighting Charges</b>		<b>\$1,168.36</b>

**Total Current Month's Charges**

**\$1,168.36**

## Important Messages

**Removing Your Envelope.** We've noticed that you have been paying your bill electronically lately. To help cut down on clutter and waste, we are no longer including a remittance envelope with your bill. Should you want to mail in your payment, you can request a payment envelope by calling 813-223-0800 or simply use a regular envelope and address it to TECO P.O. Box 31318, Tampa, Florida 33631-3318.

### More clean energy to you

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## Ways To Pay Your Bill



### Bank Draft

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### In-Person

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### Mail A Check

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



### Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://www.tampaelectric.com). Convenience fee will be charged.



### Phone

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

### All Other

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

## Contact Us

### Online:

[TampaElectric.com](https://www.tampaelectric.com)

### Phone:

**Commercial Customer Care:**  
866-832-6249

### Residential Customer Care:

813-223-0800 (Hillsborough)  
863-299-0800 (Polk County)  
888-223-0800 (All Other Counties)

**Hearing Impaired/TTY:**  
7-1-1

### Power Outage:

877-588-1010

### Energy-Saving Programs:

813-275-3909

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

Statement Date: August 16, 2023

Amount Due: \$2,305.32

Due Date: September 06, 2023

Account #: 221006977807

DO NOT PAY. Your account will be drafted on September 06, 2023

### Account Summary

Current Service Period: July 13, 2023 - August 10, 2023

Previous Amount Due \$2,305.32

Payment(s) Received Since Last Statement -\$2,305.32

Current Month's Charges \$2,305.32

**Amount Due by September 06, 2023 \$2,305.32**

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



Scan here to view your account online.

# One Less Worry :)

Go paperless and get payment reminders so you never lose track of your bill.



[TampaElectric.com/Paperless](http://TampaElectric.com/Paperless)

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

Account #: 221006977807

Due Date: September 06, 2023



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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](http://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$2,305.32

Payment Amount: \$ \_\_\_\_\_

667433243668

Your account will be drafted on September 06, 2023

RESERVE AT PRADERA COMM DEV DIST  
3434 COLWELL AVE, STE 200  
TAMPA, FL 33614-8390

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

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




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

**Account #: 221006977807**  
**Statement Date: August 16, 2023**  
**Charges Due: September 06, 2023**

**Service Period:** Jul 13, 2023 - Aug 10, 2023

**Rate Schedule:** Lighting Service

## Charge Details

 <b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 29 days</b>		
Lighting Energy Charge	588 kWh @ \$0.03511/kWh	\$20.64
Fixture & Maintenance Charge	42 Fixtures	\$857.64
Lighting Pole / Wire	42 Poles	\$1384.32
Lighting Fuel Charge	588 kWh @ \$0.05169/kWh	\$30.39
Storm Protection Charge	588 kWh @ \$0.01466/kWh	\$8.62
Clean Energy Transition Mechanism	588 kWh @ \$0.00036/kWh	\$0.21
Storm Surcharge	588 kWh @ \$0.00326/kWh	\$1.92
Florida Gross Receipt Tax		\$1.58
<b>Lighting Charges</b>		<b>\$2,305.32</b>

**Total Current Month's Charges**

**\$2,305.32**

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888-223-0800 (All Other Counties)

**Hearing Impaired/TTY:**  
7-1-1

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### Energy-Saving Programs:

813-275-3909

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

Statement Date: August 16, 2023

Amount Due: \$817.86

Due Date: September 06, 2023

Account #: 221006978961

DO NOT PAY. Your account will be drafted on September 06, 2023

### Account Summary

Current Service Period: July 13, 2023 - August 10, 2023

Previous Amount Due \$817.86

Payment(s) Received Since Last Statement -\$817.86

Current Month's Charges \$817.86

**Amount Due by September 06, 2023 \$817.86**

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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Go paperless and get payment reminders so you never lose track of your bill.



TampaElectric.com/Paperless

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

Account #: 221006978961

Due Date: September 06, 2023



Pay your bill online at [TampaElectric.com](https://TampaElectric.com)

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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$817.86

Payment Amount: \$ \_\_\_\_\_

667433243671

Your account will be drafted on September 06, 2023

RESERVE AT PRADERA COMM DEV DIST  
3434 COLWELL AVE, STE 200  
TAMPA, FL 33614-8390

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

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






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

**Account #: 221006978961**  
**Statement Date: August 16, 2023**  
**Charges Due: September 06, 2023**

**Service Period:** Jul 13, 2023 - Aug 10, 2023

**Rate Schedule:** Lighting Service

## Charge Details

 <b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 29 days</b>		
Lighting Energy Charge	196 kWh @ \$0.03511/kWh	\$6.88
Fixture & Maintenance Charge	14 Fixtures	\$335.30
Lighting Pole / Wire	14 Poles	\$461.44
Lighting Fuel Charge	196 kWh @ \$0.05169/kWh	\$10.13
Storm Protection Charge	196 kWh @ \$0.01466/kWh	\$2.87
Clean Energy Transition Mechanism	196 kWh @ \$0.00036/kWh	\$0.07
Storm Surcharge	196 kWh @ \$0.00326/kWh	\$0.64
Florida Gross Receipt Tax		\$0.53
<b>Lighting Charges</b>		<b>\$817.86</b>

**Total Current Month's Charges**

**\$817.86**

## Important Messages

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**866-689-6469**

### All Other

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Tampa, FL 33601-0111

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888-223-0800 (All Other Counties)

### Hearing Impaired/TTY:

7-1-1

### Power Outage:

877-588-1010

### Energy-Saving Programs:

813-275-3909

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

Statement Date: August 16, 2023


<b>Amount Due:</b>	<b>\$933.12</b>
<b>Due Date:</b>	September 06, 2023
<b>Account #:</b>	221006978920

**DO NOT PAY. Your account will be drafted on September 06, 2023**

### Account Summary

<b>Current Service Period:</b> July 13, 2023 - August 10, 2023	
Previous Amount Due	\$933.12
Payment(s) Received Since Last Statement	-\$933.12
<b>Current Month's Charges</b>	<b>\$933.12</b>
<b>Amount Due by September 06, 2023</b>	<b>\$933.12</b>

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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EMAIL and TEXT ALERTS


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

**Account #:** 221006978920  
**Due Date:** September 06, 2023

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

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<b>Amount Due:</b>	<b>\$933.12</b>
<b>Payment Amount:</b>	\$ _____

667433243670

Your account will be drafted on September 06, 2023

RESERVE AT PRADERA COMM DEV DIST  
3434 COLWELL AVE, STE 200  
TAMPA, FL 33614-8390

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

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




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

**Account #: 221006978920**  
**Statement Date: August 16, 2023**  
**Charges Due: September 06, 2023**

**Service Period:** Jul 13, 2023 - Aug 10, 2023

**Rate Schedule:** Lighting Service

## Charge Details

 <b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 29 days</b>		
Lighting Energy Charge	238 kWh @ \$0.03511/kWh	\$8.36
Fixture & Maintenance Charge	17 Fixtures	\$347.14
Lighting Pole / Wire	17 Poles	\$560.32
Lighting Fuel Charge	238 kWh @ \$0.05169/kWh	\$12.30
Storm Protection Charge	238 kWh @ \$0.01466/kWh	\$3.49
Clean Energy Transition Mechanism	238 kWh @ \$0.00036/kWh	\$0.09
Storm Surcharge	238 kWh @ \$0.00326/kWh	\$0.78
Florida Gross Receipt Tax		\$0.64
<b>Lighting Charges</b>		<b>\$933.12</b>

**Total Current Month's Charges**

**\$933.12**

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### All Other

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

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

**Hearing Impaired/TTY:**  
7-1-1

### Power Outage:

877-588-1010

### Energy-Saving Programs:

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

Statement Date: August 16, 2023


<b>Amount Due:</b>	<b>\$467.35</b>
<b>Due Date:</b>	September 06, 2023
<b>Account #:</b>	221006978904

**DO NOT PAY. Your account will be drafted on September 06, 2023**

### Account Summary

<b>Current Service Period:</b> July 13, 2023 - August 10, 2023	
Previous Amount Due	\$467.35
Payment(s) Received Since Last Statement	-\$467.35
<b>Current Month's Charges</b>	<b>\$467.35</b>
<b>Amount Due by September 06, 2023</b>	<b>\$467.35</b>

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**Account #:** 221006978904  
**Due Date:** September 06, 2023

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<b>Amount Due:</b>	<b>\$467.35</b>
<b>Payment Amount:</b>	\$ _____

667433243669

Your account will be drafted on September 06, 2023

RESERVE AT PRADERA COMM DEV DIST  
3434 COLWELL AVE, STE 200  
TAMPA, FL 33614-8390

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

**Account #: 221006978904**  
**Statement Date: August 16, 2023**  
**Charges Due: September 06, 2023**

**Service Period:** Jul 13, 2023 - Aug 10, 2023

**Rate Schedule:** Lighting Service

### Charge Details

<b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 29 days</b>		
Lighting Energy Charge	112 kWh @ \$0.03511/kWh	\$3.93
Fixture & Maintenance Charge	8 Fixtures	\$191.60
Lighting Pole / Wire	8 Poles	\$263.68
Lighting Fuel Charge	112 kWh @ \$0.05169/kWh	\$5.79
Storm Protection Charge	112 kWh @ \$0.01466/kWh	\$1.64
Clean Energy Transition Mechanism	112 kWh @ \$0.00036/kWh	\$0.04
Storm Surcharge	112 kWh @ \$0.00326/kWh	\$0.37
Florida Gross Receipt Tax		\$0.30
<b>Lighting Charges</b>		<b>\$467.35</b>

**Total Current Month's Charges \$467.35**

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

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

**Statement Date:** August 21, 2023

**Amount Due:** **-\$237.55**

**CREDIT - Do Not Pay**  
**Account #:** 211004653823

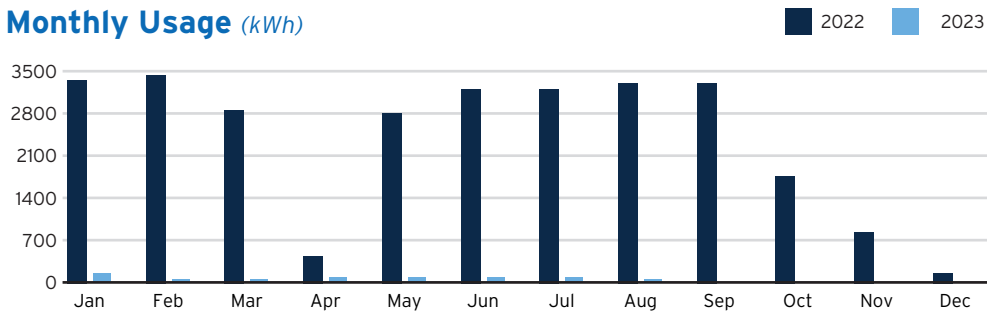
**DO NOT PAY**

**Account Summary**

<b>Current Service Period:</b> July 18, 2023 - August 15, 2023	
Previous Amount Due	\$38.26
Payment(s) Received Since Last Statement	\$0.00
Miscellaneous Credits	-\$306.02
Credit balance after payments and credits	-\$267.76
<b>Current Month's Charges</b>	<b>\$30.21</b>
<b>Amount Due by August 21, 2023</b>	<b>-\$237.55</b>

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**Monthly Usage (kWh)**



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)

**Your Energy Insight**

Your average daily kWh used was **98.11% lower** than the same period last year.

