



Rizzetta & Company

Reserve at Pradera Community Development District

Board of Supervisors' Regular Meeting February 22, 2024

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

www.reserveatpraderacdd.org

RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT

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

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

www.reserveatpraderacdd.org

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

February 15, 2024

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

FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Reserve at Pradera Community Development District will be held on **Thursday, February 22, 2024, at 10:30 a.m.** at the Riverview Public Library located at 9951 Balm Riverview Rd, Riverview, Florida 33569. 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 January 25, 2024USC
 - B. Consideration of Operations and Maintenance
Expenditures for December 2023Tab 1
 - C. Consideration of Operations and Maintenance
Expenditures for January 2024Tab 2
- 4. STAFF REPORTS**
 - A. Aquatics Services
 1. Presentation of Waterway Inspection Report..... Tab 3
 2. Ratification of Advanced Aquatic Contract..... Tab 4
 - B. Landscape Inspection Services
 1. Presentation of Landscape Inspection Report.....Tab 5
 2. Landscape Update
 3. Discussion of Cul-de-sac Design Options
 - C. District Counsel
 1. Discussion of Board Member Voting
 2. Update on District Management Service Proposals.....Tab 6
 3. Discussion of Towing Policy.....Tab 7
 - D. District Engineer
 - E. District Manager
 1. Presentation of District Manager's Report.....Tab 8
- 5. BUSINESS ITEMS**
 - A. Ratification of Securiteam Contract.....USC
 - B. Consideration of Resignation.....Tab 9
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

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

Sincerely,

Christina Newsome

Christina Newsome
District Manager

Tab 1

RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA

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

WWW.RESERVEATPRADERACDD.ORG

Operation and Maintenance Expenditures December 2023 For Board Approval

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

The total items being presented: **\$114,180.72**

Approval of Expenditures:

____ Chairperson

____ Vice Chairperson

____ Assistant Secretary

Reserve at Pradera Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2023 Through December 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Advanced Aquatic Services, Inc.	100245	10550589	Pond Maintenance 11/23	\$ 2,015.00
Advanced Aquatic Services, Inc.	100245	10551414	Pond Maintenance 10/23	\$ 2,095.00
Advanced Aquatic Services, Inc.	100245	10551499	Yellow Turbidity Barrier Removal Pond 12 11/23	\$ 150.00
Advanced Aquatic Services, Inc.	100245	10551814	Pond Maintenance 12/23	\$ 2,095.00
Aqua Sentry	100246	10033	Pool Service Contract 11/23	\$ 825.00
Aqua Sentry	100246	10419	Pool Service Contract 12/23	\$ 844.95
Bad Boar Trapping and Outfitters, LLC	100247	2013	Basketball Court Repairs 09/23	\$ 700.00
Berger, Toombs, Elam, Gaines & Frank CPA	100248	364337	Auditing Service FYE 09/30/22	\$ 3,300.00
Berger, Toombs, Elam, Gaines & Frank CPA	100266	20497	Auditing Service FYE 9/30/22 - Finance Charge	\$ 49.50
Blitzen Lighting LLC	100249	1494-2	Holiday Lighting 11/23 Remaining Balance	\$ 1,985.50
Burr & Forman, LLP	100250	1426833	Legal Services 09/23	\$ 235.95
Burr & Forman, LLP	100250	1433037	Legal Services 10/23	\$ 1,720.61
Burr & Forman, LLP	100269	1439227	Legal Services 11/23	\$ 3,150.00
Charla G Johnson	100251	CJ102623	Board of Supervisors 10/26/23	\$ 200.00
Charla G Johnson	100251	CJ111623	Board of Supervisors 11/16/23	\$ 200.00

Reserve at Pradera Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2023 Through December 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Fields Consulting Group, LLC	100252	3182	Signage Installation 10/23	\$ 850.00
Fountain Kings, Inc.	100253	087-224	Clubhouse Fountain Maintenance 09/23	\$ 528.58
Fountain Kings, Inc.	100253	122	Clubhouse Fountain Maintenance 11/23	\$ 385.00
Fountain Kings, Inc.	100270	140	Architectural Maintenance 12/23	\$ 235.00
Half Associates, Inc	100254	10105835	Engineering Services through 09/24/23	\$ 1,027.64
Half Associates, Inc	100254	10109274	Engineering Services through 11/19/23	\$ 2,165.37
Heidi A Tayman	100255	HT102623	Board of Supervisors 10/26/23	\$ 200.00
Heidi A Tayman	100255	HT111623	Board of Supervisors 11/16/23	\$ 200.00
Hidden Eyes, LLC	100271	734306	CCTV Monitoring 12/01/23 to 02/29/24	\$ 3,063.00
Hillsborough County BOCC	ACH	3629519463 11/23	12051 Palmera Reserve Drive 11/23	\$ 244.65
HomeTeam Pest Defense, Inc.	100256	95555289	Pest Control Services 09/23	\$ 190.00
HomeTeam Pest Defense, Inc.	100256	96248667	Pest Control Services - Sentricon Monitoring AA 10/23	\$ 40.00
HomeTeam Pest Defense, Inc.	100256	96251953	Rodent Services 10/23	\$ 100.00
HomeTeam Pest Defense, Inc.	100256	96942501	Pest Control Services - Sentricon Monitoring AA 11/23	\$ 40.00
HomeTeam Pest Defense, Inc.	100256	97614207	Pest Control Services - Sentricon Monitoring AA 12/23	\$ 40.00

Reserve at Pradera Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2023 Through December 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
IPFS Corporation	100268	GAA-D41274 Payment 3 of 11	Insurance Installments Pmt#3 12/23	\$ 1,381.49
Jayson Caines	100257	JC102623	Board of Supervisors 10/26/23	\$ 200.00
Jayson Caines	100257	JC111623	Board of Supervisors 11/16/23	\$ 200.00
Jerry Richardson Trapper	100258	1823	Wildlife Services 11/23	\$ 1,100.00
Jerry Richardson Trapper	100272	1835	Wildlife Services 12/23	\$ 1,100.00
Landscape Maintenance Professionals, Inc.	100259	178840	Monthly Landscaping 10/23	\$ 15,117.91
Landscape Maintenance Professionals, Inc.	100259	179570	Monthly Landscaping 11/23	\$ 15,117.91
Landscape Maintenance Professionals, Inc.	100259	179841	Fertilization 10/23	\$ 3,598.00
Landscape Maintenance Professionals, Inc.	100259	179842	Pest Control Services 10/23	\$ 500.00
Landscape Maintenance Professionals, Inc.	100259	180203	Monthly Landscaping 12/23	\$ 15,117.91
Landscape Maintenance Professionals, Inc.	100267	180444	Fertilization 11/23	\$ 3,528.00
Landscape Maintenance Professionals, Inc.	100267	180445	Pest Control Services 11/23	\$ 500.00
Marc Security Services LLC	100260	1170	Security Gate Services 10/23	\$ 1,755.14

Reserve at Pradera Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2023 Through December 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Marc Security Services LLC	100260	1185	Security Gate Services 11/23	\$ 1,727.20
Maya Wyatt	100261	MW102623	Board of Supervisors 10/26/23	\$ 200.00
Maya Wyatt	100261	MW111623	Board of Supervisors 11/16/23	\$ 200.00
Nicholas Perrette	100262	NP102623	Board of Supervisors 10/26/23	\$ 200.00
Nicholas Perrette	100262	NP111623	Board of Supervisors 11/16/23	\$ 200.00
Rizzetta & Company, Inc.	100244	INV0000085712	District Management Services 12/23	\$ 4,970.58
Securiteam, Inc.	100263	13104021623 224	Service Call 02/16/23	\$ 175.00
Securiteam, Inc.	100263	13924100923	Service Call 10/07/23	\$ 787.50
Spectrum	ACH	2490284111923 11/23	Internet Service 11/23	\$ 167.97
TECO	ACH	TECO Summary 12/23	Tampa Electric Summary 12/23	\$ 14,385.36
Times Publishing Company	100264	000030744 10/01/23	Legal Advertising 10/23	\$ 675.00
Total Community Maintenance, LLC	100265	6148	Monthly Cleaning & Maintenance 11/23	\$ 1,050.00
Total Community Maintenance, LLC	100265	6255	Monthly Cleaning & Maintenance 12/23	\$ 1,050.00
Total Community Maintenance, LLC	100273	6277	Pressure Washing Service 12/23	<u>\$ 300.00</u>
<u>Report Total</u>				<u>\$ 114,180.72</u>

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

11/1/2023
10550589
\$2,015.00

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

Due Date
Net 30
12/1/2023

Monthly Pond Maintenance. 1,935.00
THE INVOICE DATE ABOVE INDICATES MONTH SERVICES WILL BE PERFORMED

Quarterly Fountain Maintenance Billed Monthly. 80.00

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

RECEIVED
10/19/23

\$2,015.00

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

10/1/2023
10551414
\$2,095.00

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

Due Date
Net 30
10/31/2023

Monthly Pond Maintenance. 1,935.00
 THE INVOICE DATE ABOVE INDICATES MONTH SERVICES WILL BE PERFORMED

Quarterly Fountain Maintenance Billed Monthly. 80.00

Missed Quarterly Fountain Maintenance for September's Maintenance Restart Billed Monthly. 80.00

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

\$2,095.00

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

11/9/2023
10551499
\$150.00

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

Due Date
Net 30
12/9/2023

Yellow Turbidity barrier removed at Pond #12
Completed 11/09/23

150.00

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

\$150.00

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

12/1/2023
10551814
\$2,095.00

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

Due Date
Net 30
12/31/2023

Monthly Pond Maintenance. 2,012.00
THE INVOICE DATE ABOVE INDICATES MONTH SERVICES WILL BE PERFORMED

Quarterly Fountain Maintenance Billed Monthly. 83.00

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

\$2,095.00

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 # 10033
DATE 11/01/2023
DUE DATE 12/01/2023
TERMS Net 30

ACTIVITY	QTY	RATE	AMOUNT
Full Service Monthly Cleaning:Reserve at Pradera Full Service for pool, splash pad, and fountain	1	825.00	825.00

BALANCE DUE **\$825.00**

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 # 10419
DATE 12/02/2023
DUE DATE 01/01/2024
TERMS Net 30

ACTIVITY	QTY	RATE	AMOUNT
Full Service Monthly Cleaning: The Reserve at Pradera	1	825.00	825.00
Full Service Monthly Cleaning			
Replaced Equipment	1	19.95	19.95
Replaced cracked stenner line on chlorine			

BALANCE DUE **\$844.95**



DDD Fencing Invoice

1615 6TH ST. S.E. Ruskin, FL 33570

Phone: 352-257-3086 Date: 9/27/23

Customer Name: Reserve at Pradera

Job Description/Location:

1. Upon arrival, we repaired the basketball courts and the pool post.

DUE NOW: \$700.00

Acknowledgment And Approval

DDD FENCING: Alexa Vigneau



Berger, Toombs, Elam,
Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

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

RECEIVED
OCT 20 2023

*RESERVE AT PRADERA COMMUNITY DEVELOPMENT DIST
3434 COLWELL AVENUE, STE 200
TAMPA, FL 33614*

*Invoice No. 364337
Date 10/18/2023
Client No. 20497*

Services rendered in connection with the audit of the Basic Financial Statements
as of and for the year ended September 30, 2022.

Total Invoice Amount \$ 3,300.00

We now accept Visa and MasterCard.
Please enter client number on your check.
Finance charges are calculated on balances over 30 days old at an annual percentage rate of 18%

Fort Pierce / Stuart



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

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

RECEIVED
DEC - 8 2023

*RESERVE AT PRADERA COMMUNITY DEVELOPMENT DIST
3434 COLWELL AVENUE, STE 200
TAMPA, FL 33614*

*Statement Date 11/30/2023
Client No. 20497*

AMOUNT ENCLOSED \$ _____

PLEASE RETURN THIS PORTION WITH REMITTANCE
PAYMENTS RECEIVED AFTER THE BILLING DATE ABOVE WILL APPEAR ON YOUR NEXT STATEMENT

<i>Invoice</i>	<i>Date</i>	<i>Description</i>	<i>Charge</i>	<i>Credit</i>	<i>Balance</i>
		Balance Forward			3,300.00
	11/30/2023	Finance Charge	49.50		3,349.50
		Current Balance		\$	3,349.50

We now accept Visa and MasterCard.

LATE FEES ARE CALCULATED ON BALANCES OVER 30 DAYS OLD AT AN ANNUAL PERCENTAGE RATE OF 18%



Berger, Toombs, Elam, Gaines & Frank

Fort Pierce / Stuart



Blitzen Lighting

Office 727-331-9014

www.blitzenlighting.com

info@blitzenlighting.com

Bill To:

Reserves of Pradera (CDD)
Heidi Tayman
Pradera Reserve Blvd
Riverview, FL 33579
301-653-1077 Heidi Tayman

Invoice

Invoice No: 1494

Invoice Date: May 24, 2023

Time	Description	Amount
	Monument Wall	\$2,603.00
	Custom Fit - Commercial C9 LED bulbs - 12in Spacing - Warm White Color - Main Entrance Monument Wall (All Ledges & Pillars)	
	Palm Tree Wrap(s)	\$987.00
	Commercial LED Light Strands - 4" Spacing - Red/Warm White Pattern (Candy Cane) - Main Entrance - x3 Palm Trunk Wraps.	
	Wreath - Commercial	\$363.00
	LED Commercial Grade High Density Lighted Wreath - Warm White Color - x3 at Front Pillar.	
	Automatic Timer	\$18.00
	Timer install and setup to control lights on/off automatically daily.	
	48 Hour Guarantee	
	Blitzen Lighting guarantees a perfectly working display through midnight December 23rd. Any issues reported will be resolved within <u>48 hours or less</u> at no additional cost.	
	Take Down and Storage	
	Blitzen Lighting includes take down with every lighting package. We take down, label, repair as needed, and perfectly package the lights. No more boxes in your garage or storage space!	