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



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EMAIL and TEXT ALERTS

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

**Account #:** 211004653823  
**Due Date:** August 21, 2023

**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](https://TampaElectric.com/Paperless) to enroll now.

**Amount Due:** **DO NOT PAY**

**DO NOT PAY**

635334655905

Do not pay

RESERVE AT PRADERA COMM DEV DIST  
 RESERVE AT PRADERA COMMU  
 3434 COLWELL AVE, STE 200  
 TAMPA, FL 33614-8390

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

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



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

**Account #: 211004653823**  
**Statement Date: August 21, 2023**  
**Charges Due: DO NOT PAY**

## Meter Read

**Meter Location:** Sgn

**Service Period:** Jul 18, 2023 - Aug 15, 2023

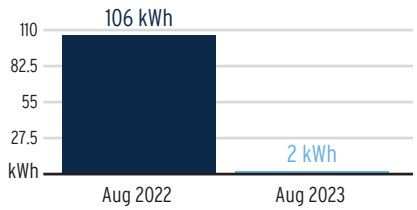
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000841112	08/15/2023	51,030	50,979	51 kWh	1	29 Days

## Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	51 kWh @ \$0.07990/kWh	\$4.07
Fuel Charge	51 kWh @ \$0.05239/kWh	\$2.67
Storm Protection Charge	51 kWh @ \$0.00400/kWh	\$0.20
Clean Energy Transition Mechanism	51 kWh @ \$0.00427/kWh	\$0.22
Storm Surcharge	51 kWh @ \$0.01061/kWh	\$0.54
Florida Gross Receipt Tax		\$0.76
<b>Electric Service Cost</b>		<b>\$30.21</b>

## Avg kWh Used Per Day



**Total Current Month's Charges \$30.21**

Miscellaneous Credits	
Deposit Refund	-\$301.00
During our annual review of accounts, we found that your account is over-secured. We have credited a portion of your deposit to better reflect your typical usage.	
Interest for Cash Security Deposit - Electric	-\$5.02
<b>Total Current Month's Credits</b>	<b>-\$306.02</b>

## Important Messages

**Removing Your Envelope.** We've noticed that you have been paying your bill electronically lately. To help cut down on clutter and waste, we are no longer including a remittance envelope with your bill. Should you want to mail in your payment, you can request a payment envelope by calling 813-223-0800 or simply use a regular envelope and address it to TECO P.O. Box 31318, Tampa, Florida 33631-3318.

**Deposit Credit Applied.** During a review of your account, we found that your security deposit is more than needed for your account. We have refunded a portion of your cash deposit with interest and applied a credit to your account.

For more information about your bill and understanding your charges, please visit [TampaElectric.com](http://TampaElectric.com)

## Ways To Pay Your Bill

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

## Contact Us

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

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



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

Statement Date: August 21, 2023

Amount Due: \$1,577.31

Due Date: September 11, 2023


Account #: 211004654664

**DO NOT PAY. Your account will be drafted on September 11, 2023**

### Account Summary

<b>Current Service Period:</b> July 18, 2023 - August 15, 2023	
Previous Amount Due	\$1,577.31
Payment(s) Received Since Last Statement	-\$1,577.31
<b>Current Month's Charges</b>	<b>\$1,577.31</b>
<b>Amount Due by September 11, 2023</b>	<b>\$1,577.31</b>

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



Scan here to view your account online.

**One Less Worry :)**

Go paperless and get payment reminders so you never lose track of your bill.



EMAIL and TEXT ALERTS

[TampaElectric.com/Paperless](http://TampaElectric.com/Paperless)


Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](http://TECOaccount.com)



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

Account #: 211004654664

Due Date: September 11, 2023

 **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](http://TampaElectric.com/Paperless) to enroll now.

Amount Due:	\$1,577.31
Payment Amount: \$	_____

635334655909

Your account will be drafted on September 11, 2023

RESERVE AT PRADERA COMM DEV DIST  
RESERVE AT PRADERA COMMU  
3434 COLWELL AVE, STE 200  
TAMPA, FL 33614-8390

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

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






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

**Account #:** 211004654664  
**Statement Date:** August 21, 2023  
**Charges Due:** September 11, 2023

**Service Period:** Jul 18, 2023 - Aug 15, 2023

**Rate Schedule:** Lighting Service

## Charge Details

 <b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 29 days</b>		
Lighting Energy Charge	378 kWh @ \$0.03511/kWh	\$13.27
Fixture & Maintenance Charge	27 Fixtures	\$646.65
Lighting Pole / Wire	27 Poles	\$889.92
Lighting Fuel Charge	378 kWh @ \$0.05169/kWh	\$19.54
Storm Protection Charge	378 kWh @ \$0.01466/kWh	\$5.54
Clean Energy Transition Mechanism	378 kWh @ \$0.00036/kWh	\$0.14
Storm Surcharge	378 kWh @ \$0.00326/kWh	\$1.23
Florida Gross Receipt Tax		\$1.02
<b>Lighting Charges</b>		<b>\$1,577.31</b>

**Total Current Month's Charges**

**\$1,577.31**

## Important Messages

**Removing Your Envelope.** We've noticed that you have been paying your bill electronically lately. To help cut down on clutter and waste, we are no longer including a remittance envelope with your bill. Should you want to mail in your payment, you can request a payment envelope by calling 813-223-0800 or simply use a regular envelope and address it to TECO P.O. Box 31318, Tampa, Florida 33631-3318.

### More clean energy to you

Tampa Electric has reduced its use of coal by 94% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. In 2022, our solar plants saved customers approximately \$80 million in fuel costs. Our diverse fuel mix for the 12-month period ending June 2023 includes Natural Gas 79%, Purchased Power 10%, Solar 7% and Coal 4%.

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

## Ways To Pay Your Bill



### Bank Draft

Visit [TECOaccount.com](https://www.tampaelectric.com) for free recurring or one time payments via checking or savings account.



### In-Person

Find list of Payment Agents at [TampaElectric.com](https://www.tampaelectric.com)



### Mail A Check

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



### Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://www.tampaelectric.com). Convenience fee will be charged.



### Phone

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

### All Other

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

## Contact Us

### Online:

[TampaElectric.com](https://www.tampaelectric.com)

### Phone:

**Commercial Customer Care:**  
866-832-6249

### Residential Customer Care:

813-223-0800 (Hillsborough)  
863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

### Hearing Impaired/TTY:

7-1-1

### Power Outage:

877-588-1010

### Energy-Saving Programs:

813-275-3909

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

**Statement Date:** August 21, 2023

**Amount Due:** **\$520.15**

**Due Date:** September 11, 2023  
**Account #:** 211004654276

**DO NOT PAY. Your account will be drafted on September 11, 2023**


**Account Summary**

<b>Current Service Period:</b> July 18, 2023 - August 15, 2023	
Previous Amount Due	\$560.15
Payment(s) Received Since Last Statement	-\$560.15
<b>Current Month's Charges</b>	<b>\$520.15</b>
<b>Amount Due by September 11, 2023</b>	<b>\$520.15</b>

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

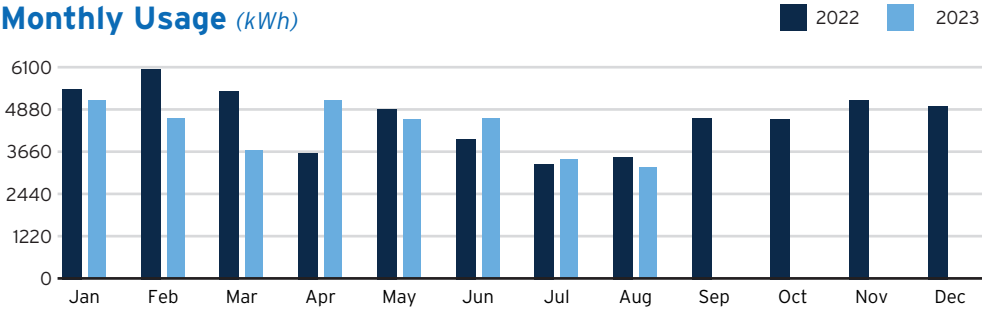
**Your Energy Insight**

- Your average daily kWh used was **0% higher** than the same period last year.
- Your average daily kWh used was **2.78% higher** than it was in your previous period.



Scan here to view your account online.

**Monthly Usage (kWh)**



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)

**One Less Worry :)**

Go paperless and get payment reminders so you never lose track of your bill.



EMAIL and TEXT ALERTS

[TampaElectric.com/Paperless](https://TampaElectric.com/Paperless)



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

**Account #:** 211004654276  
**Due Date:** September 11, 2023

 **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](https://TampaElectric.com/Paperless) to enroll now.

**Amount Due:** **\$520.15**

**Payment Amount:** \$ \_\_\_\_\_

635334655907

Your account will be drafted on September 11, 2023

RESERVE AT PRADERA COMM DEV DIST  
 RESERVE AT PRADERA COMMU  
 3434 COLWELL AVE, STE 200  
 TAMPA, FL 33614-8390

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

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



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

**Account #:** 211004654276  
**Statement Date:** August 21, 2023  
**Charges Due:** September 11, 2023

## Meter Read

**Meter Location:** PO

**Service Period:** Jul 18, 2023 - Aug 15, 2023

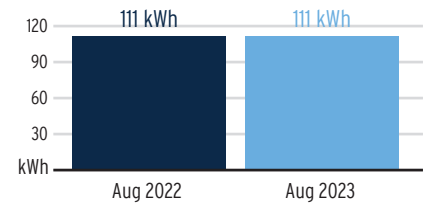
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000489694	08/15/2023	75,975		72,764		3,211 kWh	1	29 Days

## Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	3,211 kWh @ \$0.07990/kWh	\$256.56
Fuel Charge	3,211 kWh @ \$0.05239/kWh	\$168.22
Storm Protection Charge	3,211 kWh @ \$0.00400/kWh	\$12.84
Clean Energy Transition Mechanism	3,211 kWh @ \$0.00427/kWh	\$13.71
Storm Surcharge	3,211 kWh @ \$0.01061/kWh	\$34.07
Florida Gross Receipt Tax		\$13.00
<b>Electric Service Cost</b>		<b>\$520.15</b>

## Avg kWh Used Per Day



## Important Messages

**Removing Your Envelope.** We've noticed that you have been paying your bill electronically lately. To help cut down on clutter and waste, we are no longer including a remittance envelope with your bill. Should you want to mail in your payment, you can request a payment envelope by calling 813-223-0800 or simply use a regular envelope and address it to TECO P.O. Box 31318, Tampa, Florida 33631-3318.

**Total Current Month's Charges**

**\$520.15**

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

## Ways To Pay Your Bill



### Bank Draft

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### In-Person

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### Mail A Check

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



### Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://www.tampaelectric.com). Convenience fee will be charged.