Total	\$3,971.00
Deposit (50.00%)	\$1,985.50
Paid Check #100160 (Jun 28, 2023)	\$1,985.50
Balance Due	\$1,985.50

Thank you for your Business!



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

31 Oct 2023
Invoice # 1426833
Bill Atty: S. Steady
As of 09/30/23

0026855 RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT
0000001 General Governmental Matters

BILL SUMMARY THROUGH SEPTEMBER 30, 2023

Table with 2 columns: Description and Amount. Rows include Professional Services (\$210.00), Disbursements (\$25.95), and TOTAL DUE THIS BILL (\$235.95).

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 BFRecipables@burr.com

BURR & FORMAN LLP

0026855 RESERVE AT PRADERA COMMUNITY DEVELOPMENT
0000001 General Governmental Matters

31 Oct 2023
Invoice # 1426833
Page 2

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

31 Oct 2023
Invoice # 1426833
Bill Atty: S. Steady
As of 09/30/23

EMPLOYER I.D. #63-0322727

0026855 RESERVE AT PRADERA COMMUNITY DEVELOPMENT
DISTRICT
0000001 General Governmental Matters

Date	Description	Tkpr	Hours	Value
09/12/23	Send follow-up letter to HOA regarding pond easements; email to Board.	SIS	0.40	\$140.00
09/20/23	Email Christina regarding meeting; exchange email with final settlement document for cleaning service.	SIS	0.20	\$70.00
	Total Services		0.60	\$210.00

Date	Disbursements	Value
09/11/23	Postage – VENDOR: Postage (Import) INVOICE#: SEP-23 DATE: 9/30/2023	8.53
09/12/23	Postage Import, Overnight Mail – VENDOR: FedEx INVOICE#: 825676765 DATE: 9/18/2023 "Receiver Name: Robert Tombow - Receiver Street: 5104 South Westshore Boulevard - Receiver City: TAMPA, FL",,,,	17.42
	Total Disbursements	<u>\$25.95</u>

Total Services and Disbursements \$235.95
TOTAL NOW DUE \$235.95

BURR & FORMAN LLP

0026855 RESERVE AT PRADERA COMMUNITY DEVELOPMENT
0000001 General Governmental Matters

31 Oct 2023
Invoice # 1426833
Page 3

SUMMARY OF SERVICES

<u>Name</u>	<u>Rank</u>	<u>Rate</u>	<u>Hours</u>	<u>Amount</u>
Scott I. Steady	Partner	\$350.00	0.60	\$210.00
TOTALS			0.60	\$210.00



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

20 Nov 2023
Invoice # 1433037
Bill Atty: S. Steady
As of 10/31/23

0026855 RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT
0000001 General Governmental Matters

BILL SUMMARY THROUGH OCTOBER 31, 2023

Table with 2 columns: Description and Amount. Rows include Professional Services (\$1,715.00), Disbursements (\$5.61), TOTAL DUE THIS BILL (\$1,720.61), Previous Balance Due (\$235.95), and TOTAL BALANCE DUE (\$1,956.56).

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

20 Nov 2023
Invoice # 1433037
Page 2

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

20 Nov 2023
Invoice # 1433037
Bill Atty: S. Steady
As of 10/31/23

EMPLOYER I.D. #63-0322727

0026855 RESERVE AT PRADERA COMMUNITY DEVELOPMENT
DISTRICT
0000001 General Governmental Matters

Date	Description	Tkpr	Hours	Value
10/03/23	Email with Crystal to determine budget amounts that need to be amended; find resolution.	SIS	0.20	\$70.00
10/05/23	Draft resolution addressing budget overage; review statutes to address certain provisions; finalize resolution and forward to Crystal to put on agenda.	SIS	1.20	\$420.00
10/26/23	Attend Board meeting. Outline sent to address.	SIS	2.00	\$700.00
10/27/23	Review Marc contract. Email with Christina. Draft Notice and email. Email from Crystal with contract for pool and janitor service.	SIS	1.00	\$350.00
10/30/23	Email with Board member regarding soccer field; email regarding Marc.	SIS	0.20	\$70.00
10/31/23	Email with Rachel at Rizzetta regarding drainage easement letter; email to Board along with notice letter to Marc; call to Crystal at Rizzetta regarding contracts.	SIS	0.30	\$105.00
		Total Services	4.90	\$1,715.00

BURR & FORMAN LLP

0026855 RESERVE AT PRADERA COMMUNITY DEVELOPMENT
 0000001 General Governmental Matters

20 Nov 2023
 Invoice # 1433037
 Page 3

Date	Disbursements	Value
10/27/23	Postage – VENDOR: Postage (Import) INVOICE#: OCT-23 DATE: 10/31/2023	0.63
10/27/23	Postage Import, Postage – VENDOR: Postage (Import) INVOICE#: OCT-23 DATE: 10/31/2023 Postage Import,	4.98
	Total Disbursements	<u>\$5.61</u>
	Total Services and Disbursements	\$1,720.61
	Previous Balance Due	<u>\$235.95</u>
	TOTAL NOW DUE	<u>\$1,956.56</u>

SUMMARY OF SERVICES

Name	Rank	Rate	Hours	Amount
Scott I. Steady	Partner	\$350.00	4.90	<u>\$1,715.00</u>
TOTALS			4.90	\$1,715.00

BURR & FORMAN LLP

0026855 RESERVE AT PRADERA COMMUNITY DEVELOPMENT
0000001 General Governmental Matters

20 Nov 2023
Invoice # 1433037
Page 4

PREVIOUS BALANCE DETAIL

Date	Invoice	Balance
10/31/2023	1426833	<u>\$235.95</u>
Total Previous Balance		\$235.95



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

14 Dec 2023
Invoice # 1439227
Bill Atty: S. Steady
As of 11/30/23

0026855 RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT
0000001 General Governmental Matters

BILL SUMMARY THROUGH NOVEMBER 30, 2023

Professional Services	\$3,150.00
TOTAL DUE THIS BILL	\$3,150.00

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

14 Dec 2023
Invoice # 1439227
Page 2

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

14 Dec 2023
Invoice # 1439227
Bill Atty: S. Steady
As of 11/30/23

EMPLOYER I.D. #63-0322727

0026855 RESERVE AT PRADERA COMMUNITY DEVELOPMENT
DISTRICT
0000001 General Governmental Matters

Date	Description	Tkpr	Hours	Value
11/01/23	Email to Board member regarding letters to HOA; call to Board member regarding action taken at Board meeting and notice to Marc Security.	SIS	0.40	\$140.00
11/02/23	Email Christina follow-up on contract cancellation of Marc Security.	SIS	0.20	\$70.00
11/03/23	Emails to Christina to follow up on reduced time for security; email with board member regarding janitor agreement.	SIS	0.20	\$70.00
11/06/23	Finalize janitor agreement and send to Christine; finalize pool cleaning contract and email to Christina.	SIS	0.80	\$280.00
11/07/23	Email Christina regarding resolution addressing commercial property's assessments.	SIS	0.20	\$70.00
11/08/23	Call back Jesse with Marc Securities to confirm last day; call with Christina to confirm new time for security; email to Board member; call to Matt Huber at Rizzetta; email Chair; call from commercial lot owner regarding assessments; email to Rizzetta.	SIS	1.00	\$350.00
11/09/23	Emails with Rizzetta and commercial property owner regarding assessments; emails with Christina and Marc regarding service reduction and cancellation.	SIS	0.70	\$245.00

BURR & FORMAN LLP

0026855 RESERVE AT PRADERA COMMUNITY DEVELOPMENT
 0000001 General Governmental Matters

14 Dec 2023
 Invoice # 1439227
 Page 3

Date	Description	Tkpr	Hours	Value
11/10/23	Email status email to Board.	SIS	0.50	\$175.00
11/15/23	Email to Board member regarding management; call to Matt Huber.	SIS	0.30	\$105.00
11/16/23	Follow-up with Matt and Board member regarding District Management services; attend Board meeting.	SIS	3.00	\$1,050.00
11/17/23	Revise Pool contract to address weekly emailed report; email to Doug regarding contract.	SIS	0.40	\$140.00
11/20/23	Emails with aquatics company regarding contract.	SIS	0.30	\$105.00
11/27/23	Finalize agreement with Advanced Aquatics and email to Christina and Doug; email from Doug with comments; revise and send out.	SIS	1.00	\$350.00
Total Services			9.00	\$3,150.00
Total Services and Disbursements				\$3,150.00
TOTAL NOW DUE				\$3,150.00

SUMMARY OF SERVICES

Name	Rank	Rate	Hours	Amount
Scott I. Steady	Partner	\$350.00	9.00	\$3,150.00
TOTALS			9.00	\$3,150.00

RESERVE AT PRADERA CDD
Meeting Date: October 26, 2023

SUPERVISOR PAY REQUEST

<u>Name of Board Supervisor</u>	<u>Check if paid</u>	
Nicholas Perrette	✓	NP102623
Jayson Caines	✓	JC102623
Maya Wyatt	✓	MW102623
Heidi Tayman	✓	HT102623
Charla Johnson	✓	CJ102623

(*) Does not get paid

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

10/31/23

Meeting Start Time:	1032A
Meeting End Time:	102 P
Total Meeting Time:	2 H 30M

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: 

RESERVE AT PRADERA CDD
Meeting Date: November 16, 2023

SUPERVISOR PAY REQUEST

<u>Name of Board Supervisor</u>	<u>Check if paid</u>	
Nicholas Perrette	✓	NP111623
Jayson Caines	✓	JC111623
Maya Wyatt	✓	MW111623
Heidi Tayman	✓	HT111623
Charla Johnson	✓	CJ111623

(*) Does not get paid

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	6:00
Meeting End Time:	8:29
Total Meeting Time:	2 H 23 M

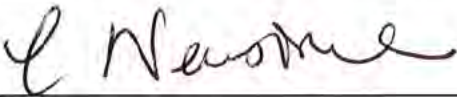
Time Over _____ (?) Hours: _____

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: 



11749 Crestridge Loop
Trinity, FL 34655



Invoice

Date	Invoice #
10/18/2023	3182

Bill To
Rizzetta & Company Reserve at Pradera CDD Attn:Christina Newsome 3434 Colwell Ave, Suite 200 Tampa, FL 33614

P.O. No.	Terms

Item	Description	Qty	Rate	Amount
Printing & Reprod...	"Pool Rules" (48" x 64") 6mm maxmetal sign with full color vinyl print with gloss lam on front. (Includes art setup)	1	350.00	350.00
Install (Signage)	Remove old post and install with new post set to accommodate the new sign size: (2) 10-ft black round fluted posts with acorn finial top. Install with self tapping hex bolts and cement.	1	500.00	500.00

Subtotal	\$850.00
Sales Tax (7.0%)	\$0.00
Total	\$850.00
Payments/Credits	\$0.00
Balance Due	\$850.00

Phone #	Fax #	E-mail
(727) 480-6514		fieldsconsultinggroup@yahoo.com

POOL RULES

- THE POOL FACILITIES ARE OPEN FROM DAWN UNTIL DUSK.
- BATHING LOAD 53 PERSONS IN POOL.
- AMENITY ACCESS CARDS MUST BE READILY AVAILABLE TO STAFF.
- ALL PERSONS USING THE POOL FACILITIES DO SO AT THEIR OWN RISK. LIFEGUARDS WILL NOT BE PRESENT.
- NO SMOKING IS ALLOWED IN THE POOL FACILITIES.
- NO DIVING IS ALLOWED.
- NO RUNNING OR ROUGHHOUSING.
- FOOD AND BEVERAGES ARE PROHIBITED IN THE POOL AND ON THE POOL WET DECK AREA PER FLORIDA STATUTE.
- ALCOHOL IS PROHIBITED.
- NO GLASS CONTAINERS OF ANY KIND ARE ALLOWED IN THE POOL FACILITIES.
- RADIOS AND/OR "BOOM BOXES" MAY NOT BE PLAYED AT THE POOL. ALL PORTABLE ELECTRONIC DEVICES ARE ALLOWED IF HEADPHONES ARE USED.
- POOL FURNITURE SHALL NOT BE REMOVED FROM THE POOL DECK AREA OR PLACED INTO THE SWIMMING POOL.
- EVERYONE MUST LEAVE THE POOL DECK IMMEDIATELY UPON HEARING THUNDER OR SIGHTING LIGHTING, OR WHEN INSTRUCTED TO DO SO.
- NO ANIMALS ARE ALLOWED IN THE SWIMMING POOL AREA, BASKETBALL COURT, OR PLAYGROUND AREA UNLESS IT IS A REGISTERED ADA SERVICE ANIMAL.

NO DIVING
SUN SHELF DEPTH: 1 FT
POOL MAX. DEPTH: 5 FT 6 IN.