### Phone

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

### All Other

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

## Contact Us

### Online:

[TampaElectric.com](https://www.tampaelectric.com)

### Phone:

**Commercial Customer Care:**  
866-832-6249

### Residential Customer Care:

813-223-0800 (Hillsborough)  
863-299-0800 (Polk County)  
888-223-0800 (All Other Counties)

### Hearing Impaired/TTY:

7-1-1

### Power Outage:

877-588-1010

### Energy-Saving Programs:

813-275-3909

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

**Statement Date:** August 21, 2023

**Amount Due:** **\$471.63**

**Due Date:** September 11, 2023  
**Account #:** 211004654458

**DO NOT PAY. Your account will be drafted on September 11, 2023**


**Account Summary**

<b>Current Service Period:</b> July 18, 2023 - August 15, 2023	
Previous Amount Due	\$599.52
Payment(s) Received Since Last Statement	-\$599.52
<b>Current Month's Charges</b>	<b>\$471.63</b>
<b>Amount Due by September 11, 2023</b>	<b>\$471.63</b>

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

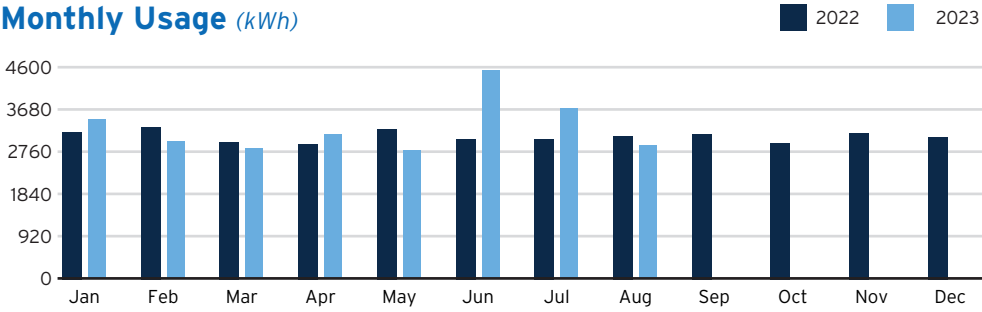
**Your Energy Insight**

- Your average daily kWh used was **1.01% higher** than the same period last year.
- Your average daily kWh used was **13.79% lower** than it was in your previous period.



Scan here to view your account online.

**Monthly Usage (kWh)**



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)

**One Less Worry :)**

Go paperless and get payment reminders so you never lose track of your bill.



[TampaElectric.com/Paperless](https://TampaElectric.com/Paperless)



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

**Account #:** 211004654458  
**Due Date:** September 11, 2023

 **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](https://TampaElectric.com/Paperless) to enroll now.

**Amount Due:** **\$471.63**

**Payment Amount:** \$ \_\_\_\_\_

635334655908 **Your account will be drafted on September 11, 2023**

RESERVE AT PRADERA COMM DEV DIST  
 RESERVE AT PRADERA CDD  
 3434 COLWELL AVE, STE 200  
 TAMPA, FL 33614-8390

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

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



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

**Account #: 211004654458**  
**Statement Date: August 21, 2023**  
**Charges Due: September 11, 2023**

## Meter Read

**Service Period:** Jul 18, 2023 - Aug 15, 2023

**Rate Schedule:** General Service - Non Demand

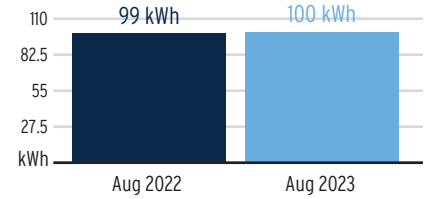
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000489693	08/15/2023	20,048		17,150		2,898 kWh	1	29 Days

## Charge Details

<b>Electric Charges</b>		
Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	2,898 kWh @ \$0.07990/kWh	\$231.55
Fuel Charge	2,898 kWh @ \$0.05239/kWh	\$151.83
Storm Protection Charge	2,898 kWh @ \$0.00400/kWh	\$11.59
Clean Energy Transition Mechanism	2,898 kWh @ \$0.00427/kWh	\$12.37
Storm Surcharge	2,898 kWh @ \$0.01061/kWh	\$30.75
Florida Gross Receipt Tax		\$11.79
<b>Electric Service Cost</b>		<b>\$471.63</b>

**Total Current Month's Charges \$471.63**

## Avg kWh Used Per Day



## Important Messages

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For more information about your bill and understanding your charges, please visit [TampaElectric.com](http://TampaElectric.com)

## Ways To Pay Your Bill

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 P.O. Box 31318  
 Tampa, FL 33631-3318  
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 Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](http://TECOaccount.com). Convenience fee will be charged.
- Phone**  
 Toll Free: **866-689-6469**
- All Other Correspondences:**  
 Tampa Electric  
 P.O. Box 111  
 Tampa, FL 33601-0111

## Contact Us

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

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

**Statement Date:** August 21, 2023

**Amount Due: \$324.79**

**Due Date:** September 11, 2023

**Account #:** 211004654029

**DO NOT PAY. Your account will be drafted on September 11, 2023**

**Account Summary**

<b>Current Service Period:</b> July 18, 2023 - August 15, 2023	
Previous Amount Due	\$387.74
Payment(s) Received Since Last Statement	-\$387.74
<b>Current Month's Charges</b>	<b>\$324.79</b>
<b>Amount Due by September 11, 2023</b>	<b>\$324.79</b>

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

**Your Energy Insight**

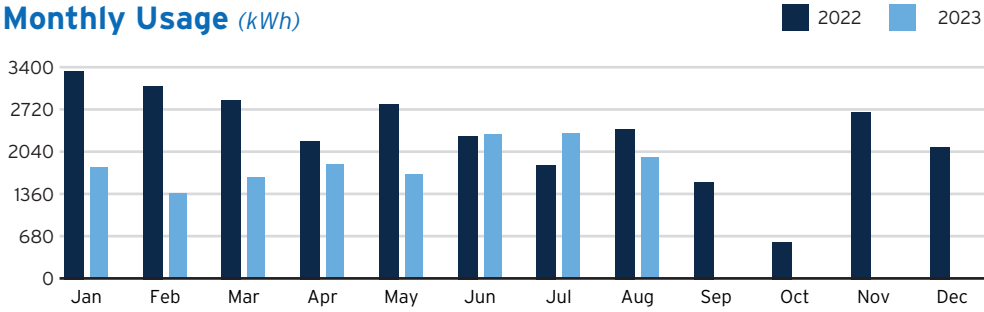
Your average daily kWh used was **12.99% lower** than the same period last year.

Your average daily kWh used was **8.22% lower** than it was in your previous period.



Scan here to view your account online.

**Monthly Usage (kWh)**



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)

**One Less Worry :)**

Go paperless and get payment reminders so you never lose track of your bill.

EMAIL and TEXT ALERTS

[TampaElectric.com/Paperless](https://TampaElectric.com/Paperless)



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

**Account #:** 211004654029

**Due Date:** September 11, 2023

**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](https://TampaElectric.com/Paperless) to enroll now.

**Amount Due: \$324.79**

**Payment Amount:** \$ \_\_\_\_\_

635334655906

Your account will be drafted on September 11, 2023

RESERVE AT PRADERA COMM DEV DIST  
 RESERVE AT PRADERA COMMU  
 3434 COLWELL AVE, STE 200  
 TAMPA, FL 33614-8390

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

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



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

**Account #:** 211004654029  
**Statement Date:** August 21, 2023  
**Charges Due:** September 11, 2023

## Meter Read

**Meter Location:** IR

**Service Period:** Jul 18, 2023 - Aug 15, 2023

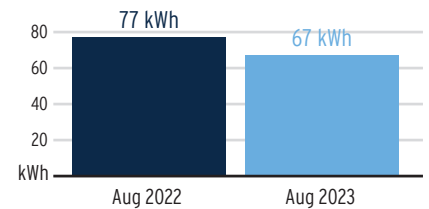
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000851388	08/15/2023	46,378		44,427		1,951 kWh	1	29 Days

## Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	1,951 kWh @ \$0.07990/kWh	\$155.88
Fuel Charge	1,951 kWh @ \$0.05239/kWh	\$102.21
Storm Protection Charge	1,951 kWh @ \$0.00400/kWh	\$7.80
Clean Energy Transition Mechanism	1,951 kWh @ \$0.00427/kWh	\$8.33
Storm Surcharge	1,951 kWh @ \$0.01061/kWh	\$20.70
Florida Gross Receipt Tax		\$8.12
<b>Electric Service Cost</b>		<b>\$324.79</b>

## Avg kWh Used Per Day



## Important Messages

**Removing Your Envelope.** We've noticed that you have been paying your bill electronically lately. To help cut down on clutter and waste, we are no longer including a remittance envelope with your bill. Should you want to mail in your payment, you can request a payment envelope by calling 813-223-0800 or simply use a regular envelope and address it to TECO P.O. Box 31318, Tampa, Florida 33631-3318.

**Total Current Month's Charges**

**\$324.79**

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

## Ways To Pay Your Bill



### Bank Draft

Visit [TECOaccount.com](https://www.tampaelectric.com) for free recurring or one time payments via checking or savings account.



### In-Person

Find list of Payment Agents at [TampaElectric.com](https://www.tampaelectric.com)



### Mail A Check

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



### Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://www.tampaelectric.com). Convenience fee will be charged.



### Phone

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

### All Other

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

## Contact Us

### Online:

[TampaElectric.com](https://www.tampaelectric.com)

### Phone:

**Commercial Customer Care:**  
866-832-6249

### Residential Customer Care:

813-223-0800 (Hillsborough)  
863-299-0800 (Polk County)  
888-223-0800 (All Other Counties)

### Hearing Impaired/TTY:

7-1-1

### Power Outage:

877-588-1010

### Energy-Saving Programs:

813-275-3909

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



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

Statement Date: August 16, 2023

Amount Due: \$3,099.29

Due Date: September 06, 2023

Account #: 211024076591

DO NOT PAY. Your account will be drafted on September 06, 2023

### Account Summary

Current Service Period: July 13, 2023 - August 10, 2023

Previous Amount Due \$3,099.29  
Payment(s) Received Since Last Statement -\$3,099.29

Current Month's Charges \$3,099.29

Amount Due by September 06, 2023 \$3,099.29

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



Scan here to view your account online.

# One Less Worry :)

Go paperless and get payment reminders so you never lose track of your bill.



TampaElectric.com/Paperless

Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)

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



Account #: 211024076591

Due Date: September 06, 2023



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$3,099.29

Payment Amount: \$ \_\_\_\_\_

602001432856

Your account will be drafted on September 06, 2023

RESERVE AT PRADERA COMM DEV DIST  
3434 COLWELL AVE, STE 200  
TAMPA, FL 33614-8390

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

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






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

**Account #:** 211024076591  
**Statement Date:** August 16, 2023  
**Charges Due:** September 06, 2023

**Service Period:** Jul 13, 2023 - Aug 10, 2023

**Rate Schedule:** Lighting Service

## Charge Details

 <b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 29 days</b>		
Lighting Energy Charge	714 kWh @ \$0.03511/kWh	\$25.07
Fixture & Maintenance Charge	51 Fixtures	\$1150.85
Lighting Pole / Wire	51 Poles	\$1680.96
Lighting Fuel Charge	714 kWh @ \$0.05169/kWh	\$36.91
Storm Protection Charge	714 kWh @ \$0.01466/kWh	\$10.47
Clean Energy Transition Mechanism	714 kWh @ \$0.00036/kWh	\$0.26
Storm Surcharge	714 kWh @ \$0.00326/kWh	\$2.33
Florida Gross Receipt Tax		\$1.92
Franchise Fee		\$190.52
<b>Lighting Charges</b>		<b>\$3,099.29</b>

**Total Current Month's Charges**

**\$3,099.29**

## Important Messages

**Removing Your Envelope.** We've noticed that you have been paying your bill electronically lately. To help cut down on clutter and waste, we are no longer including a remittance envelope with your bill. Should you want to mail in your payment, you can request a payment envelope by calling 813-223-0800 or simply use a regular envelope and address it to TECO P.O. Box 31318, Tampa, Florida 33631-3318.

### More clean energy to you

Tampa Electric has reduced its use of coal by 94% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. In 2022, our solar plants saved customers approximately \$80 million in fuel costs. Our diverse fuel mix for the 12-month period ending June 2023 includes Natural Gas 79%, Purchased Power 10%, Solar 7% and Coal 4%.

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

## Ways To Pay Your Bill



### Bank Draft

Visit [TECOaccount.com](https://www.tecoaccount.com) for free recurring or one time payments via checking or savings account.



### In-Person

Find list of Payment Agents at [TampaElectric.com](https://www.tampaelectric.com)



### Mail A Check

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



### Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://www.tecoaccount.com). Convenience fee will be charged.



### Phone

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

### All Other

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

## Contact Us

### Online:

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### Phone:

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**Hearing Impaired/TTY:**  
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877-588-1010

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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.

# INVOICE

**TOTAL COMMUNITY  
MAINTENANCE LLC**  
29642 Birds Eye Drive  
Wesley Chapel, FL 33543

samogden@tcmaintenance.org  
(813)466-4210  
<http://www.tcmaintenance.org>



## The Reserve At Pradera CDD

### Bill to

The Reserve At Pradera CDD

### Invoice details

Invoice no.: 5933  
Terms: Due on receipt  
Invoice date: 08/24/2023  
Due date: 08/24/2023

Product or service	Amount
1. <b>material</b>	\$141.65
Purchased materials for pool area.	
1. Lock box. \$13.99	
2. Bulletin board (mailbox area). \$52.66	
3. Clock. \$75	
	Subtotal <b>\$141.65</b>
<b>Note to customer</b>	Sales tax <b>\$9.92</b>
Thank you for your business.	<b>Total</b> <b><del>\$151.57</del></b>

# INVOICE

**TOTAL COMMUNITY  
MAINTENANCE LLC**  
29642 Birds Eye Drive  
Wesley Chapel, FL 33543

samogden@tcmaintenance.org  
(813)466-4210  
<http://www.tcmaintenance.org>



## The Reserve At Pradera CDD

### Bill to

The Reserve At Pradera CDD

### Invoice details

Invoice no.: 5998  
Terms: Due on receipt  
Invoice date: 09/01/2023  
Due date: 09/01/2023

Product or service	Amount
1. <b>Services</b>	\$1,050.00
Service invoice for all janitorial and maintenance services 3 days per week	
<b>Total</b>	<b>\$1,050.00</b>

### Note to customer

Thank you for your business.

## **Tab 3**



## **Reserve at Pradera**

Community Development District



## **Waterway Inspection Report**

---

**Reason for Inspection:**

Quality Assurance

**Inspection Date:**

10/11/2023

**Prepared for:**

Reserve at Pradera

Community Development District

**Prepared by:**

Tom Donaghy, Service Manager

Doug Agnew, Senior Environmental Consultant

[www.AdvancedAquatic.com](http://www.AdvancedAquatic.com)

[lakes@advancedaquatic.com](mailto: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



## TABLE OF CONTENTS

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Sites 13-14 .....	8

Site Map .....	9
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[www.AdvancedAquatic.com](http://www.AdvancedAquatic.com)  
[lakes@advancedaquatic.com](mailto: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

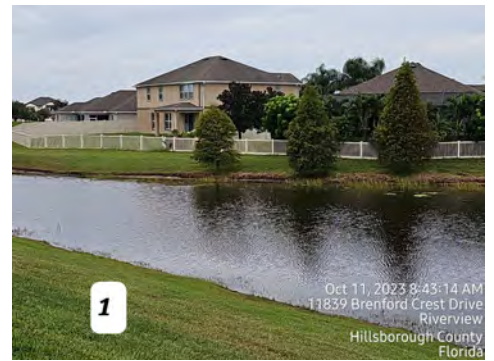
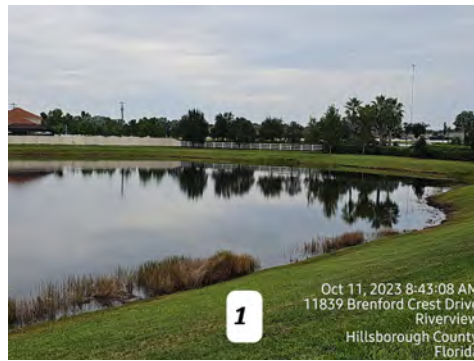
**Site Assessments**

**Pond 1**

**Comments:**

Normal Growth Observed

Torpedograss and defoliated Hydrilla observed and treated.

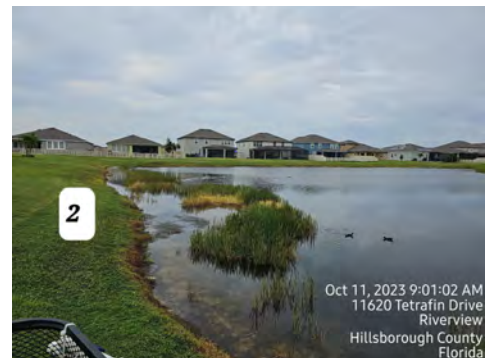
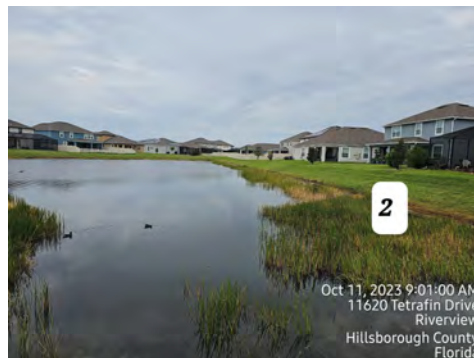


**Pond 2**

**Comments:**

Normal Growth Observed

Torpedograss and Algae observed and treated.



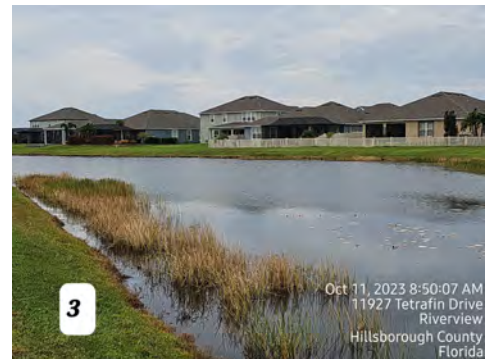
**Site Assessments**

**Pond 3**

**Comments:**

Treatment In Progress

Pond responding well to recent Sonar treatments for Spatterdock. Spatterdock is turning pink, starting to decompose, and sink to the bottom of the pond.

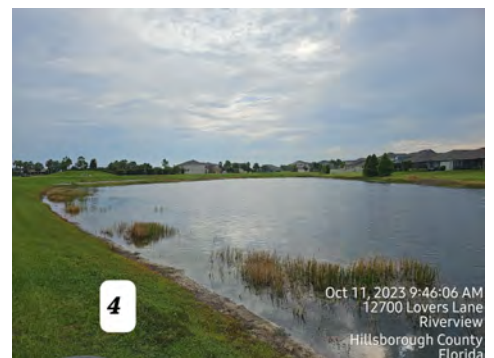


**Pond 4**

**Comments:**

Normal Growth Observed

Spatterdock and Eel grass observed and treated in early October. We will also return on the 25th and perform additional treatment via boat.





**Site Assessments**

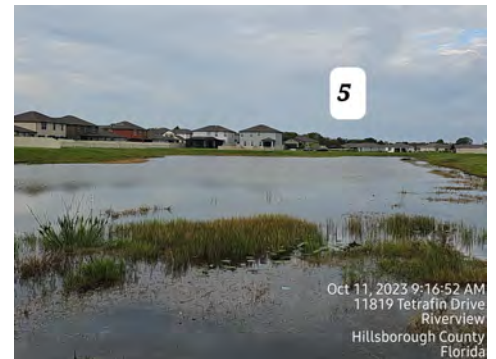
**Pond 5**

**Comments:**

Normal Growth Observed

Pond responding well to previous treatments for Spatterdock. 90% control. Remaining growth is mostly decomposing stems from the Spatterdock root system.

Torpedograss and Algae observed and treated.



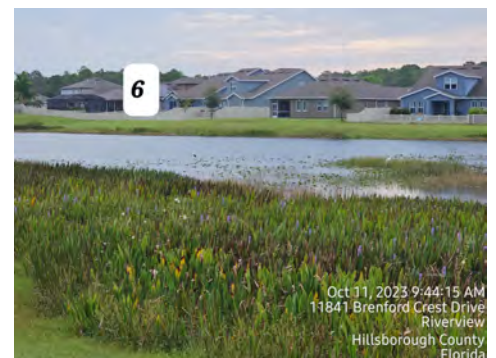
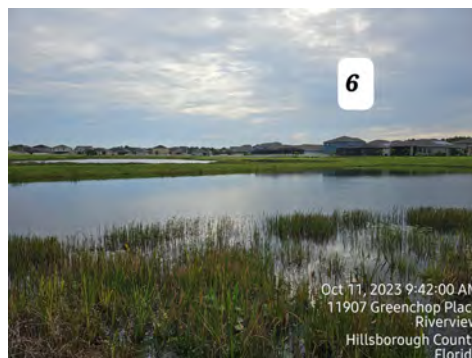
**Pond 6**

**Comments:**

Requires Attention

Need to create a launch for the boat on this pond. The previous spot we used is inaccessible due to recent low water level.

We will need to spray a 10' wide opening through the native Pickerelweed on the access from the berm.



**Site Assessments**

**Pond 7**

**Comments:**

Normal Growth Observed

Hydrilla and Spatterdock defoliated as a result of previous treatments. Additional treatments applied in October to target the regrowth of the Spatterdock.

Will be treating next visit with boat as well as ATV.



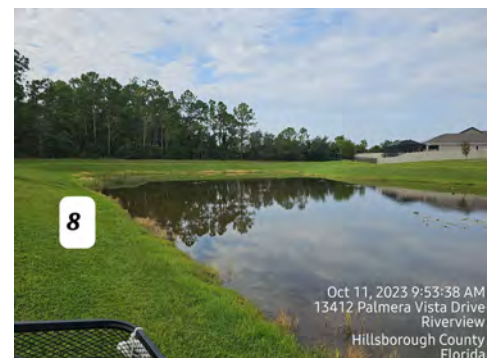
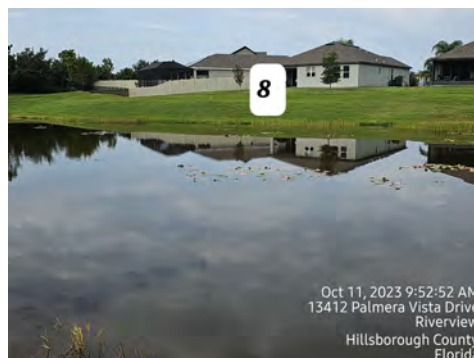
**Pond 8**

**Comments:**

Treatment In Progress

Responding well as a result of previous treatments for Spatterdock.

Spatterdock is turning pink, starting to decompose, and sink to the bottom of the pond.