INVOICE

Fountain Kings Inc.

13514 Blue Sunfish Ct.

Riverview, FL 33569

813-833-8610

PO#:

Invoice #: 087

DATE

9/28/2023

BILL TO

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

Payment due by:

10/28/2023

Site Address: Reserve at Pradera CDD

12051 Pradera Reserve Blvd,
Riverview, FL 33579

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
2x Water Feature Maintenance Visits	2	\$140.00	\$280.00
Chemicals Added	1	\$50.10	\$50.10
StaRite Cartridge Filter	2	\$99.24	\$198.48
			-
			-
			-
			-
			-
			-
			-
			-
			-
			-
			-
			-
			-
			-
Invoice for two visits to maintain water feature water quality. We also changed out (2) water filtration/cartridge filters and added chemicals. Visit dates: 09/08, 09/22.			-
			-
Thank you for your business!		SUBTOTAL	\$528.58
		TAX RATE	0.000%
		TAX	-
		TOTAL	\$ 528.58

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



INVOICE

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

Invoice #: 122
DATE
11/3/2023

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

Payment due by:
12/3/2023

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

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
2x Water Feature Maintenance Visits	2	\$140.00	\$280.00
Chlorine Added	1	\$20.00	\$20.00
Anti-foaming Agent Added	2	\$30.00	\$60.00
O-Ring For Chlorinator	1	\$25.00	\$25.00
			-
			-
			-
			-
			-
			-
			-
			-
			-
			-
			-
			-
Invoice for two visits to fix/maintain water feature water quality and deal with fountain soaping issue. While onsite we added anti-soaping agents on the first visit, changed out the faulty/leaking o-ring on the chlorinator, added chlorine tabs, pressure washed feature and filters on second visit. Visit dates: 11/01, 11/02.			-
			-

<i>Thank you for your business!</i>	SUBTOTAL	\$385.00
	TAX RATE	0.000%
	TAX	-
	TOTAL	\$ 385.00

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

FountainKings



INVOICE

Fountain Kings Inc.

13514 Blue Sunfish Ct.

Riverview, FL 33569

813-833-8610

Invoice #: 140

DATE

12/13/2023

Payment due by:

1/12/2024

BILL TO

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

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

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Architectural Maintenance Visit 12/09/23	1	\$235.00	\$235.00
			\$0.00
			\$0.00
			\$0.00
			-
			-
			-
			-
			-
			-
			-
			-
			-
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			-
			-
			-
			-
			-
			-
Invoice for water feature maintenance at entrance feature. Netted feature, cleaned pump basket, added chlorine and notated water quality, observed all electrical and mechanical components are in working order at time of visit. Completed on 12/08/23.			-
			-
		SUBTOTAL	\$235.00
		TAX RATE	0.000%
		TAX	-
		TOTAL	\$ 235.00

Thank you for your business!

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



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

Invoice Date: 10/10/2023
Invoice: 10105835
Project: 039405.001

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

For Professional Services Rendered through: September 24, 2023

Hourly	Earned To Date	Previous Amount	Current Amount
000P01 - Misc. Services	18,765.02	17,737.38	1,027.64
000P89 - Reimbursable Expenses	233.87	233.87	0.00
Total Hourly Services:	18,998.89	17,971.25	1,027.64

Total Earned to Date: 18,998.89
Less Previous Billed: 17,971.25
Amount Due this Invoice: 1,027.64

Notes from Project Manager:

2015 Bond coordination with Scott, review curb on Blue Grass, CDD meeting by phone (9/21)

Remit payment to P.O. Box 4897, Dept 331, Houston, TX 77210
Reference Project 039405.001 and Invoice 10105835
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

October 10, 2023
Project No: 039405.001
Invoice No: 10105835
Invoice Total: \$1,027.64

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

Professional Services thru September 24, 2023

Phase 000P01 Misc. Services

Professional Personnel

	Hours	Amount	
Principal/Officer-Prof. Eng III	3.00	960.36	
Sr. Inspector/Sr. Eng Intern IV	.50	67.28	
Totals	3.50	1,027.64	
Total Labor			1,027.64

Phase 000P89 Reimbursable Expenses

Total this Invoice \$1,027.64



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

Invoice Date: 12/04/2023
 Invoice: 10109274
 Project: 039405.001

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

For Professional Services Rendered through: November 19, 2023

Hourly	Earned To Date	Previous Amount	Current Amount
000P01 - Misc. Services	20,930.39	18,765.02	2,165.37
000P89 - Reimbursable Expenses	233.87	233.87	0.00
Total Hourly Services:	21,164.26	18,998.89	2,165.37

Total Earned to Date: 21,164.26
 Less Previous Billed: 18,998.89
Amount Due this Invoice: 2,165.37

Notes from Project Manager:

CDD Mtg - By Phone - Kyle (Eng V) - 10/26/23
 CDD Mtg - In Person - Antonio (Eng IV)- 11/16/23
 CDD Mtg - In Person - Kyle (Eng V) - 11/16/23 (75% reduction)
 Misc CDD items - Kyle (Eng V) - Search for Conservation Easements, send Sign recommendations to DM, Paver Exhibit, coordination with Heidi on pavers at pool, email to DM for recommended paver scope.
 LA - Locate Maintenance Maps to provide to CDD

Outstanding Invoices:

Number	Date	Balance
10105835	10/10/2023	1,027.64
Total		1,027.64

Remit payment to P.O. Box 4897, Dept 331, Houston, TX 77210
 Reference Project 039405.001 and Invoice 10109274
 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

December 04, 2023
Project No: 039405.001
Invoice No: 10109274
Invoice Total: \$2,165.37

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

Professional Services thru November 19, 2023

Phase 000P01 Misc. Services

Professional Personnel

	Hours	Amount	
Principal/Officer-Prof. Eng V	4.00	1,127.88	
Principal/Officer-Prof. Eng III	3.00	960.36	
Prof. Landscape Architect III	.50	77.13	
Totals	7.50	2,165.37	
Total Labor			2,165.37

Phase 000P89 Reimbursable Expenses

Total this Invoice \$2,165.37

Outstanding Invoices

Number	Date	Balance
10105835	10/10/2023	1,027.64
Total		1,027.64

Envera
 8281 Blaikie Court
 Sarasota, FL 34240
 (941) 556-0731

RECEIVED
 NOV - 9 2023

Invoice	
Invoice Number 734306	Date 11/01/2023
Customer Number 400307	Due Date 12/01/2023

Page 1

Customer Name	Customer Number	P.O. Number	Invoice Number	Due Date
Reserve at Pradera CDD	400307		734306	12/01/2023
Quantity	Description		Rate	Amount
<i>Reserve at Pradera CDD, Pool, Palmera Vista Dr., Riverview, FL</i>				
3.00	Active Video Monitoring 12/01/2023 - 02/29/2024		700.00	2,100.00
3.00	Service & Maintenance 12/01/2023 - 02/29/2024		321.00	963.00
	Sales Tax			0.00
	Payments/Credits Applied			0.00
Invoice Balance Due:				\$3,063.00

IMPORTANT MESSAGES

Important Numbers to Know:
 Billing Questions: (941) 556-0743
 Email: ar@enverasystems.com
 Service: (941) 556-0734

Date	Invoice #	Description	Amount	Balance Due
11/01/2023	734306	Alarm Monitoring Services	\$3,063.00	\$3,063.00

Envera
 8281 Blaikie Court
 Sarasota, FL 34240
 (941) 556-0731

Return Service Requested

Invoice	
Invoice Number 734306	Date 11/01/2023
Customer Number 400307	Due Date 12/01/2023

Net Due: \$3,063.00

Amount Enclosed: _____

RESERVE AT PRADERA CDD
 C/O RIZZETTA & COMPANY
 3434 COLWELL AVE STE 200
 TAMPA, FL 33614-8390

3645

REMIT TO:

Envera
 PO Box 2086
 Hicksville, NY 11802



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
RESERVES AT PRADERA CDD	3629519463	12/15/2023	01/05/2024

Service Address: 12051 PALMERA RESERVE DR

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
53348643A	11/14/2023	24571	12/14/2023	24629	5800 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$5.63
Purchase Water Pass-Thru	\$17.52
Water Base Charge	\$51.83
Water Usage Charge	\$5.57
Sewer Base Charge	\$128.78
Sewer Usage Charge	\$35.32

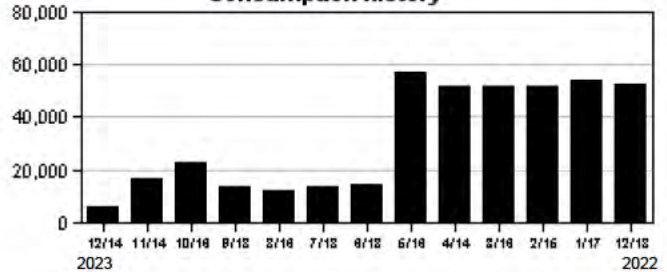
Summary of Account Charges

Previous Balance	\$352.40
Net Payments - Thank You	\$-352.40
Total Account Charges	\$244.65
AMOUNT DUE	\$244.65

Important Message

The Southwest Florida Water Management District (SWFWMD) has issued a Water Shortage Order effective Dec. 1, 2023, limiting lawn and landscape watering to one day per week. Find your allowable day on HCFLGov.net/WaterRestrictions or call (813) 275-7094.

Consumption History



Hillsborough County Florida

Make checks payable to: BOCC

ACCOUNT NUMBER: 3629519463



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526
Internet Payments: HCFLGov.net/WaterBill
Additional Information: HCFLGov.net/Water



THANK YOU!



RESERVES AT PRADERA CDD
3434 COLWELL AVE, SUITE 200
TAMPA FL 33614-8390

106 8

DUE DATE	01/05/2024
AMOUNT DUE	\$244.65
AMOUNT PAID	

0036295194637 00000244657

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

Service Slip / Invoice

INVOICE: 9555289
 DATE: 09/29/23
 ORDER: 9555289

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

Work Date	Time	Target Pest	Technician	Lot/Block	Time In
09/29/23	07:32 AM		DLNASCHE		
Purchase Order		Terms	Last Service	Map Code	Sub/Dev
		DUE UPON RECEIPT	10/04/23	NA	N/A
					Time Out

Service	Description	Amount
PS	Pest Control Service	\$190.00
<p>Hi, Mr/Ms ReserveToday's 6-Point Advantage Service:1. Inspected the exterior of your home to identify potential pest problems 2. Removed and treated cobwebs and wasps nests within reach3. Injected the Taexx built-in pest control system4. Treated pest entry points around doors and windows5. Applied pest control materials around the outside perimeter of your home.6. Provided this detailed service report. Today's Service Comments: Today I treated the pavilions for your quarterly pest service. I remove spiders and spiderwebs from along the mail area, the pool pavilion, and in the basketball court pavilion as well. I did remove a total of 12 mud, dauber, nest, three paper, wasp, nest, and four hornets nest because of today Service, you may find dead or dying bugs in the next 3 to 5 days. If you have any concerns, please contact our office. Thank you, Dan.Curbside Call was completed noThank you for choosing HomeTeam Pest Defense as your service provider. Your next scheduled service month will be in December 2023.....</p>		
SUBTOTAL		\$190.00
TAX		\$0.00
TOTAL		\$190.00
AMT. PAID		\$0.00
BALANCE		\$190.00



 TECHNICIAN SIGNATURE

* Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection. I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.

PLEASE PAY FROM THIS INVOICE

Customer Unavailable to Sign

 CUSTOMER SIGNATURE

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

Service Slip / Invoice

INVOICE: 96248667
 DATE: 10/02/23
 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

Work Date	Time	Target Pest	Technician	Lot/Block	Time In
10/02/23			DLNASCHE		
Purchase Order		Terms	Last Service	Map Code	Time Out
		DUE UPON RECEIPT	10/04/23	NA	
				Sub/Dev	
				N/A	

Service	Description	Amount
TBSMAA	Sentricon Monitoring AA	\$40.00
SUBTOTAL		\$40.00
TAX		\$0.00
TOTAL		\$40.00
AMT. PAID		\$0.00
BALANCE		\$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
 Riverview, FL 33578
 813-437-6591

Service Slip / Invoice


INVOICE: 96251953
 DATE: 10/04/23
 ORDER: 96251953

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

Work Date	Time	Target Pest	Technician	Lot/Block	Time In
10/04/23	01:42 PM		DLNASCHE		
Purchase Order		Terms	Last Service	Map Code	Sub/Dev
		DUE UPON RECEIPT	10/04/23	NA	N/A
					Time Out

Service	Description	Amount
MS	Rodent Service - Ongoing	\$100.00
<p>Hi Mr/Ms . Reserve . Today I inspected and replenished the bait on 4 rodent stations around your home. This fresh bait will help keep rodents from becoming a nuisance around your home. Thank you for choosing HomeTeam as your pest service provider. Your next scheduled service will be in January 2024</p>		<p>SUBTOTAL \$100.00 TAX \$0.00 TOTAL \$100.00 AMT. PAID \$0.00 BALANCE \$100.00</p>



 TECHNICIAN SIGNATURE

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

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

PLEASE PAY FROM THIS INVOICE

Customer Unavailable to Sign

 CUSTOMER SIGNATURE

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

Service Slip / Invoice

INVOICE: 96942501
 DATE: 11/06/23
 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

Work Date	Time	Target Pest	Technician	Lot/Block	Time In
11/06/23			DLNASCHE		
Purchase Order		Terms	Last Service	Map Code	Sub/Dev
		DUE UPON RECEIPT	10/04/23	NA	N/A

Service	Description	Amount
TBSMAA	Sentricon Monitoring AA	\$40.00
		SUBTOTAL \$40.00
		TAX \$0.00
		TOTAL \$40.00
		AMT. PAID \$0.00
		BALANCE \$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
 Riverview, FL 33578
 813-437-6591

Service Slip Invoice

INVOICE: 97614207
DATE: 12/04/23
ORDER:

Bill-To: [3948613]
 Reserve at Pradera CDD
 12051 Pradera Reserve Blvd
 Riverview, FL 33579

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

Work Date:	Time:	Yingxi Part:	Technician:	Location:	Time In:
12/04/23			DLNASCHE		
Purchase Order:	Terms:	Last Service:	Map Code:	Sub/Div:	Time Out:
	DUE UPON RECEIPT	10/04/23	NA	N/A	

Service	Description	Am. amt
TBSMAA	Sentricon Monitoring AA	\$40.00
SUBTOTAL		\$40.00
TAX		\$0.00
TOTAL		\$40.00
AMT. PAID		\$0.00
BALANCE		\$40.00

11/28/23

* 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

IPFS CORPORATION
 P.O. BOX 412086
 KANSAS CITY, MO 64141-2086
 PHONE: (800)584-9969 - FAX: (770)225-2866
 ipfs.com

NOTICE OF PAYMENT DUE		
DATE MAILED	ACCOUNT NUMBER	DUE DATE
12/12/23	GAA-D41274	01/01/24

FOR QUESTIONS, PLEASE CALL: (800)584-9969

IMPORTANT

To protect your account please make sure that your payment is made on or before the payment due date shown by 5:00 PM Central Time

MAKE CHECK OR MONEY ORDER PAYABLE to IPFS CORPORATION and return the payment and this notice to the address shown on coupon.