**Site Assessments**

**Pond 9**

**Comments:**

Normal Growth Observed

Torpedograss and Pennywort observed. Will be treated next visit in late October as it was too wet around pond to navigate through without causing any damage to turf.



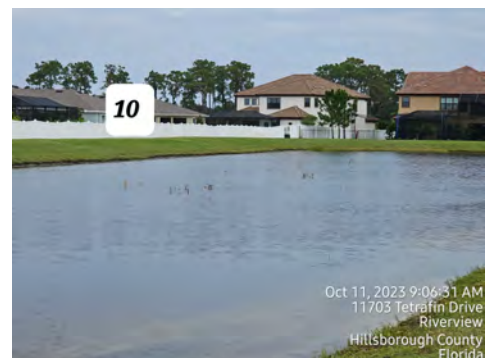
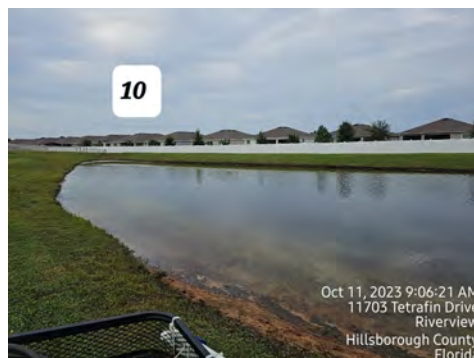
**Pond 10**

**Comments:**

Normal Growth Observed

Torpedograss observed and treated. Pond responding well to previous treatments targeting Spatterdock.

Spatterdock is turning pink, starting to decompose, and sink to the bottom of the pond.



**Site Assessments**

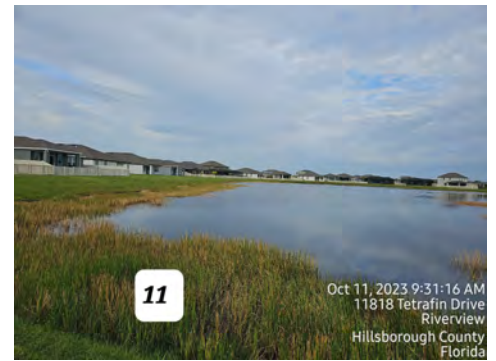
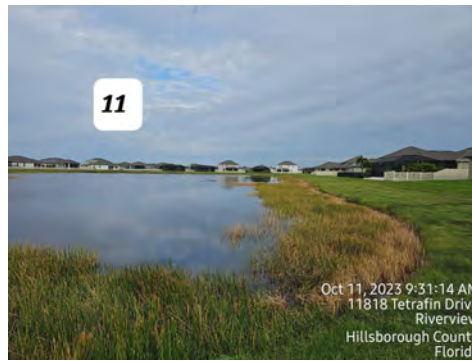
**Pond 11**

**Comments:**

Normal Growth Observed

Torpedograss and Algae observed and treated. Remaining Spatterdock is mostly stems and decomposing.

We will continue to target any regrowth of the Spatterdock.

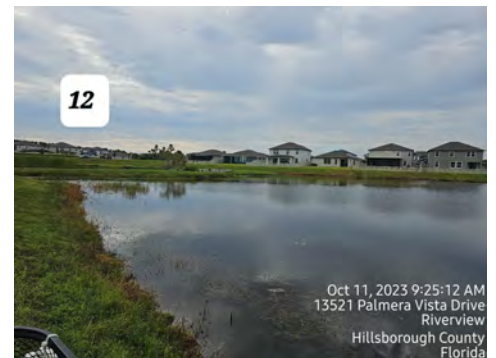
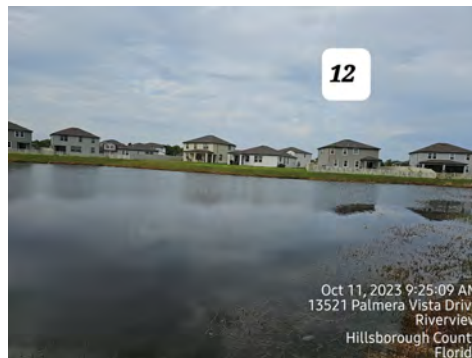


**Pond 12**

**Comments:**

Normal Growth Observed

Defoliated Alligatorweed and Algae observed and treated.



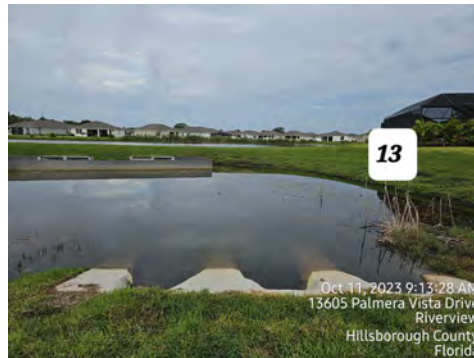
**Site Assessments**

**Pond 13**

**Comments:**

Normal Growth Observed

Torpedograss observed and treated.



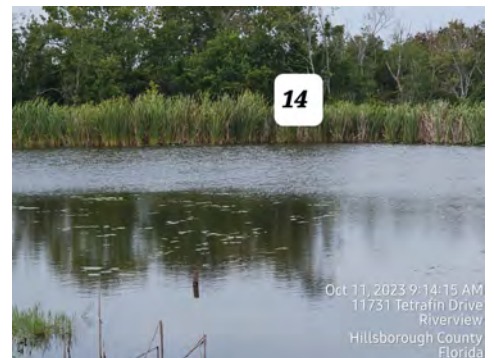
**Pond 14**

**Comments:**

Normal Growth Observed

Spatterdock and Torpedograss observed and treated. Will return with boat next visit in late October to re-treat the Spatterdock.

This was the pond where a homeowner on the opposite side cut a large volume of Spatterdock on the shoreline. This cut Spatterdock growth basically fed a large portion of the pond with new growth of this aquatic plant.



Map

**#915 Reserve at Pradera CDD**

12051 Pradera Reserve Blvd  
Riverview, FL 33579



[www.AdvancedAquatic.com](http://www.AdvancedAquatic.com)  
[lakes@advancedaquatic.com](mailto:lakes@advancedaquatic.com)





292 S. Military Trail, Deerfield Beach, FL 33442

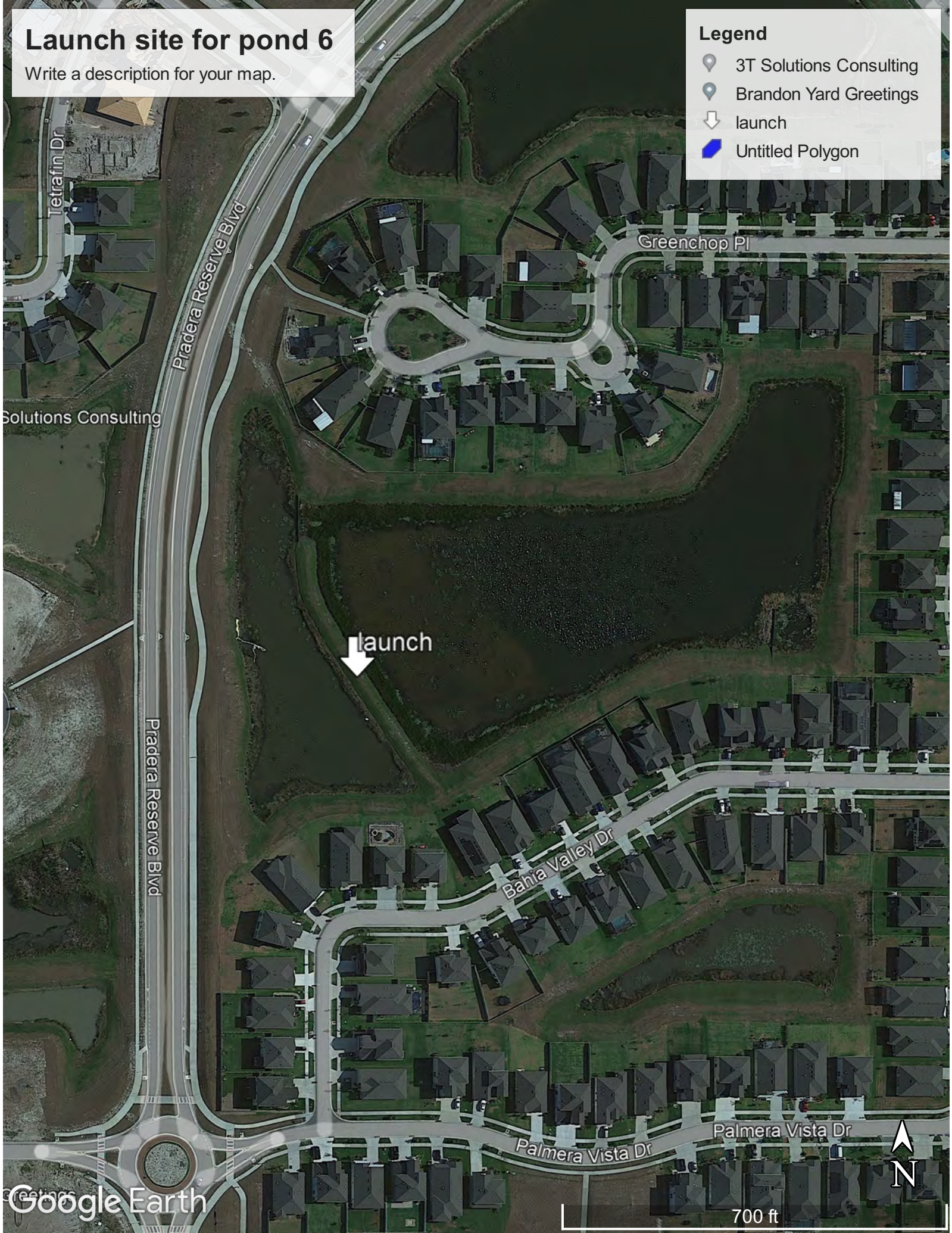
Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa  
1-800-491-9621

# Launch site for pond 6

Write a description for your map.

## Legend

-  3T Solutions Consulting
-  Brandon Yard Greetings
-  launch
-  Untitled Polygon



# Tab 4



# THE RESERVE AT PRADERA

## LANDSCAPE INSPECTION REPORT



September 21st, 2023  
Rizzetta & Company  
John Fowler – Landscape Specialist



Rizzetta & Company  
Professionals in Community Management

# Summary, Pradera Preserve Blvd., Quackgrass

## General Updates, Recent & Upcoming Maintenance Events

- Turf is filling in throughout the district now rainy season has started.
- Every week mowing schedule has started.
- Broadleaf weeds need to be treated in all Bahia.

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. Annuals have been removed and are awaiting approval for the next rotation.
2. **Remove fruiting structures and dead hanging fronds in palms in pool area to prevent staining.**
3. **Treat the broadleaf turf weeds within the pool area next to the pavers.**
7. Remove fruiting structures in the Bismark palms behind the monument on the North most median on Pradera Reserve Blvd.
8. Provide a proposal to replace the Gold Mound at the bullnose of the median on Pradera Reserve Blvd. just South of Balm Riverview Rd. Remove now while waiting for future approval. (Pic. 8)

4. Drip line has been pulled out and exposed in the pool area. Please bury and pin down. (Pic. 4)



5. Treat the weeds in the mulch at the fitness stations by the basketball courts.
6. Remove a dead Juniper on the North most median on Pradera Reserve Blvd. on the exit side near the pool parking lot.