Go Green!

Register for eForms today. Instead of paper bills and documents, you'll receive email notices from IPFS Corporation. Visit us at ipfs.com to learn more.



1-0.1600 00000D9RPBBIZ 1/1 BIN:0 0-452

RESERVE AT PRADERA CDD
 RIZETTA & COMPANY
 3434 COLWELL AVE., STE 200
 TAMPA, FL 33614

CURRENT BALANCE	PAYMENT DUE
\$12,433.41	\$1,381.49

PLEASE MAKE ALL PAYMENTS TO ONE OF THE ADDRESSES NOTED BELOW.

To ensure proper credit, please send the coupon below with your payment and write your account number on your check.

Please see the coupon for the overnight, priority, or other special delivery address. Do not use the P.O. Box address for these services as it may cause a delay in receipt.

Make payments, view account information or register for eForms at ipfs.com.
 First time users please use access code to register.

DETACH HERE

Written notations on this coupon will NOT be received.
 To ensure proper credit, include coupon with payment.

PREBIL (10/16) Copyright 2018 IPFS Corporation

RESERVE AT PRADERA CDD
 RIZETTA & COMPANY
 3434 COLWELL AVE., STE 200
 TAMPA, FL 33614

PAYMENT COUPON		
PAYMENT NO.	ACCOUNT NUMBER	DUE DATE
3	GAA-D41274	01/01/24

PAYMENT DUE: \$1,381.49
 OUTSTANDING FEES DUE: \$0.00
 PAST DUE AMOUNT: \$0.00

For any overnight or priority delivery,
 please mail to:
 IPFS CORPORATION
 1055 BROADWAY
 11TH FLOOR
 KANSAS CITY, MO 64105

PAYMENT DUE:

MAKE CHECK PAYABLE AND REMIT TO:
IPFS CORPORATION
P.O. BOX 730223
DALLAS, TX 75373-0223

IF RECEIVED AFTER 01/06/24
 5:00 PM CENTRAL TIME
 A LATE FEE WILL APPLY \$69.07
 PLEASE PAY THIS AMOUNT

GAA0D412741 00001450561

1-0.1600 00000D9RPBBIZ 1/1 BIN:0 0-452

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 # 1823

DATE 11/15/2023

DUE DATE 11/30/2023

TERMS Net 15

ACTIVITY	QTY	RATE	AMOUNT
----------	-----	------	--------

State Wildlife Trapping Service for November 2023	1	1,100.00	1,100.00
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2 cameras & 1 Trap on property.

LTD Hogs removed: 56
YTD Hogs removed: 21
MTD Hogs removed: 4

Note:

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	\$1,100.00

INVOICE

State Wildlife Trapper
2103 w rio vista ave
Tampa, FL 33603

trapperjerry@gmail.com
813-390-9578



Reserve at Pradera CDD

Bill to

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

Invoice details

Invoice no.: 1835
Terms: Net 15
Invoice date: 12/16/2023
Due date: 01/01/2024

#	Date	Product or service	SKU	Qty	Rate	Amount
1.		State Wildlife Trapping Service for December 2023 2 cameras & 1 Trap on property. LTD Hogs removed: 57 YTD Hogs removed: 22 MTD Hogs removed: 1 Note: We are doing everything possible to manage the hog population on your property.		1	\$1,100.00	\$1,100.00

Total **\$1,100.00**

Note to customer

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.



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

Invoice

Date	Invoice #
10/1/2023	178840

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

Property Information

Services for the month of October 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

			Total	\$15,117.91
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	\$0.00
	Net 30	10/31/2023	Balance Due	\$15,117.91



Corporate Office
 PO Box 267
 Seffner, FL 33583

813-757-6500
813-757-6501

Invoice

Date	Invoice #
11/1/2023	179570

Bill To:
The Reserve at Pradera CDD c/o Rizzetta & Company 3434 Colwell Ave, Suite 200 Tampa, FL 33614

Property Information

Services for the month of November 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

			Total	\$15,117.91
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	\$0.00
	Net 30	12/1/2023	Balance Due	\$15,117.91



Invoice

Corporate Office
 PO Box 267
 Seffner, FL 33583

813-757-6500
 813-757-6501

Date	Invoice #
10/31/2023	179841

Bill To:
The Reserve at Pradera CDD c/o Rizzetta & Company 3434 Colwell Ave, Suite 200 Tampa, FL 33614

Property Information

Estimate #

Work Order #

PO / PA #

Description	Qty	Rate	Amount
St Augustine fertilizer	1	1,260.00	1,260.00
Bahia fertilizer	1	690.00	690.00
Ornamental fertilizer	1	856.00	856.00
Palm fertilizer	1	792.00	792.00

Oct. 2023	Total	\$3,598.00
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Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits	\$0.00
	Net 30	11/30/2023	Balance Due	



Invoice

Corporate Office
 PO Box 267
 Seffner, FL 33583

813-757-6500
 813-757-6501

Date	Invoice #
10/31/2023	179842

Bill To:
The Reserve at Pradera CDD c/o Rizzetta & Company 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

Oct. 2023	Total	\$500.00
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Questions regarding this invoice? Please e-mail arpayments@lmpro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits	\$0.00
	Net 30	11/30/2023	Balance Due	



Corporate Office
 PO Box 267
 Seffner, FL 33583

813-757-6500
 813-757-6501

Invoice

Date	Invoice #
12/1/2023	180203

Bill To:
The Reserve at Pradera CDD c/o Rizzetta & Company 3434 Colwell Ave, Suite 200 Tampa, FL 33614

Property Information

Services for the month of December 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

			Total	\$15,117.91
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	\$0.00
	Net 30	12/31/2023	Balance Due	\$15,117.91



Invoice

Date	Invoice #
11/30/2023	180444

Corporate Office
 PO Box 267
 Seffner, FL 33583

813-757-6500
 813-757-6501

Bill To:
The Reserve at Pradera CDD c/o Rizzetta & Company 3434 Colwell Ave, Suite 200 Tampa, FL 33614

Property Information

Estimate #

Work Order #

PO / PA #

Description	Qty	Rate	Amount
St Augustine fertilizer	1	2,646.00	2,646.00
Palm fretilizer	1	882.00	882.00

Nov. 2023	Total	\$3,528.00
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Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits	\$0.00
	Net 30	12/30/2023	Balance Due	\$3,528.00



Invoice

Date	Invoice #
11/30/2023	180445

Corporate Office
 PO Box 267
 Seffner, FL 33583

813-757-6500
 813-757-6501

Bill To:
The Reserve at Pradera CDD c/o Rizzetta & Company 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

Nov. 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.	Terms	Due Date	Payments/Credits	\$0.00
	Net 30	12/30/2023	Balance Due	500.00

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 1170

DATE 10/15/2023 TERMS Net 30

DUE DATE 11/14/2023

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
10/01/2023	SECURITY OFFICER AT PRADERA	PRESERVED AT PRADERA CDD UNARMED SECURITY OFFICER 1200 TO 2000	7.50	25.40	190.50
10/07/2023	SECURITY OFFICER AT PRADERA	PRESERVED AT PRADERA CDD UNARMED SECURITY OFFICER 1200 TO 2000	8	25.40	203.20
10/08/2023	SECURITY OFFICER AT PRADERA	PRESERVED AT PRADERA CDD UNARMED SECURITY OFFICER 1200 TO 2000	8	25.40	203.20
10/14/2023	SECURITY OFFICER AT PRADERA	PRESERVED AT PRADERA CDD UNARMED SECURITY OFFICER 1200 TO 2000	6.60	25.40	167.64
10/15/2023	SECURITY OFFICER AT PRADERA	PRESERVED AT PRADERA CDD UNARMED SECURITY OFFICER 1200 TO 2000	7	25.40	177.80
10/21/2023	SECURITY OFFICER AT PRADERA	PRESERVED AT PRADERA CDD UNARMED SECURITY OFFICER 1200 TO 2000	8	25.40	203.20
10/22/2023	SECURITY OFFICER AT PRADERA	PRESERVED AT PRADERA CDD UNARMED SECURITY OFFICER 1200 TO 2000	8	25.40	203.20
10/28/2023	SECURITY OFFICER AT PRADERA	PRESERVED AT PRADERA CDD UNARMED SECURITY OFFICER 1200 TO 2000	8	25.40	203.20
10/29/2023	SECURITY OFFICER AT PRADERA	PRESERVED AT PRADERA CDD UNARMED SECURITY OFFICER 1200 TO 2000	8	25.40	203.20

SUBTOTAL

1,755.14

TAX	0.00
TOTAL	1,755.14
TOTAL DUE	\$1,755.14

MARC SECURITY SERVICES

5118 N 56th St Ste 122
TAMPA, FL 33610 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 1185

DATE 11/06/2023 TERMS Net 15

DUE DATE 11/27/2023

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
11/04/2023	SECURITY OFFICER AT PRADERA	PRESERVED AT PRADERA CDD UNARMED SECURITY OFFICER 1200 TO 2000	8	25.40	203.20
11/05/2023	SECURITY OFFICER AT PRADERA	PRESERVED AT PRADERA CDD UNARMED SECURITY OFFICER 1200 TO 2000	8	25.40	203.20
11/11/2023	SECURITY OFFICER AT PRADERA	PRESERVED AT PRADERA CDD UNARMED SECURITY OFFICER 1200 TO 2000 VETRAN DAY	8	38.10	304.80
11/12/2023	SECURITY OFFICER AT PRADERA	PRESERVED AT PRADERA CDD UNARMED SECURITY OFFICER 1200 TO 2000	8	25.40	203.20
11/18/2023	SECURITY OFFICER AT PRADERA	PRESERVED AT PRADERA CDD UNARMED SECURITY OFFICER 1200 TO 2000	8	25.40	203.20
11/19/2023	SECURITY OFFICER AT PRADERA	PRESERVED AT PRADERA CDD UNARMED SECURITY OFFICER 1200 TO 2000	8	25.40	203.20
11/25/2023	SECURITY OFFICER AT PRADERA	PRESERVED AT PRADERA CDD UNARMED SECURITY OFFICER 1200 TO 2000	8	25.40	203.20
11/26/2023	SECURITY OFFICER AT PRADERA	PRESERVED AT PRADERA CDD UNARMED SECURITY OFFICER 1200 TO 2000	8	25.40	203.20

SUBTOTAL	1,727.20
TAX	0.00
TOTAL	1,727.20

TOTAL DUE

\$1,727.20

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

Invoice

Date	Invoice #
12/1/2023	INV0000085712

Bill To:

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

Services for the month of	Terms	Client Number
December	Upon Receipt	00224

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,670.75	\$1,670.75
Administrative Services	1.00	\$389.83	\$389.83
Financial & Revenue Collections	1.00	\$334.17	\$334.17
Landscape Consulting Services	1.00	\$800.00	\$800.00
Management Services	1.00	\$1,475.83	\$1,475.83
Website Compliance & Management	1.00	\$100.00	\$100.00
Landscape Consulting Services - Oct & Nov Adj.	2.00	\$100.00	\$200.00
Subtotal			\$4,970.58
Total			\$4,970.58

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

Invoice



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

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

Date	Invoice #	P.O. No.	Terms	Due Date
03/06/2023	13104021623		Net 30	04/05/2023

QTY	Description
1	<p>Service Labor - 1 hour minimum (ErikV - Erik Varno - Feb 16, 2023 10:28 AM Checked system in lockbox had a card but no key for IT room but I used a flathead screwdriver and got in . client needs to put key in there. The liynkys router onsite WAN port doesn't work . I did a factory reset on it still no go, needs replacement suggest a araknis so we can get on ovr. There was a static IP we need to know what it was. I can get internet on the spectrum router using DHCP.</p> <p>DanielG - Daniel Gainza - 2/15/2023 7:45:20 AM -</p> <p><<< details >>></p> <p>The customer can't access the website to register amenity access cards.)</p>

	Subtotal	\$175.00
	Sales Tax (0.0%)	\$0.00
	Total	\$175.00
	Payments/Credits	\$0.00
	Balance Due	\$175.00



A Security & Technology Company

13745 N. Nebraska Ave.

Tampa, FL 33613

Phone: 813-909-7775

Invoice

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

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

Date	Invoice #	P.O. No.	Terms	Due Date
11/30/2023	13924100923		Net 30	12/30/2023

QTY	Description
3	<p>Emergency Service Labor - 1 hour minimum (ahartman - Andrew Hartman - Oct 07, 2023 7:00 PM Checked all doors/gates. Found the readers at the main entry (gate1), the playground gate and basketball gate had issues with the LEDs either not changing colors or not on. The lock at every gate is working properly.</p> <p>The wiegand and incoming power to the basketball gate was good, but the reader wasn't reporting back to the panel. The reader will need to be replaced (see pictures for reader model/type).</p> <p>The reader at the playground gate was working intermittently, but didn't fail after resetting it. It should be replaced before it fails permanently.</p> <p>The reader at the main gate LED doesn't come on until a valid card is presented. It should be red while not in use. Checked wiring and it was correct, so that reader should also be replaced, but it's not necessary.</p> <p>The second entry/ exit gate for the pool deck PTE wasn't working because the input was bad. Switched it to input 3 on the blade and in the system. Tested and working.</p> <p>Need parts. Customer asked for estimate for parts. Basketball gate reader is a full size and other gates are mullions</p> <p> null - null - Oct 7, 2023 1:20 PM</p> <p>The district manager called: they have a door where the reader is not working and they don't want to keep the door unsecure the whole weekend.They request an emergency service call. card reader at the tot lot Christina Newsome:)</p>

	Subtotal	\$787.50
	Sales Tax (0.0%)	\$0.00
	Total	\$787.50
	Payments/Credits	\$0.00
	Balance Due	\$787.50



November 19, 2023

Invoice Number: 2490284111923
Account Number: 8337 12 029 2490284
Security Code:
Service At:

12051 PRADERA RESERVE
BLVD PLHS
RIVERVIEW FL 33579-9323

Auto Pay Notice

NEWS AND INFORMATION

Contact Us

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

Summary

Service from 11/19/23 through 12/18/23
details on following pages

Previous Balance	167.97
Payments Received -Thank You!	-167.97
Remaining Balance	\$0.00
Spectrum Business™ Internet	167.97
Current Charges	\$167.97
<i>YOUR AUTO PAY WILL BE PROCESSED 12/05/23</i>	
Total Due by Auto Pay	\$167.97

NOV 27 2023
CASH ON HAND



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 11202023 NNNNNNNN 01 000366 0003

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

November 19, 2023

RESERVE AT PRADERA CDD

Invoice Number: 2490284111923
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: 2490284111923
Account Number: 8337 12 029 2490284
Security Code:

RESERVE AT PRADERA CDD

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

8337 1200 NO RP 19 11202023 NNNNNNNN 01 000986 0003

Charge Details

Previous Balance		167.97
EFT Payment	11/05	-167.97
Remaining Balance		\$0.00

Payments received after 11/19/23 will appear on your next bill.
Service from 11/19/23 through 12/18/23

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
	\$167.97
Spectrum Business™ Internet Total	\$167.97
Current Charges	\$167.97
Total Due by Auto Pay	\$167.87

Billing Information

Tax and Fees - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit spectrum.net/taxesandfees for more information.

Spectrum Terms and Conditions of Service - In accordance with the Spectrum Business Services Agreement, Spectrum services are billed on a monthly basis. Spectrum does not provide credits for monthly subscription services that are cancelled prior to the end of the current billing month.

Terms & Conditions - Spectrum's detailed standard terms and conditions for service are located at spectrum.com/policies.

Notice - Nonpayment of any portion of your cable television, high-speed data, and/or Digital Phone service could result in disconnection of any of your Spectrum provided services.

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

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

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



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 12/23

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	\$ 533.33	13411 Balm Riverview Rd Sign	53100	4301
211004654664	\$ 1,577.31	The Reserve at Pradera PH1B	53100	4301
211004654276	\$ 603.10	12051 Pradera Reserve Blvd PO	53100	4301
211004654458	\$ 489.62	12053 Pradera Reserve Blvd	53100	4301
211004654029	\$ 344.94	13309 Pradera Reserve Dr IR	53100	4301
211024076591	\$ 3,019.30	Pradera PH 4	53100	4301
Total	\$ 14,385.36			
Total By Code	4301	\$ 14,385.36	Utilities	

12/21/23



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


Statement Date: December 18, 2023

Amount Due:	\$2,125.75
Due Date:	January 08, 2024
Account #:	211004653369

Account Summary

Current Service Period: November 10, 2023 - December 12, 2023	
Previous Amount Due	\$2,125.75
Payment(s) Received Since Last Statement	-\$2,125.75
Current Month's Charges	\$2,125.75
Amount Due by January 08, 2024	
	\$2,125.75

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

Account #: 211004653369
Due Date: January 08, 2024

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

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

Amount Due:	\$2,125.75
Payment Amount:	\$ _____

648914920301

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.

6489149203012110046533690000002125750



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

Account #: 211004653369
Statement Date: December 18, 2023
Charges Due: January 08, 2024

Service Period: Nov 10, 2023 - Dec 12, 2023

Rate Schedule: Lighting Service

Charge Details

Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 33 days		
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
Lighting Charges		\$2,125.75

Total Current Month's Charges \$2,125.75

Important Messages

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

Contact Us

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

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


Statement Date: December 18, 2023

Amount Due:	\$1,168.36
Due Date:	January 08, 2024
Account #:	211004653575

Account Summary

Current Service Period: November 10, 2023 - December 12, 2023	
Previous Amount Due	\$1,168.36
Payment(s) Received Since Last Statement	-\$1,168.36
Current Month's Charges	\$1,168.36
Amount Due by January 08, 2024	\$1,168.36

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




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Account #: 211004653575
Due Date: January 08, 2024

Amount Due:	\$1,168.36
Payment Amount:	\$ _____

648914920302

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.

6489149203022110046535750000001168363



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

Account #: 211004653575
Statement Date: December 18, 2023
Charges Due: January 08, 2024

Service Period: Nov 10, 2023 - Dec 12, 2023

Rate Schedule: Lighting Service

Charge Details

Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 33 days		
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
Lighting Charges		\$1,168.36

Total Current Month's Charges **\$1,168.36**

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 Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- Phone**
 Toll Free: **866-689-6469**
- All Other Correspondences:**
 Tampa Electric
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 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:** 813-275-3909

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


Statement Date: December 18, 2023

Amount Due:	\$2,305.32
Due Date:	January 08, 2024
Account #:	221006977807

Account Summary

Current Service Period: November 10, 2023 - December 12, 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 January 08, 2024	
	\$2,305.32

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



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

Account #: 221006977807
Due Date: January 08, 2024

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

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

Amount Due:	\$2,305.32
Payment Amount:	\$ _____

655087722891

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.

6550877228912210069778070000002305325



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

Account #: 221006977807
Statement Date: December 18, 2023
Charges Due: January 08, 2024

Service Period: Nov 10, 2023 - Dec 12, 2023

Rate Schedule: Lighting Service

Charge Details

Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 33 days		
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
Lighting Charges		\$2,305.32

Total Current Month's Charges \$2,305.32

Important Messages

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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. Convenience fee will be charged.
- Phone**
 Toll Free: **866-689-6469**
- All Other Correspondences:**
 Tampa Electric
 P.O. Box 111
 Tampa, FL 33601-0111

Contact Us

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888-223-0800 (All Other Counties)
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RESERVE AT PRADERA COMM DEV DIST
THE RESERVE @ PRADERA PH2BLVD
RIVERVIEW, FL 33579-0000


Statement Date: December 18, 2023

Amount Due:	\$817.86
Due Date:	January 08, 2024
Account #:	221006978961

Account Summary

Current Service Period: November 10, 2023 - December 12, 2023	
Previous Amount Due	\$817.86
Payment(s) Received Since Last Statement	-\$817.86
Current Month's Charges	\$817.86
Amount Due by January 08, 2024	
	\$817.86

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

Account #: 221006978961
Due Date: January 08, 2024

Amount Due:	\$817.86
Payment Amount:	\$ _____

655087722894

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.

6550877228942210069789610000000817865



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

Account #: 221006978961
Statement Date: December 18, 2023
Charges Due: January 08, 2024

Service Period: Nov 10, 2023 - Dec 12, 2023

Rate Schedule: Lighting Service

Charge Details

Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 33 days		
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
Lighting Charges		\$817.86

Total Current Month's Charges \$817.86

Important Messages

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


Statement Date: December 18, 2023

Amount Due:	\$933.12
Due Date:	January 08, 2024
Account #:	221006978920

Account Summary

Current Service Period: November 10, 2023 - December 12, 2023	
Previous Amount Due	\$933.12
Payment(s) Received Since Last Statement	-\$933.12
Current Month's Charges	\$933.12
Amount Due by January 08, 2024	
	\$933.12

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



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Account #: 221006978920

Due Date: January 08, 2024

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

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

Amount Due:	\$933.12
Payment Amount:	\$ _____

655087722893

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.

6550877228932210069789200000000933124



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

Account #: 221006978920
Statement Date: December 18, 2023
Charges Due: January 08, 2024

Service Period: Nov 10, 2023 - Dec 12, 2023

Rate Schedule: Lighting Service

Charge Details

Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 33 days		
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
Lighting Charges		\$933.12

Total Current Month's Charges \$933.12

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Contact Us

- Online:** TampaElectric.com
- Phone:** 866-832-6249
- 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 AMENITY
RIVERVIEW, FL 33579-0000

Statement Date: December 18, 2023

Amount Due: \$467.35

Due Date: January 08, 2024

Account #: 221006978904

Account Summary

Current Service Period: November 10, 2023 - December 12, 2023

Previous Amount Due	\$467.35
Payment(s) Received Since Last Statement	-\$467.35
Current Month's Charges	\$467.35

Amount Due by January 08, 2024 \$467.35

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



Scan here to view your account online.



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



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

Account #: 221006978904

Due Date: January 08, 2024



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: \$467.35

Payment Amount: \$ _____

655087722892

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.

6550877228922210069789040000000467350



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

Account #: 221006978904
Statement Date: December 18, 2023
Charges Due: January 08, 2024

Service Period: Nov 10, 2023 - Dec 12, 2023

Rate Schedule: Lighting Service

Charge Details

Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 33 days		
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
Lighting Charges		\$467.35

Total Current Month's Charges \$467.35

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.

Lower bills starting January 2024
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Important Rate Information for Lighting Customers
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- Mail A Check**
Payments:
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 P.O. Box 31318
 Tampa, FL 33631-3318
 Mail your payment in the enclosed envelope.
- Credit or Debit Card**
 Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- Phone**
 Toll Free: **866-689-6469**
- All Other Correspondences:**
 Tampa Electric
 P.O. Box 111
 Tampa, FL 33601-0111

Contact Us

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- Phone:** 866-832-6249
- 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
 13411 BALM RIVERVIEW RD
 RIVERVIEW, FL 33579-9622

Statement Date: December 20, 2023

Amount Due:	\$533.33
Due Date:	January 10, 2024
Account #:	211004653823

Account Summary

Current Service Period: November 15, 2023 - December 14, 2023	
Previous Amount Due	\$309.28
Payment(s) Received Since Last Statement	-\$309.28
Current Month's Charges	\$533.33
Amount Due by January 10, 2024	\$533.33

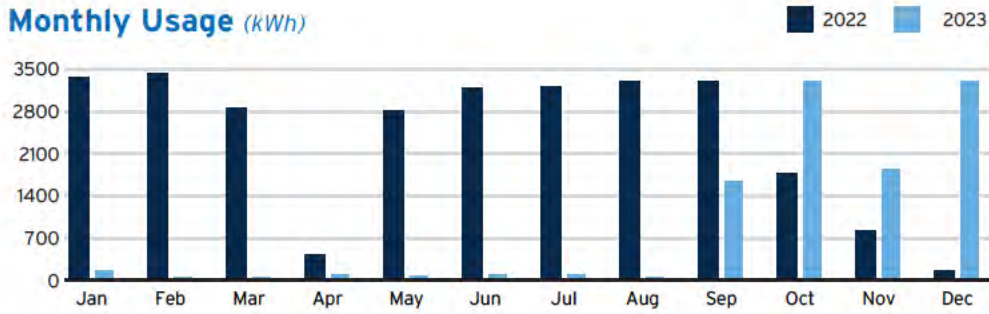
Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight

- Your average daily kWh used was **2100% higher** than the same period last year.
- Your average daily kWh used was **71.88% higher** than it was in your previous period.

Scan here to view your account online.

Monthly Usage (kWh)



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



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

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.

Account #: 211004653823
Due Date: January 10, 2024

Amount Due:	\$533.33
Payment Amount:	\$ _____

634100167590

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.