9. Treat the sidewalk joint crack weeds on the ROW of Pradera Preserve Blvd. There is a large patch just as you enter the community off Balm Boyette Rd.
10. Remove any dead Bromeliads in the median on Pradera Reserve Blvd.
11. Remove any dead Croton in the medians on Pradera Reserve Blvd.

- 12. Noting the dead material is still present along the vinyl fence along Balm Riverview Rd.
- 13. Treat the broadleaf turf weeds at Quackgrass Ct. roundabout. It has gotten better but needs another treatment.
- 14. Diagnose and treat the Lilies in the bed at Quackgrass Ct. roundabout. Remove any dead or diseased material.
- 15. Noting the dead palm is still present on Pradera Reserve R.O.W. by the Oaks monument.
- 16. Crepe Myrtles at Paw Park have not looked healthy all summer. Diagnose and treat accordingly. Remove any Ball Moss present within them.
- 17. It still appears that edging the hardscapes along the sidewalk and curb is not being completed every visit at the park on Grassland Way.
- 18. Treat ant mound under Magnolia tree on Grassland Way park. Also, a couple small ones along the sidewalk. (Pic. 18)



- 20. Bluegrass Field Ct. does not have irrigation as previously stated. However, this is Bahia turf and does not require irrigation. It will go dormant in the winter, but I do not feel this area needs to be enhanced with mulch and low water required plants at this time.
- 21. Remove a dead hanging frond in the Bismark Palm on the South roundabout on Pradera Reserve Blvd.

**22. Treat the weeds in the cracks on Pradera Reserve Blvd. (Pic. 22)**



- 23. Investigate the declining palm on the Southeast corner intersection of Pradera Reserve Blvd. and Palmera Vista Blvd. Report your findings.
- 24. There are a couple dead Juniper on the median just North of the South roundabout on Pradera Reserve Blvd. Please remove.
- 25. Schedule a pruning event for the Wax Myrtles around the fence at the lift station to give them an even appearance.
- 26. Treat the weeds at the base of the small ornamental trees behind the lift station near the pump.
- 27. Noting the leaning tree is still present at the Greenchop Pl. roundabout. I believe LMP has sent a proposal on this.

**19. Remove dead hanging palm fronds in the new median bed on Pradera Reserve Blvd. from Grassland Way South to Palmera Vista Blvd.**

# Tab 5



October 26

# District Manager's Report

# 2023

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## UPCOMING DATES TO REMEMBER

- **Next Meeting:** November 16, 2023 at 6:00p (Early month meeting due to holiday)
  - **Location: TBD** as the Riverview Public Library has had a fire and is currently closed until further notice.
- **Bond Refunding Eligibility:** Series 2015 - May 2026
- **Quarterly Website Compliance Audit:** Completed, 100% in compliance.
- **Next Election:** November 2024

<u>FINANCIAL SUMMARY</u>	<u>8/31/2023</u>
General Fund Cash & Investment Balance:	\$116,376
Reserve Fund Cash & Investment Balance:	\$70,795
Debt Service Fund Investment Balance:	\$232,880
<b>Total Cash and Investment Balances:</b>	<b>\$420,051</b>
<b>General Fund Expense Variance:</b>	<b>Over Budget</b>



## UPDATES:

- Over-budget line items are due to additional costs in District Counsel fees, District Engineer fees On-site Pool Security, Utility Services (Streetlights), Aquatic maintenance improvements, Landscape and irrigation, and Entry Fountain repair.
- 10/06/23 – Aqua Sentry response to cleaning the entryway reservoir - We brushed the fountain on every visit and added chemicals. There is a lot of construction dust in it that we don't have the ability to get out as it needs an external pump. The dust and gravel were caused by all the repairs. The water is clear and blue, and we brush the construction dust every visit but it's a lot. I have requested a revised contract removing entry fountain maintenance services.
- The new pool rules sign is being installed on 10/18/2023.
- There were some questions asked of Envera. Please see the questions and answers below:
  - 1. What is their procedure if trespassers are observed committing a crime during live video surveillance?
    - **Answer:** Since "committing a crime" is open to the interpretation of the individual guard, we follow our normal procedure as explained below.
  - 2. What is the procedure if during live video surveillance, they advise people in the pool area that the pool is closed & the people do not leave?
    - **Answer:** The Reserve at Pradera uses a "3 strikes" process. On the first voice down, the trespassers are informed that the area is closed that they must leave, and that they are being recorded. The second strike is similar, adding that if they do not leave, police will be dispatched. The third strike informs them that the police are being called. The alarm is documented, along with the result of the police dispatch. Should it be necessary, a video of the incident is available.
  - 3. Also, have Envera explain the benefit of their daytime non-monitored video surveillance.
    - **Answer:** In the event of an incident during open hours, video surveillance will maintain a recording. Persons authorized to do so may request a video retrieval if needed.
- TCM has confirmed that they will be doing the following repairs the week of October 16<sup>th</sup>. Replacing the missing/broken outlet covers at the pool, installing higher wattage bulbs at the mail kiosk, and addressing fallen and broken pool rule signs. I requested pictures of all the completed work.

## **Tab 6**

**RESOLUTION 2024-01**

**THE AMENDED ANNUAL APPROPRIATION RESOLUTION OF THE RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING AMENDED BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022 AND ENDING SEPTEMBER 30, 2023; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, pursuant to Resolution 2022-04 the Board of Supervisors (“**Board**”) of the Reserve at Pradera Community Development District (“**District**”) adopted the Adopted Budget for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”); and

**WHEREAS**, the District is currently approximately \$65,000.00 over budget as reflected in the attached Financial Statements (unaudited) dated September 30, 2023 (“**Exhibit “A**”); and

**WHEREAS**, pursuant to Section 189.016, Florida Statutes and Section 3 of Resolution 2022-04 a budget amendment is required to be adopted pursuant to this resolution. The Amended Budget, attached hereto as (“**Exhibit “B**”);

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

**1. AMENDED BUDGET.**

- (a) The Amended Budget, attached hereto as **Exhibit “A,”** as reflected in the attached YTD variance columns for those amounts exceeding the original Budget is hereby adopted in accordance with the provisions of Section 189.016, Florida Statutes (“**Amended Budget**”), and incorporated herein by reference.
- (b) The Amended Budget shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Amended Budget for the Reserve at Pradera Community Development District for the Fiscal Year Ending September 30, 2023.”
- (c) The Amended Budget shall be posted by the District Manager on the District’s official website within five (5) days after adoption of this resolution and shall remain on the website for at least two (2) years.

**2. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.



**PASSED AND ADOPTED THIS 26th DAY OF OCTOBER, 2023.**

ATTEST:

**RESERVE AT PRADERA  
COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Asst. Secretary

\_\_\_\_\_  
Chairman, Board of Supervisors

**Exhibit A:** Financial Statements dated September 30, 2023 (unaudited)

**Exhibit B:** Fiscal Year 2022/2023 Amended Budget

# Exhibit A



Rizzetta & Company

# **Reserve at Pradera Community Development District**

---

**Financial Statements  
(Unaudited)**

**September 30, 2023**

**Prepared by: Rizzetta & Company, Inc.**

[reserveatpraderacdd.org](http://reserveatpraderacdd.org)  
[rizzetta.com](http://rizzetta.com)

**Reserve at Pradera Community Development District**

Balance Sheet

As of 09/30/2023

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Capital Project Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
<b>Assets</b>							
Cash In Bank	51,221	0	0	0	51,221	0	0
Investments	0	70,906	233,939	0	304,845	0	0
Refundable Deposits	9,704	0	0	0	9,704	0	0
Fixed Assets	0	0	0	0	0	5,166,715	0
Amount Available in Debt Service	0	0	0	0	0	0	233,939
Amount To Be Provided Debt Service	0	0	0	0	0	0	2,636,061
<b>Total Assets</b>	<b>60,925</b>	<b>70,906</b>	<b>233,939</b>	<b>0</b>	<b>365,770</b>	<b>5,166,715</b>	<b>2,870,000</b>
<b>Liabilities</b>							
Accounts Payable	14,926	0	0	0	14,926	0	0
Accrued Expenses	1,750	0	0	0	1,750	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	0	2,870,000
<b>Total Liabilities</b>	<b>16,676</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>16,676</b>	<b>0</b>	<b>2,870,000</b>
<b>Fund Equity &amp; Other Credits</b>							
Beginning Fund Balance	110,874	70,380	227,470	185	408,910	0	0
Investment In General Fixed Assets	0	0	0	0	0	5,166,715	0
Net Change in Fund Balance	(66,625)	526	6,469	(185)	(59,816)	0	0
<b>Total Fund Equity &amp; Other Credits</b>	<b>44,249</b>	<b>70,906</b>	<b>233,939</b>	<b>0</b>	<b>349,094</b>	<b>5,166,715</b>	<b>0</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>60,925</b>	<b>70,906</b>	<b>233,939</b>	<b>0</b>	<b>365,770</b>	<b>5,166,715</b>	<b>2,870,000</b>

See Notes to Unaudited Financial Statements

**Reserve at Pradera Community Development District**

## Statement of Revenues and Expenditures

As of 09/30/2023

(In Whole Numbers)

	Year Ending	Through	Year To Date	
	09/30/2023	09/30/2023	09/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
<b>Revenues</b>				
Special Assessments				
Tax Roll	572,153	572,153	577,675	(5,522)
Other Misc. Revenues				
Insurance Proceeds	0	0	7,238	(7,238)
Miscellaneous Revenue	0	0	325	(325)
<b>Total Revenues</b>	<b>572,153</b>	<b>572,153</b>	<b>585,238</b>	<b>(13,085)</b>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	12,000	12,000	9,800	2,200
<b>Total Legislative</b>	<b>12,000</b>	<b>12,000</b>	<b>9,800</b>	<b>2,200</b>
Financial & Administrative				
Administrative Services	4,455	4,455	4,455	0
District Management	16,867	16,867	16,867	0
District Engineer	5,000	5,000	9,704	(4,704)
Disclosure Report	5,000	5,000	5,000	0
Trustees Fees	3,500	3,500	0	3,500
Assessment Roll	5,500	5,500	5,304	196
Financial & Revenue Collections	3,819	3,819	3,819	0
Accounting Services	19,094	19,094	19,094	0
Auditing Services	3,600	3,600	0	3,600
Arbitrage Rebate Calculation	650	650	0	650
Public Officials Liability Insurance	3,841	3,841	2,815	1,026
Legal Advertising	1,000	1,000	3,402	(2,402)
Dues, Licenses & Fees	175	175	600	(425)
Website Hosting, Maintenance, Backup & Email	5,820	5,820	2,738	3,082
<b>Total Financial &amp; Administrative</b>	<b>78,321</b>	<b>78,321</b>	<b>73,798</b>	<b>4,523</b>
Legal Counsel				
District Counsel	7,500	7,500	16,629	(9,129)
<b>Total Legal Counsel</b>	<b>7,500</b>	<b>7,500</b>	<b>16,629</b>	<b>(9,129)</b>
Security Operations				
Security System Monitoring Services & Maintenance	19,000	19,000	31,018	(12,018)
<b>Total Security Operations</b>	<b>19,000</b>	<b>19,000</b>	<b>31,018</b>	<b>(12,018)</b>
Electric Utility Services				
Utility Services	120,000	120,000	164,037	(44,037)
<b>Total Electric Utility Services</b>	<b>120,000</b>	<b>120,000</b>	<b>164,037</b>	<b>(44,037)</b>

See Notes to Unaudited Financial Statements

**Reserve at Pradera Community Development District**

## Statement of Revenues and Expenditures

As of 09/30/2023

(In Whole Numbers)

	Year Ending	Through	Year To Date	
	09/30/2023	09/30/2023	09/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
<b>Garbage/Solid Waste Control Services</b>				
Garbage - Recreation Facility	2,400	2,400	0	2,400
<b>Total Garbage/Solid Waste Control Services</b>	<b>2,400</b>	<b>2,400</b>	<b>0</b>	<b>2,400</b>
<b>Water-Sewer Combination Services</b>				
Utility Services	7,500	7,500	7,927	(427)
<b>Total Water-Sewer Combination Services</b>	<b>7,500</b>	<b>7,500</b>	<b>7,927</b>	<b>(427)</b>
<b>Stormwater Control</b>				
Aquatic Maintenance	17,258	17,258	26,735	(9,477)
Lake/Pond Bank Maintenance & Repair	3,960	3,960	195	3,765
<b>Total Stormwater Control</b>	<b>21,218</b>	<b>21,218</b>	<b>26,930</b>	<b>(5,712)</b>
<b>Other Physical Environment</b>				
Property Insurance	6,973	6,973	6,394	579
General Liability Insurance	3,841	3,841	3,441	400
Entry & Walls Maintenance & Repair	4,000	4,000	0	4,000
Landscape Maintenance	150,000	150,000	180,894	(30,894)
Ornamental Lighting & Maintenance	1,000	1,000	0	1,000
Well Maintenance	1,500	1,500	0	1,500
Landscape Replacement Plants, Shrubs, Trees	10,000	10,000	2,860	7,140
Landscape Inspection Services	8,400	8,400	8,400	0
Landscape - Annuals/Flowers	6,650	6,650	3,363	3,287
Fire Ant Treatment	2,600	2,600	0	2,600
Holiday Decorations	8,000	8,000	8,000	0
Landscape - Pest Control/OTC Injections	1,080	1,080	0	1,080
Landscape - Mulch	13,500	13,500	5,525	7,975
Irrigation Repair	7,980	7,980	15,790	(7,810)
Irrigation Maintenance	3,200	3,200	3,933	(733)
<b>Total Other Physical Environment</b>	<b>228,724</b>	<b>228,724</b>	<b>238,600</b>	<b>(9,876)</b>
<b>Parks &amp; Recreation</b>				
Telephone, Internet, Cable	2,690	2,690	1,828	862
Pest Control	1,000	1,000	4,189	(3,189)
Furniture Repair & Replacement	20,000	20,000	0	20,000
Pool Service Contract	7,500	7,500	11,195	(3,695)
Playground Equipment & Maintenance	2,000	2,000	0	2,000
Fountain Service Repair & Maintenance	2,500	2,500	8,549	(6,049)
Maintenance & Repairs	20,000	20,000	22,535	(2,535)
Pool Repair & Maintenance	5,000	5,000	9,528	(4,528)
Access Control Maintenance, Repair, Supplies	4,000	4,000	0	4,000

See Notes to Unaudited Financial Statements

**Reserve at Pradera Community Development District**

## Statement of Revenues and Expenditures

As of 09/30/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 09/30/2023	Year To Date 09/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Wildlife Management Services	13,200	13,200	13,200	0
Trail/Bike Path Maintenance	1,500	1,500	0	1,500
Basketball Court Maintenance & Supplies	1,000	1,000	0	1,000
Dog Waste Station Supplies & Maintenance	1,500	1,500	0	1,500
Total Parks & Recreation	<u>81,890</u>	<u>81,890</u>	<u>71,024</u>	<u>10,866</u>
Contingency				
Miscellaneous Contingency	11,000	11,000	12,280	(1,280)
Total Contingency	<u>11,000</u>	<u>11,000</u>	<u>12,280</u>	<u>(1,280)</u>
Total Expenditures	<u>589,553</u>	<u>589,553</u>	<u>652,043</u>	<u>(62,490)</u>
Total Excess of Revenues Over(Under) Expenditures	<u>(17,400)</u>	<u>(17,400)</u>	<u>(66,805)</u>	<u>49,405</u>
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	180	(180)
Carry Forward Fund Balance				
Carry Forward Fund Balance	17,400	17,400	0	17,400
Total Other Financing Sources(Uses)	<u>17,400</u>	<u>17,400</u>	<u>180</u>	<u>17,220</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>110,874</u>	<u>(110,874)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>44,249</u>	<u>(44,249)</u>

**Reserve at Pradera Community Development District**

## Statement of Revenues and Expenditures

As of 09/30/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 09/30/2023	Year To Date 09/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	526	(526)
Total Revenues	<u>0</u>	<u>0</u>	<u>526</u>	<u>(526)</u>
<b>Expenditures</b>				
Contingency				
Capital Reserve	15,000	15,000	0	15,000
Total Contingency	<u>15,000</u>	<u>15,000</u>	<u>0</u>	<u>15,000</u>
Total Expenditures	<u>15,000</u>	<u>15,000</u>	<u>0</u>	<u>15,000</u>
Total Excess of Revenues Over(Under) Expenditures	<u>(15,000)</u>	<u>(15,000)</u>	<u>526</u>	<u>(15,526)</u>
<b>Total Other Financing Sources(Uses)</b>				
Carry Forward Fund Balance				
Carry Forward Fund Balance	15,000	15,000	0	15,000
Total Other Financing Sources(Uses)	<u>15,000</u>	<u>15,000</u>	<u>0</u>	<u>15,000</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>70,380</u>	<u>(70,380)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>70,906</u>	<u>(70,906)</u>



**Reserve at Pradera Community Development District**

## Statement of Revenues and Expenditures

As of 09/30/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 09/30/2023	Year To Date 09/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	4,593	(4,593)
Special Assessments				
Tax Roll	252,985	252,985	235,593	17,392
<b>Total Revenues</b>	<u>252,985</u>	<u>252,985</u>	<u>240,186</u>	<u>12,799</u>
<b>Expenditures</b>				
Debt Service				
Interest	192,985	192,985	168,723	24,263
Principal	60,000	60,000	65,000	(5,000)
<b>Total Debt Service</b>	<u>252,985</u>	<u>252,985</u>	<u>233,723</u>	<u>19,263</u>
<b>Total Expenditures</b>	<u>252,985</u>	<u>252,985</u>	<u>233,723</u>	<u>19,263</u>
<b>Total Excess of Revenues Over(Under) Expenditures</b>	<u>0</u>	<u>0</u>	<u>6,463</u>	<u>(6,463)</u>
<b>Total Other Financing Sources(Uses)</b>				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	6	(6)
<b>Total Other Financing Sources(Uses)</b>	<u>0</u>	<u>0</u>	<u>6</u>	<u>(6)</u>
<b>Fund Balance, Beginning of Period</b>	<u>0</u>	<u>0</u>	<u>227,470</u>	<u>(227,470)</u>
<b>Total Fund Balance, End of Period</b>	<u>0</u>	<u>0</u>	<u>233,939</u>	<u>(233,939)</u>

**Reserve at Pradera Community Development District**

Statement of Revenues and Expenditures

As of 09/30/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 09/30/2023	Year To Date 09/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Total Other Financing Sources(Uses)				
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(185)	185
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>(185)</u>	<u>185</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>185</u>	<u>(185)</u>
Total Fund Balance, End of Period	<u><u>0</u></u>	<u><u>0</u></u>	<u><u>0</u></u>	<u><u>0</u></u>

**Reserve at Pradera CDD**  
**Investment Summary**  
**September 30, 2023**

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>September 30, 2023</u>
The Bank of Tampa Capital Reserve	Money Market Account	\$ 70,906
	<b>Total Reserve Fund Investments</b>	<b>\$ 70,906</b>
US Bank Series 2015 Revenue	US Bank Money Market 5 - Ct	\$ 117,373
US Bank Series 2015 Reserve	US Bank Money Market 5 - Ct	116,561
US Bank Series 2015 Prepayment	US Bank Money Market 5 - Ct	5
	<b>Total Debt Service Fund Investments</b>	<b>\$ 233,939</b>

**Reserve at Pradera Community Development District  
Summary A/P Ledger  
From 09/1/2023 to 09/30/2023**

	<b>Fund Name</b>	<b>GL posting date</b>	<b>Vendor name</b>	<b>Document number</b>	<b>Description</b>	<b>Balance Due</b>
<b>224, 2234</b>	224 General Fund	09/21/2023	Charla G Johnson	CJ092123	Board of Supervisors 09/21/23	200.00
	224 General Fund	09/21/2023	Heidi A Tayman	HT092123	Board of Supervisors 09/21/23	200.00
	224 General Fund	09/19/2023	Hillsborough County BOCC	3629519463	08/23 Au-12051 Palmera es- toPay Rerve Drive 08/23	306.66
	224 General Fund	09/21/2023	Nicholas Perrette	NP092123	Board of Supervisors 09/21/23	200.00
	224 General Fund	09/18/2023	TECO	TECO Summary 09/23	Tampa Electric Sum- mary 09/23	14,019.56
	<b>Sum for 224, 2234</b>					<b>14,926.22</b>
	<b>Sum for 224</b>					<b>14,926.22</b>
	<b>Sum Total</b>					<b>14,926.22</b>

**Reserve at Pradera Community Development District  
Notes to Unaudited Financial Statements  
September 30, 2023**

**Balance Sheet**

1. Trust statement activity has been recorded through 09/30/2023.
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.

# **Exhibit B**



Rizzetta & Company

# **Reserve at Pradera Community Development District**

[www.reserveatpraderacdd.org](http://www.reserveatpraderacdd.org)

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## **Amended Budget Fiscal Year 2022/2023**

**Amended Budget  
Reserve at Praderea Community Development District  
General Fund  
Fiscal Year 2022/2023**

	Chart of Accounts Classification	Ameneded Budget 2022/2023
1		
2	<b>REVENUES</b>	
5	Special Assessments	
6	Tax Roll*	\$ 577,675
8		
9	Other Miscellaneous Revenues	
10	Miscellaneous Revenues	\$ 7,238
11	Insurance Proceeds	\$ 325
12		
13	<b>TOTAL REVENUES</b>	<b>\$ 585,238</b>
14		
15	Balance Forward from Prior Year	\$ 90,000
16		
17	<b>TOTAL REVENUES AND BALANCE FORWARD</b>	<b>\$ 675,238</b>
18		
22	<b>EXPENDITURES - ADMINISTRATIVE</b>	
23		
24	Legislative	
25	Supervisor Fees	\$ 9,800
26	Financial & Administrative	
27	Administrative Services	\$ 4,455
28	District Management	\$ 16,867
29	District Engineer	\$ 9,704
30	Disclosure Report	\$ 5,000
31	Trustees Fees	\$ -
32	Assessment Roll	\$ 5,304
33	Financial & Revenue Collections	\$ 3,819
34	Accounting Services	\$ 19,094
35	Auditing Services	\$ -
36	Arbitrage Rebate Calculation	\$ -
37	Public Officials Liability Insurance	\$ 2,815
38	Legal Advertising	\$ 3,402
39	Dues, Licenses & Fees	\$ 600
40	Website Hosting, Maintenance, Backup	\$ 2,738
41	Legal Counsel	
42	District Counsel	\$ 16,629
43		
44	<b>Administrative Subtotal</b>	<b>\$ 100,227</b>
45		
46	<b>EXPENDITURES - FIELD OPERATIONS</b>	
47		
48	Security Operations	