634100167590211004653823000000533334



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

Account #: 211004653823
Statement Date: December 20, 2023
Charges Due: January 10, 2024

Meter Read

Meter Location: Sgn

Service Period: Nov 15, 2023 - Dec 14, 2023

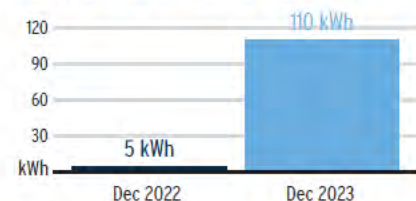
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000841112	12/14/2023	61,104	57,813		3,291 kWh	1	30 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
Energy Charge	3,291 kWh @ \$0.07990/kWh	\$262.95
Fuel Charge	3,291 kWh @ \$0.05239/kWh	\$172.42
Storm Protection Charge	3,291 kWh @ \$0.00400/kWh	\$13.16
Clean Energy Transition Mechanism	3,291 kWh @ \$0.00427/kWh	\$14.05
Storm Surcharge	3,291 kWh @ \$0.01061/kWh	\$34.92
Florida Gross Receipt Tax		\$13.33
Electric Service Cost		\$533.33

Avg kWh Used Per Day



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Total Current Month's Charges

\$533.33

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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

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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

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

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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


Statement Date: December 20, 2023

Amount Due:	\$1,577.31
Due Date: January 10, 2024	
Account #: 211004654664	

Account Summary

Current Service Period: November 15, 2023 - December 14, 2023	
Previous Amount Due	\$1,577.31
Payment(s) Received Since Last Statement	-\$1,577.31
Current Month's Charges	\$1,577.31
Amount Due by January 10, 2024	\$1,577.31

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

Account #: 211004654664
Due Date: January 10, 2024

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

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

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

634100167594

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.

6341001675942110046546640000001577313



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

Account #: 211004654664
Statement Date: December 20, 2023
Charges Due: January 10, 2024

Service Period: Nov 15, 2023 - Dec 14, 2023

Rate Schedule: Lighting Service

Charge Details

Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 30 days		
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
Lighting Charges		\$1,577.31

Total Current Month's Charges **\$1,577.31**

Important Messages

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 P.O. Box 31318
 Tampa, FL 33631-3318
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 Toll Free: **866-689-6469**
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 P.O. Box 111
 Tampa, FL 33601-0111

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

Statement Date: December 20, 2023

Amount Due:	\$603.10
Due Date:	January 10, 2024
Account #:	211004654276

Account Summary

Current Service Period: November 15, 2023 - December 14, 2023	
Previous Amount Due	\$572.09
Payment(s) Received Since Last Statement	-\$572.09
Current Month's Charges	\$603.10
Amount Due by January 10, 2024	\$603.10

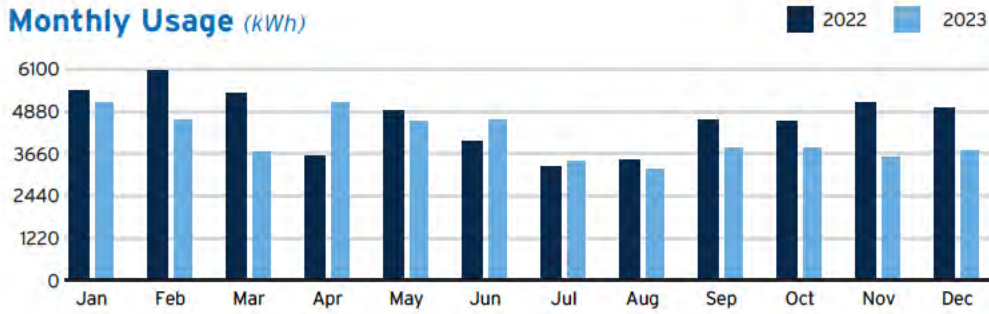
Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight

- Your average daily kWh used was **24.24% lower** than the same period last year.
- Your average daily kWh used was **2.46% 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

Share FEEL-GOOD ENERGY

Together we help brighten the holidays for those in need.

TampaElectric.com/Share



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

Account #: 211004654276
Due Date: January 10, 2024

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:	\$603.10
Payment Amount:	\$ _____

634100167592

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.

6341001675922110046542760000000603109



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

Account #: 211004654276
Statement Date: December 20, 2023
Charges Due: January 10, 2024

Meter Read

Meter Location: PO

Service Period: Nov 15, 2023 - Dec 14, 2023

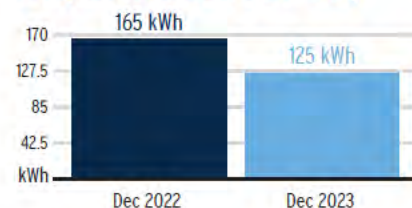
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000489694	12/14/2023	90,926	87,185	3,741 kWh	1	30 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
Energy Charge	3,741 kWh @ \$0.07990/kWh	\$298.91
Fuel Charge	3,741 kWh @ \$0.05239/kWh	\$195.99
Storm Protection Charge	3,741 kWh @ \$0.00400/kWh	\$14.96
Clean Energy Transition Mechanism	3,741 kWh @ \$0.00427/kWh	\$15.97
Storm Surcharge	3,741 kWh @ \$0.01061/kWh	\$39.69
Florida Gross Receipt Tax		\$15.08
Electric Service Cost		\$603.10

Avg kWh Used Per Day



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Total Current Month's Charges \$603.10

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P.O. Box 31318
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RESERVE AT PRADERA COMM DEV DIST
 RESERVE AT PRADERA CDD
 12053 PRADERA RESERVE BLVD
 RIVERVIEW, FL 33579-0000

Statement Date: December 20, 2023

Amount Due:	\$489.62
Due Date:	January 10, 2024
Account #:	211004654458

Account Summary

Current Service Period: November 15, 2023 - December 14, 2023	
Previous Amount Due	\$473.96
Payment(s) Received Since Last Statement	-\$473.96
Current Month's Charges	\$489.62
Amount Due by January 10, 2024	\$489.62

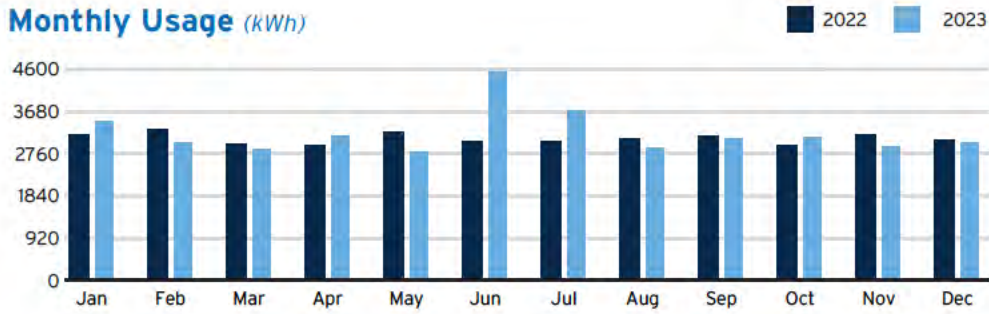
Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight

- Your average daily kWh used was **.99% lower** than the same period last year.
- Your average daily kWh used was **0% higher** than it was in your previous period.

Scan here to view your account online.

Monthly Usage (kWh)



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

Share FEEL-GOOD ENERGY

Together we help brighten the holidays for those in need.

TampaElectric.com/Share



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

Account #: 211004654458
Due Date: January 10, 2024

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:	\$489.62
Payment Amount:	\$ _____

634100167593

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.

6341001675932110046544580000000489626



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

Account #: 211004654458
Statement Date: December 20, 2023
Charges Due: January 10, 2024

Meter Read

Service Period: Nov 15, 2023 - Dec 14, 2023

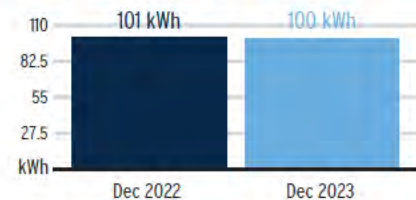
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000489693	12/14/2023	32,171	29,162		3,009 kWh	1	30 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
Energy Charge	3,009 kWh @ \$0.07990/kWh	\$240.42
Fuel Charge	3,009 kWh @ \$0.05239/kWh	\$157.64
Storm Protection Charge	3,009 kWh @ \$0.00400/kWh	\$12.04
Clean Energy Transition Mechanism	3,009 kWh @ \$0.00427/kWh	\$12.85
Storm Surcharge	3,009 kWh @ \$0.01061/kWh	\$31.93
Florida Gross Receipt Tax		\$12.24
Electric Service Cost		\$489.62

Avg kWh Used Per Day



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Total Current Month's Charges

\$489.62

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Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

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

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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
 13309 PRADERA RESERVE DR
 RIVERVIEW, FL 33579-0000

Statement Date: December 20, 2023

Amount Due:	\$344.94
Due Date:	January 10, 2024
Account #:	211004654029

Account Summary

Current Service Period: November 15, 2023 - December 14, 2023	
Previous Amount Due	\$329.61
Payment(s) Received Since Last Statement	-\$329.61
Current Month's Charges	\$344.94
Amount Due by January 10, 2024	\$344.94

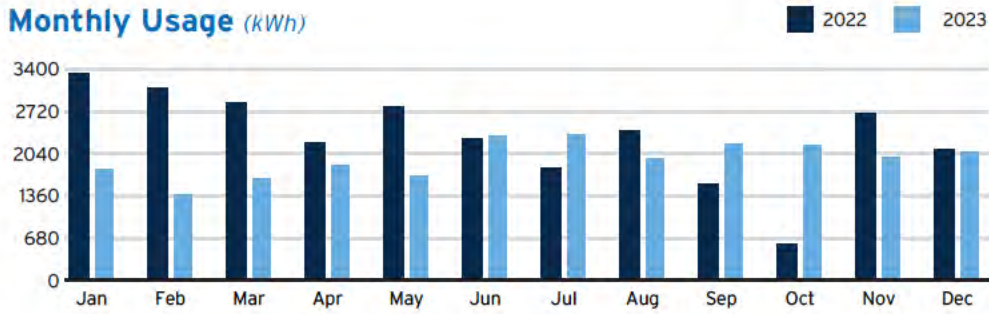
Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight

- Your average daily kWh used was **1.43% lower** than the same period last year.
- Your average daily kWh used was **1.47% 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

Share FEEL-GOOD ENERGY
 Together we help brighten the holidays for those in need.
TampaElectric.com/Share



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 to enroll now.

Account #: 211004654029
Due Date: January 10, 2024

Amount Due:	\$344.94
Payment Amount:	\$ _____

634100167591

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.

634100167591211004654029000000344949



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

Account #: 211004654029
Statement Date: December 20, 2023
Charges Due: January 10, 2024

Meter Read

Meter Location: IR

Service Period: Nov 15, 2023 - Dec 14, 2023

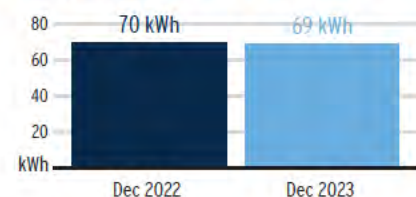
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000851388	12/14/2023	54,795	52,719	2,076 kWh	1	30 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
Energy Charge	2,076 kWh @ \$0.07990/kWh	\$165.87
Fuel Charge	2,076 kWh @ \$0.05239/kWh	\$108.76
Storm Protection Charge	2,076 kWh @ \$0.00400/kWh	\$8.30
Clean Energy Transition Mechanism	2,076 kWh @ \$0.00427/kWh	\$8.86
Storm Surcharge	2,076 kWh @ \$0.01061/kWh	\$22.03
Florida Gross Receipt Tax		\$8.62
Electric Service Cost		\$344.94

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

\$344.94

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

Online:

TampaElectric.com

Phone:

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

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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



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

Statement Date: December 18, 2023

Amount Due: \$3,019.30

Due Date: January 08, 2024

Account #: 211024076591

Account Summary

Current Service Period: November 10, 2023 - December 12, 2023

Previous Amount Due	\$3,099.29
Payment(s) Received Since Last Statement	-\$3,099.29
Miscellaneous Credits	-\$79.99
Credit balance after payments and credits	-\$79.99
Current Month's Charges	\$3,099.29

Amount Due by January 08, 2024 \$3,019.30

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



Scan here to view your account online.



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



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

Account #: 211024076591

Due Date: January 08, 2024



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: \$3,019.30

Payment Amount: \$ _____

622989067432

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.

6229890674322110240765910000003019303



Service For:
 PRADERA PH 4
 RIVERVIEW, FL 33579

Account #: 211024076591
Statement Date: December 18, 2023
Charges Due: January 08, 2024

Service Period: Nov 10, 2023 - Dec 12, 2023

Rate Schedule: Lighting Service

Charge Details

Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 33 days		
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
Lighting Charges		\$3,099.29

Total Current Month's Charges **\$3,099.29**

Miscellaneous Credits	
Interest for Cash Security Deposit - Electric	-\$79.99
Total Current Month's Credits	-\$79.99

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.

Change in Deposit Interest. This billing statement reflects a credit of 2 percent interest. This account has had an active deposit for 23 months and, in accordance with the Florida Public Service Commission rules, the interest rate on the deposit for this account has increased to 3 percent going forward.