**Amended Budget  
Reserve at Praderea Community Development District  
General Fund  
Fiscal Year 2022/2023**

	<b>Chart of Accounts Classification</b>	<b>Amended Budget 2022/2023</b>
49	Security Camera Equipment Lease	\$ -
50	Security Monitoring Services	\$ 31,018
51	Electric Utility Services	
52	Utility Services	\$ 164,037
53	Garbage/Solid Waste Control Services	
54	Garbage - Recreation Facility	\$ -
55	Water-Sewer Combination Services	
56	Utility Services	\$ 7,927
57	Stormwater Control	
58	Aquatic Maintenance	\$ 26,735
59	Lake/Pond Bank Maintenance	\$ 195
60	Misc. Repairs	\$ -
61	Other Physical Environment	
62	Landscape Inspection Services	\$ 8,400
64	General Liability Insurance	\$ 3,441
65	Property Insurance	\$ 6,394
66	Landscape Maintenance	\$ 180,894
67	Irrigation Maintenance	\$ 3,933
68	Ornamental Lighting & Maintenance	\$ -
69	Entry & Walls Maintenance	\$ -
70	Irrigation Repairs	\$ 15,790
71	Landscape - Mulch	\$ 5,525
72	Fire Ant Treatment	\$ -
73	Landscape Replacement Plants, Shrubs, Trees	\$ 2,860
74	Annuals	\$ 3,363
75	Well Maintenance	\$ -
76	OTC Injections	\$ -
77	Holiday Decorations	\$ 8,000
78	Parks & Recreation	
79	Gate Maintenance & Repairs	\$ -
80	Access Control Maintenance & Repair	\$ -
81	Wildlife Management Services	\$ 13,200
82	Telephone Fax, Internet	\$ 1,828
83	Clubhouse - Facility Janitorial Service	\$ -
84	Maintenance & Repairs	\$ 22,535
85	Pool Service Contract	\$ 11,195
86	Pool Repairs	\$ 9,528
87	Fountain Maintenance & Repairs	\$ 8,549
88	Pest Control	\$ 4,189
89	Amenity Area Repair/Replacement	\$ -
91	Dog Waste Station Supplies & Maintenance	\$ -
92	Basketball Court Maintenance & Supplies	\$ -

**Amended Budget  
Reserve at Praderea Community Development District  
General Fund  
Fiscal Year 2022/2023**

	<b>Chart of Accounts Classification</b>	<b>Amended Budget 2022/2023</b>
93	Playground Equipment and Maintenance	\$ -
94	Trail/Bike Path Maintenance	\$ -
95	Contingency	
96	Miscellaneous Contingency	\$ 35,475
97		
98	<b>Field Operations Subtotal</b>	<b>\$ 575,011</b>
101		
102	<b>TOTAL EXPENDITURES</b>	<b>\$ 675,238</b>
103		
104	<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$ -</b>

# Tab 7

**Reserve at Pradera Community  
Development District**

**ANNUAL FINANCIAL REPORT**

**September 30, 2022**

**Reserve at Pradera Community Development District**

**ANNUAL FINANCIAL REPORT**

**September 30, 2022**

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# Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

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772/461-6120 // 461-1155  
FAX: 772/468-9278

## REPORT OF INDEPENDENT AUDITORS

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

### Report on Audit of the Financial Statements

#### *Opinion*

We have audited the financial statements of the governmental activities and each major fund of Reserve at Pradera Community Development District (the "District"), as of and for the year ended September 30, 2022, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Reserve at Pradera Community Development District as of September 30, 2022, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

#### *Basis for Opinion*

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

#### *Responsibilities of Management for the Financial Statements*

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

To the Board of Supervisors  
Reserve at Pradera Community Development District

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

### ***Auditor's Responsibility for the Audit of the Financial Statements***

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

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

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

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

To the Board of Supervisors  
Reserve at Pradera Community Development District

***Required Supplementary Information***

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

***Other Reporting Required by Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued a report dated October 12, 2023 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts.

The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Reserve at Pradera Community Development District's internal control over financial reporting and compliance.



Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

October 12, 2023



# Tab 8

# October 2023

Sun Mon Tue Wed Thu Fri Sat

1	2	3	4	5	6	7
Cleaning: Pool B-ball Ct Dog Park			Cleaning: Pool B-ball Ct Dog Park	Ponds # 6,10 & 11 Treatment	Cleaning: Pool B-ball Ct Dog Park	
	Ponds #1-14 Treatment				TRAP - Mowing	
8	9	10	11	12	13	14
Cleaning: Pool B-ball Ct Dog Park			Cleaning: Pool B-ball Ct Dog Park	HOA ARC Meeting	Cleaning: Pool B-ball Ct Dog Park	Community Garage Sale
			Ponds Inspection		TRAP - Mowing	
15	16	17	18	19	20	21
Cleaning: Pool B-ball Ct Dog Park			Cleaning: Pool B-ball Ct Dog Park	Landscape Inspection	Cleaning: Pool B-ball Ct Dog Park	Trick or Drink
					TRAP - Mowing	
22	23	24	25	26	27	28
Cleaning: Pool B-ball Ct Dog Park			Cleaning: Pool B-ball Ct Dog Park	CDD Meeting 10:30 am Riverview Library	Cleaning: Pool B-ball Ct Dog Park	
			Ponds #1-14 Treatment	HOA ARC Meeting	Landscape - Mowing	
29	30	31				
Cleaning: Pool B-ball Ct Dog Park		Halloween				



# **\*ATTENTION\***

## **Next CDD Board Meeting**

**When: Thursday, October 26, 2023**

**Time: 10:30 am**

**Where: Riverview Public Library  
9951 Balm Riverview Rd.  
Riverview, Fl. 33569**

***IMPORTANT - NEW LOCATION***

# Tab 9

# System Proposal

Project	Date	Proposal #
	10/10/2023	5810

13745 N. Nebraska Ave.  
 Tampa, FL 33613  
 Phone: 813-909-7775  
 Fax: 888-596-8464  
 FL Lic. # EF20000544

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

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

Qty	Description
3	HID MultiClass Smart Card Reader
3	Service Labor - 1 hour minimum
This estimate contain all parts and labor to replaced 3 reader at Reserve at Pradera.	

		<b>Subtotal</b>	\$1,789.02
Signature of Acceptance X _____		Sales Tax (0.0%)	\$0.00
		<b>Total</b>	\$1,789.02

# Tab 10



[1info@AquaSentryTampa.com](mailto:1info@AquaSentryTampa.com) (813) 943-2755 AquaSentryTampa.com  
13194 US Hwy 301 S Suite 154 - Riverview, FL 33578

## RESERVE AT PRADERA- SWIMMING POOL CLEANING, MAINTENANCE AND CHEMICAL SERVICES

Christine,

Here is the revised contract showing that the fountain is no longer part of our scope of duties since all the repairs were completed. If ever in the future, you need us to go back to servicing the fountain please don't hesitate to ask as we care for numerous fountains at other communities. I'm glad to see that all the repairs were finally done. We will continue to service the pool on a 3x a week basis and the kids splash pad whenever that comes back online or repairs or done.

### Description of Services

Aqua Sentry will provide maintenance, cleaning and chemical service for the above pool, and associated equipment (Pumps, DE Filtration system, Stenner pumps, auto fill, etc.). The services shall consist of all labor and chemical supplies (Chlorine, Sodium Bicarb, and Muriatic Acid). Algaecide and Phosphate Remover are used rarely but they are a separate charge. Your assigned technician will maintain the pool and ensure water quality continues to meet or exceed all the appropriate Federal and State standards and guidelines, and in accordance with Florida Administrative Code (F.A.C.) 64-E9.008 Operational Requirements

Your assigned technician will create a site binder containing standard operating procedures (SOPs), CPO certificates, chemical logs, checklists, contact information etc and they will be maintained in the equipment enclosure. Your technician shall maintain documentation of:

- a. Tile Maintenance - spot cleaning and scrubbing
- b. Vacuuming of Pool and pool filtration system cleaning
- c. Chemical usage
- d. Flow meter readings
- e. Preventive Maintenance Inspections of the pool
- f. Water chemical levels and actions taken if levels out of range.

The technician shall conduct preventive maintenance/inspections (PMI) to sustain the water quality of the pool while limiting service interruptions. Areas of emphasis include all pool, filtration systems, pump room cleanliness and the immediate area surrounding the pools. During service visits, the technician will:

- a. Perform water chemical analysis and adjust chemicals as required.
- b. Vacuum and brush to remove any debris as required to eliminate dirt, scum, scale, calcium, algae, and any other harmful deposits from the water including seating area, steps, walls and surface of pool.
- c. Clean tile at water line as required.
- d. Empty pump and skimmer baskets and or clean gutter system.
- e. Monitor chemical feeding systems and test water to confirm proper disinfectant levels.
- f. Inspect equipment for leaks, clogs, and other malfunctions.



- g. Provide on-going communication and documentation with site management regarding condition of pools.
- h. Records/logs: Your technician shall maintain daily service and testing log of appropriate sampling and analysis to ensure compliance with all regulatory requirements.

**Chemicals:** Aqua Sentry will be responsible for, supply and proper storage of all chemicals required for maintaining the pool's water quality. The technician shall comply with all Federal, State, local, industry safety, health standards, regulations and facility guidelines regarding handling and transportation of chemicals.

**Assumptions and Limitations:**

- All work will be completed by professional individuals duly licensed to perform the work.
- All Aqua Sentry technicians who service public pools are CPO certified per Florida Administrative Code 64E-9.018. <https://www.flrules.org/gateway/ruleno.asp?id=64E-9.018>
- Aqua Sentry is duly licensed in Hillsborough County Florida to perform all quoted work Folio #266768
- Aqua Sentry shall not be liable for any delay in completing services due to circumstances beyond its control.
- Either party may cancel this agreement with a 30-day notice (email, or letter).

**Pricing and Billing:**

- All pool cleaning and maintenance service prices include chemicals and labor. The only exceptions being the cost of phosphate remover or algacide which are rarely used but are an additional expense.
- For 3x a week service the monthly rate would be \$795. For months with more than 12 visits each additional visit would be billed at  $795/12=66.25$ .
- We bill on the 1<sup>st</sup> of each month and all payments are due by the end of the month. Payments more than 15 days late after bill due date will be assessed a late fee of 10% of total bill. If account becomes 3 months past due the past due amount will be turned over to collection company and the account will be responsible for all collection cost up to and including legal expenses.
- Fecal Incident Response (FIR), Equipment replacement and other repairs will be done as time and material projects at our current service rate of \$125.00 per hour. Any such projects would be submitted with estimates for approval before commencing with any work.

**Approval and Acceptance:**

If the terms and conditions of this proposal are acceptable, please sign, date and return a copy to us.

*Agreed and Accepted*

By: \_\_\_\_\_ Title: \_\_\_\_\_

Date: \_\_\_\_\_

Aqua Sentry, Inc. Authorized Representative

\_\_\_\_\_ Date: \_\_\_\_\_

Bob Mock;/.