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

Ways To Pay Your Bill

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

Contact Us

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

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Tampa Bay Times

tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
10/ 1/23		RESERVE AT PRADERA CDD	
Billing Date	Sales Rep	Customer Account	
10/01/2023	Jean Mitotes	44891	
Total Amount Due		Ad Number	
\$675.00		0000307444	

PAYMENT DUE UPON RECEIPT

OCT 10 2023

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
10/01/23	10/01/23	0000307444	Times	Legals CLS	Notice of Fiscal Year 2023/2024 Meeting Sch	1	2x62 L	\$671.00
10/01/23	10/01/23	0000307444	Tampabay.com	Legals CLS	Notice of Fiscal Year 2023/2024 Meeting Sch AffidavitMaterial	1	2x62 L	\$0.00 \$4.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates		Advertiser Name	
10/ 1/23		RESERVE AT PRADERA CDD	
Billing Date	Sales Rep	Customer Account	
10/01/2023	Jean Mitotes	44891	
Total Amount Due		Ad Number	
\$675.00		0000307444	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

RESERVE AT PRADERA CDD
ATTN: RIZETTA
3434 COLWELL AVE STE 200
TAMPA, FL 33614

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396

Tampa Bay Times
Published Daily **OCT 10 2023**

STATE OF FLORIDA
COUNTY OF Hillsborough

} ss

Before the undersigned authority personally appeared **Jean Mitotes** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Notice of Fiscal Year 2023/2024 Meeting Schedule** was published in said newspaper by print in the issues of: **10/ 1/23** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Hillsborough** County, Florida and that the said newspaper has heretofore been continuously published in said **Hillsborough** County, Florida each day and has been entered as a second class mail matter at the post office in said **Hillsborough** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



Signature Affiant

Sworn to and subscribed before me this **10/01/2023**



Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____

NOTICE OF PUBLIC MEETING DATES
RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors (the "Board") of the Reserve at Pradera Community Development District (the "District") will hold its regular meetings for Fiscal Year 2023/2024 at 10:30 A.M. at the Riverview Public Library, located at 9951 Balm Riverview Rd, Riverview, Florida 33578. Except for the dates bolded below (November, January, May, June, and August meetings will convene at *6:00 P.M.) The schedule is as follows:

- October 26, 2023
- November 16, 2023***
- December 28, 2023
- January 25, 2024***
- February 22, 2024
- March 28, 2024
- April 25, 2024
- May 23, 2024***
- June 27, 2024***
- July 25, 2024
- August 22, 2024***
- September 26, 2024

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The meetings may be continued in progress without additional notice to a date, time, and location to be stated on the record.

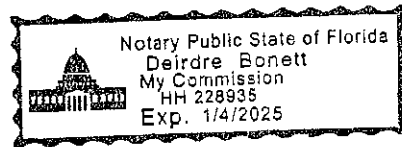
A copy of the agenda may be obtained at the offices of the District Manager, Rizzetta & Company Inc., located at 2700 S. Falkenburg Road, Suite 2745, by phone at (813) 533-2950, during normal business hours, by email at cnewsome@rizzetta.com, or on the District website, www.reserveatpraderacdd.org.

There may be occasions when one or more Supervisors will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at least forty-eight (48) hours before the meeting by contacting the District Manager (813) 533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service at # 7-1-1, who can aid you in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same 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 CDD
Christina Newsome, District Manager
Run Date: 10/01/2023

0000307444



Tampa Bay Times
Published Daily

OCT 10 2023

STATE OF FLORIDA
COUNTY OF Hillsborough

} ss

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- May 23, 2024***
- June 27, 2024***
- July 25, 2024
- August 22, 2024***
- September 26, 2024

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The meetings may be continued in progress without additional notice to a date, time, and location to be stated on the record.

A copy of the agenda may be obtained at the offices of the District Manager, Rizzetta & Company Inc., located at 2700 S. Falkenburg Road, Suite 2745, by phone at (813) 533-2950, during normal business hours, by email at cnewsome@rizzetta.com, or on the District website, www.reserveatpraderacdd.org.

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Reserve at Pradera CDD
Christina Newsome, District Manager
Run Date: 10/01/2023

0000307444

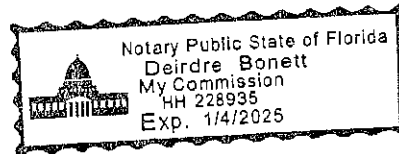
Signature Affiant

Sworn to and subscribed before me this 10/01/2023

Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____



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

he Reserve At Pradera CDD

Invoice details

Invoice no.: 6148
Terms: Due on receipt
Invoice date: 11/01/2023
Due date: 11/01/2023

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

Note to customer

Thank you for your business.

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

he Reserve At Pradera CDD

Invoice details

Invoice no.: 6255
Terms: Due on receipt
Invoice date: 12/01/2023
Due date: 12/01/2023

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

Note to customer

Thank you for your business.

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.: 6277
Terms: Due on receipt
Invoice date: 12/11/2023
Due date: 12/11/2023

#	Date	Product or service	SKU	Qty	Rate	Amount
1.		Pressure Wash Pressure wash mailbox kiosk area. Remove webs			\$300.00	\$300.00

Subtotal \$300.00

Sales tax \$21.00

Total \$321.00

\$300.00

Note to customer

Thank you for your business.

Tab 2

RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA

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

WWW.RESERVEATPRADERACDD.ORG

Operation and Maintenance Expenditures January 2024 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from January 1, 2024 through January 31, 2024. This does not include expenditures previously approved by the Board.

The total items being presented: **\$34,999.33**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Reserve at Pradera Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2024 Through January 31, 2024

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Advanced Aquatic Services, Inc.	100275	10552205	Pond Maintenance 01/24	\$ 2,345.00
Burr & Forman, LLP	100290	1447161	Legal Services 12/23	\$ 490.00
Fields Consulting Group, LLC	100287	3244	Signage Installation 01/24	\$ 125.00
HomeTeam Pest Defense, Inc.	100276	97617511	Pest Control Services 12/23	\$ 190.00
HomeTeam Pest Defense, Inc.	100278	98257879	Pest Control Services - Sentricon Monitoring AA 01/24	\$ 40.00
HomeTeam Pest Defense, Inc.	100281	98261303	Pest Control Services 01/24	\$ 100.00
Innersync Studio, Ltd	100279	21924	Website Services 01/24	\$ 384.38
IPFS Corporation	100285	GAA-D41274 Payment 4 of 11	Insurance Installments Pmt#4 01/24	\$ 1,381.49
Jerry Richardson Trapper	100288	1850	Wildlife Services 01/24	\$ 1,100.00
Landscape Maintenance Professionals, Inc.	100277	180886	Monthly Landscaping 01/24	\$ 15,117.91
Landscape Maintenance Professionals, Inc.	100282	181049	Pest Control Services 12/23	\$ 500.00
Rizzetta & Company, Inc.	100274	INV0000086433	District Management Services 01/24	\$ 4,770.58
Rizzetta & Company, Inc.	100286	INV0000086358	Annual Dissemination Services 01/24	\$ 5,000.00

Reserve at Pradera Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2024 Through January 31, 2024

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Securiteam, Inc.	100284	14124122223	Service Call 01/03/23	\$ 1,050.00
Securiteam, Inc.	100284	17788	Software Support Renewal 01/24	\$ 520.00
Spectrum	ACH	2490284121923	Internet Service 12/23	\$ 167.97
Times Publishing Company	100283	0000312475 10/18/23	Legal Advertising 10/23	\$ 342.00
Times Publishing Company	100289	0000325664 01/17/24	Legal Advertising 01/24	\$ 325.00
Total Community Maintenance, LLC	100280	6323	Monthly Cleaning & Maintenance 01/24	\$ <u>1,050.00</u>
<u>Report Total</u>				<u>\$ 34,999.33</u>

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

1/1/2024
10552205
\$2,345.00

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

Due Date
Net 30
1/31/2024

Monthly Pond Maintenance. 2,262.00
THE INVOICE DATE ABOVE INDICATES MONTH SERVICES WILL BE PERFORMED

Quarterly Fountain Maintenance Billed Monthly. 83.00

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

RECEIVED
12/22/23

\$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

24 Jan 2024
Invoice # 1447161
Bill Atty: S. Steady
As of 12/31/23

0026855 RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT
0000001 General Governmental Matters

BILL SUMMARY THROUGH DECEMBER 31, 2023

Professional Services	\$490.00
TOTAL DUE THIS BILL	\$490.00

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

24 Jan 2024
Invoice # 1447161
Page 2

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

24 Jan 2024
Invoice # 1447161
Bill Atty: S. Steady
As of 12/31/23

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>
12/19/23	Review statute and emails and send an email to the Board regarding the canceled meeting; follow-up email to Board member; call with Manager to coordinate.	SIS	1.00	\$350.00
12/20/23	Follow-up emails to Board members regarding Chair's authority.	SIS	0.40	\$140.00
		Total Services	1.40	\$490.00
	Total Services and Disbursements			<u>\$490.00</u>
	TOTAL NOW DUE			<u><u>\$490.00</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	1.40	\$490.00
TOTALS			1.40	\$490.00



11749 Crestridge Loop
Trinity, FL 34655



Invoice

Date	Invoice #
1/18/2024	3244

Bill To
Rizzetta & Company Reserve at Pradera CDD Attn:Christina Newsome 3434 Colwell Ave, Suite 200 Tampa, FL 33614

P.O. No.	Terms

Item	Description	Qty	Rate	Amount
Printing & Reprod...	"Conservation Area" (12x18) metal sign with reflective black and white. Includes the installation with (1) short 7-ft galvanized u-channel post.	1	125.00	125.00

Subtotal	\$125.00
Sales Tax (7.0%)	\$0.00
Total	\$125.00
Payments/Credits	\$0.00
Balance Due	\$125.00

Phone #	Fax #	E-mail
(727) 480-6514		fieldsconsultinggroup@yahoo.com



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

Service Slip / Invoice

INVOICE:	97617511
DATE:	12/20/23
ORDER:	97617511

Bill-To: [3948613]
 Reserve at Pradera CDD
 12051 Pradera Reserve Blvd
 Riverview, FL 33579

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

Work Date	Time	Target Pest	Technician	Lot/Block	Time In
12/20/23	07:16 AM		DLNASCHE		
Purchase Order	Terms	Last Service	Map Code	Sub/Dev	Time Out
	DUE UPON RECEIPT	12/20/23	NA	N/A	

Service	Description	Amount
PS	Pest Control Service	\$190.00
<p>Hi, Mr/Ms ReserveToday's 6-Point Advantage Service:1. Inspected the exterior of your home to identify potential pest problems 2. Removed and treated cobwebs and wasps nests within reach3. Injected the Taexx built-in pest control system4. Treated pest entry points around doors and windows5. Applied pest control materials around the outside perimeter of your home.6. Provided this detailed service report. Today's Service Comments: Today I treated your home for your quarterly pest service. I did treat the entire pavilion areas for spiders. I also removed a bunch of spider eggs sacks from the pavilion areas. I did remove one wasp nest on the left-hand side of the pavilion that contains the swimming pool. Because of today's service you may find dead or dying bugs in the next 3 to 5 days. If you have any concerns, please contact our office. Thank you, Dan.Curbside Call was completed no contact Thank you for choosing HomeTeam Pest Defense as your service provider. Your next scheduled service month will be in March 2024.....</p>		
SUBTOTAL		\$190.00
TAX		\$0.00
TOTAL		\$190.00
AMT. PAID		\$0.00
BALANCE		\$190.00

RECEIVED
 12/21/23



TECHNICIAN SIGNATURE

* Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection. I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.

PLEASE PAY FROM THIS INVOICE

Customer Unavailable to Sign
 CUSTOMER SIGNATURE

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

Service Slip / Invoice

INVOICE:	98257879
DATE:	01/01/24
ORDER:	

Bill-To: [3948613]
 Reserve at Pradera CDD
 12051 Pradera Reserve Blvd
 Riverview, FL 33579

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

Work Date	Time	Target Pest	Technician	Lot/Block	Time In
01/01/24			DLNASCHE		
Purchase Order	Terms	Last Service	Map Code	Sub/Dev	Time Out
	DUE UPON RECEIPT	01/03/24	NA	N/A	

Service	Description	Amount
TBSMAA	Sentricon Monitoring AA	\$40.00
SUBTOTAL		\$40.00
TAX		\$0.00
TOTAL		\$40.00
AMT. PAID		\$0.00
BALANCE		\$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
Riverview, FL 33578
813-437-6591

Service Slip / Invoice

INVOICE: 98261303
DATE: 01/03/24
ORDER: 98261303

Bill-To: [3948613]
Reserve at Pradera CDD
12051 Pradera Reserve Blvd
Riverview, FL 33579

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

Work Date	Time	Target Pest	Technician	Lot/Block	Time In
01/03/24	07:23 AM		DLNASCHE		
Purchase Order	Terms	Last Service	Map Code	Sub/Dev	Time Out
	DUE UPON RECEIPT	01/03/24	NA	N/A	

Service	Description	Amount
MS	Rodent Service - Ongoing	\$100.00

Hi Mr/Ms . Reserve. Today I inspected and replenished the bait on 4 rodent stations around your home. This fresh bait will help keep rodents from becoming a nuisance around your home. Thank you for choosing HomeTeam as your pest service provider. Your next scheduled service will be in April 2024

SUBTOTAL	\$100.00
TAX	\$0.00
TOTAL	\$100.00
AMT. PAID	\$0.00
BALANCE	\$100.00

RECEIVED
01/04/24



TECHNICIAN SIGNATURE

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

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

PLEASE PAY FROM THIS INVOICE

Customer Unavailable to Sign
CUSTOMER SIGNATURE



INVOICE

BILL TO

Reserve at Pradera CDD
12750 Citrus Park Lane
Tampa, FL 33625

INVOICE # 21924

DATE 01/01/2024

DUE DATE 01/16/2024

TERMS Net 15

DESCRIPTION	AMOUNT
CDD Website Services - Hosting, support and training	150.00
CDD Ongoing PDF Accessibility Compliance Service	234.38
<hr/>	
Quarterly service	BALANCE DUE
	\$384.38

IPFS CORPORATION
 P.O. BOX 412086
 KANSAS CITY, MO 64141-2086
 PHONE: (800)584-9969 - FAX: (770)225-2866
 ipfs.com

NOTICE OF PAYMENT DUE		
DATE MAILED	ACCOUNT NUMBER	DUE DATE
01/12/24	GAA-D41274	02/01/24

FOR QUESTIONS, PLEASE CALL: (800)584-9969

IMPORTANT

To protect your account please make sure that your payment is made on or before the payment due date shown by 5:00 PM Central Time

MAKE CHECK OR MONEY ORDER PAYABLE to IPFS CORPORATION and return the payment and this notice to the address shown on coupon.

Go Green!

Register for eForms today. Instead of paper bills and documents, you'll receive email notices from IPFS Corporation. Visit us at ipfs.com to learn more.



1-0.1600 00000D9RPBGRW 1/1 BIN:0 0-425

RESERVE AT PRADERA CDD
 RIZETTA & COMPANY
 3434 COLWELL AVE., STE 200
 TAMPA, FL 33614

RECEIVED
 01/12/2024

CURRENT BALANCE	PAYMENT DUE
\$11,051.92	\$1,381.49

PLEASE MAKE ALL PAYMENTS TO ONE OF THE ADDRESSES NOTED BELOW.

To ensure proper credit, please send the coupon below with your payment and write your account number on your check.

Please see the coupon for the overnight, priority, or other special delivery address. Do not use the P.O. Box address for these services as it may cause a delay in receipt.

Make payments, view account information or register for eForms at ipfs.com.

First time users please use access code **L99JM3DAW** to register.

DETACH HERE

Written notations on this coupon will NOT be received.
 To ensure proper credit, include coupon with payment.

PREBIL (10/16) Copyright 2018 IPFS Corporation

RESERVE AT PRADERA CDD
 RIZETTA & COMPANY
 3434 COLWELL AVE., STE 200
 TAMPA, FL 33614

PAYMENT COUPON		
PAYMENT NO.	ACCOUNT NUMBER	DUE DATE
4	GAA-D41274	02/01/24

PAYMENT DUE: \$1,381.49
 OUTSTANDING FEES DUE: \$0.00
 PAST DUE AMOUNT: \$0.00

For any overnight or priority delivery, please mail to:
 IPFS CORPORATION
 1055 BROADWAY
 11TH FLOOR
 KANSAS CITY, MO 64105

PAYMENT DUE:

IF RECEIVED AFTER 02/06/24
 5:00 PM CENTRAL TIME

A LATE FEE WILL APPLY \$69.07

PLEASE PAY THIS AMOUNT

MAKE CHECK PAYABLE AND REMIT TO:
IPFS CORPORATION
P.O. BOX 730223

GAA0D412741 00001450561

1-0.1600 00000D9RPBGRW 1/1 BIN:0 0-425

INVOICE

State Wildlife Trapper
2103 w rio vista ave
Tampa, FL 33603

trapperjerry@gmail.com
813-390-9578



Reserve at Pradera CDD

Bill to

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

Invoice details

Invoice no.: 1850
Terms: Net 15
Invoice date: 01/16/2024
Due date: 01/31/2024

#	Date	Product or service	SKU	Qty	Rate	Amount
1.		State Wildlife Trapping Service for January 2024 2 cameras & 1 Trap on property. LTD Hogs removed: 61 YTD Hogs removed: 4 MTD Hogs removed: 4 Note: We are doing everything possible to manage the hog population on your property.		1	\$1,100.00	\$1,100.00

Total **\$1,100.00**

Note to customer

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.



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

Invoice

Date	Invoice #
1/1/2024	180886

Bill To:
The Reserve at Pradera CDD c/o Rizzetta & Company 3434 Colwell Ave, Suite 200 Tampa, FL 33614

Property Information

Services for the month of January 2024

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

RECEIVED
12/26/23

			Total	\$15,117.91
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	\$0.00
	Net 30	1/31/2024	Balance Due	\$15,117.91



Invoice

Date	Invoice #
12/30/2023	181049

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

Bill To:
The Reserve at Pradera CDD c/o Rizzetta & Company 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

Dec. 2023	Total	\$500.00
------------------	--------------	-----------------

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	\$0.00
	Net 30	1/29/2024	Balance Due	\$500.00

RECEIVED
 01/04/24

W.O. Date : 12/21/2023

Property:	Reserve @ Pradera CDD		
Address:	12501 Pradera Reserve Blvd, Riverview Fl 33579		
Tech:	Nelson Calderon	License #:	JE 186565
Helper:	Adolfo Vega	License #:	JE344314
		License #:	

Requested By:	David Mason
Department:	Fert & Pest
Truck #:	100
Start Time:	7:45 am
End Time:	2:55 pm

Work To Be Done

QTY	Product	Rate	EPA #
990 oz	Gator perform k Select 0-0-29 #91334	10 oz	N/A
297	Gator Perform Mag-Nite 7-0-0 #90117	3 oz	N/A
99	Avenue South	1.5 oz	2217-996
49.5	Basagran	.75 oz	7969-326
26.4	Triple Crown T&O	.8 oz Turf - .23 oz Orn	279-3456
2 oz	Advion	.03 Lbs	100-1481
79.2	Eagle		

330
99
49.5
24.75

Other Comments or Special Instructions

1)
2) Complete
3)
4)
5)
6)
7)
8)
9)
10)

Tech Signature: Nelson Calderon
 Manager Signature: David Mason

Completed Date: 12-21-23
 Date: _____

Backpack Sprayer = 4 gallons 1 gallon equals 1000 sq ft
 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

W.O. Date: 12/21/2023

Property:	Reserve @ Pradera CDD		
Address:	12501 Pradera Reserve Blvd, Riverview Fl 33579		
Tech:	Anthony Carter	License #:	JE344313
Helper:		License #:	
		License #:	

Requested By:	David Mason
Department:	Fert & Pest
Truck #:	85
Start Time:	7:45 a.m.
End Time:	2:50 p.m.

Work To Be Done

QTY	Product	Rate	EPA #
973.5	Gator perform k Select 0-0-29 #91334	10 oz	N/A
292.05	Gator Perform Mag-Nite 7-0-0 #90117	3 oz	N/A
146	Avenue South	1.5 oz	2217-996
73	Basagran	.75 oz	7969-326
	Triple Crown T&O	.8 oz Turf - .23 oz Orn	279-3456
	Advion	.03 Lbs	100-14811

230
 99
 49
 24
 1-
 7.59

Other Comments or Special Instructions

- 1) Turf weed only basagran & avenue south
- 2)
- 3)
- 4)
- 5)
- 6)
- 7)
- 8)
- 9)
- 10)

Tech Signature: 

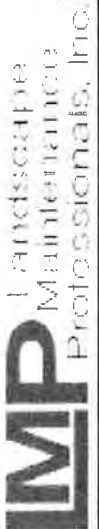
Manager Signature: David Mason

Completed Date: 12/21/23

Date: _____

Backpack Sprayer = 4 gallons	1 gallon equals 1000 sq ft
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	Sotero Ramos	Date	12/15/23
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		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 Manyrhin*

Operator signature

Application Record



Property		Auner Lopez		Date	12/15/23
Reserve at Padera CDD		License # JE 243116		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 #	56
Completed					
Products Used	Active Ingredients	Application Rate	Total Used	EPA #	Method
Round Up Quick Pro	Glyphosate - Diquat	1.5 oz -1 gal	Round up	524-535	
Round Up Quick Pro	Glyphosate - Diquat	1.5 oz -1 gal	Water	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: *[Signature]*

W.O. Date: 12/8/2023

Property:	Reserve @ Pradera CDD		
Address:	12501 Pradera Reserve Blvd, Riverview FL 33579		
Tech:	Nelson Calderon	License #:	JE 186565
Helper:	Adolfo Vega	License #:	JE344314
		License #:	

Requested By:	David Mason
Department:	Fert & Pest
Truck #:	100
Start Time:	11:15 am
End Time:	2:30 pm

Work To Be Done

Treat Muhly grass for scale

QTY	Product	Rate	EPA #
50 a	Biffen XTS	0.3 Turf -1.28 Orn	53883-189

Other Comments or Special Instructions

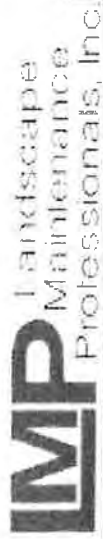
1)	<i>Complete</i>
2)	
3)	
4)	
5)	
6)	
7)	
8)	
9)	
10)	

Tech Signature: Nelson Calderon
 Manager Signature: David Mason

Completed Date: 12-8-23
 Date: _____

Backpack Sprayer = 4 gallons 1 gallon equals 1000 sq ft
 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	Miguel Jesus Martinez	Date	12/1/23
Reserve at Padera CDD		License #	JF 329515	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 #	114 81
Products Used	Active Ingredients	Completed	Total Used	EPA #	Method
Round Up Quick Pro	Glyphosate - Diquat			524-535	
Round Up Quick Pro	Glyphosate - Diquat			524-535	
Round Up Quick Pro	Glyphosate - Diquat			524-535	
Round Up Quick Pro	Glyphosate - Diquat			524-535	
Round Up Quick Pro	Glyphosate - Diquat			524-535	
Round Up Quick Pro	Glyphosate - Diquat			524-535	
Round Up Quick Pro	Glyphosate - Diquat			524-535	
Round Up Quick Pro	Glyphosate - Diquat			524-535	
Round Up Quick Pro	Glyphosate - Diquat			524-535	
Round Up Quick Pro	Glyphosate - Diquat			524-535	
Round Up Quick Pro	Glyphosate - Diquat			524-535	
Round Up Quick Pro	Glyphosate - Diquat			524-535	
Round Up Quick Pro	Glyphosate - Diquat			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 Manfain*

Operator signature

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

Invoice

Date	Invoice #
1/1/2024	INV0000086433

Bill To:

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

Services for the month of	Terms	Client Number
January	Upon Receipt	00224

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,670.75	\$1,670.75
Administrative Services	1.00	\$389.83	\$389.83
Financial & Revenue Collections	1.00	\$334.17	\$334.17
Landscape Consulting Services	1.00	\$800.00	\$800.00
Management Services	1.00	\$1,475.83	\$1,475.83
Website Compliance & Management	1.00	\$100.00	\$100.00
		Subtotal	\$4,770.58
		Total	\$4,770.58

RECEIVED
 12/22/23

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

Invoice

Date	Invoice #
1/1/2024	INV0000086358

Bill To:

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

Services for the month of	Terms	Client Number
January	Upon Receipt	00224

Description	Qty	Rate	Amount
Annual Dissemination Services	1.00	\$5,000.00	\$5,000.00
Subtotal			\$5,000.00
Total			\$5,000.00

RECEIVED
 12/22/23



A Security & Technology Company

Tampa, FL 33613

Phone: 813-909-7775

Invoice

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

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

Date	Invoice #	P.O. No.	Terms	Due Date
01/03/2024	14124122223		Net 30	02/02/2024

QTY	Description
6	<p>Service Labor - 1 hour minimum (ahartman - Andrew Hartman - Dec 22, 2023 11:35 AM Set network information in Araknis router and got everything up and on OVRC. Emailed R to get DNS for the customer, checked ports and was able to connect with the public IP and port.</p> <p>Tested all gates, readers and PTE buttons. Replaced Basketball court reader and got that gate working also.</p> <p>Emailed office about power/UPS issue. CB is quoting new equipment and to add UPS if not already in quote.</p> <p>Tested and working. See pictures</p> <p>ahartman - Andrew Hartman - Dec 20, 2023 7:00 PM Set up WAN and LAN on Araknis router, DMZ spectrum router and changed IP info in S2 to match subnet. Spectrum router kept cutting out on its own afterwards and not getting any Ethernet connection from Araknis router. Tried different settings, etc. reset network devices several times and attempted to add router to ovrc but had issues.</p> <p>Will need to return to work out network issues. Envera has camera and firewall installed in spectrum router also. Need to replace the basketball court reader to get that gate working and need to return with a replacement reader. Need to get DDNS information for customer to connect to S2 remotely or need to have DDNS set up for them if there isn't one.</p> <p>DanielG - Daniel Gainza - 12/20/2023 12:46:30 PM -</p> <p>The new spectrum information was provided. Please set the router and ports.</p> <p>Gateway IP: 97.76.54.9</p>

	Subtotal
	Sales Tax (0.0%)
	Total
	Payments/Credits
	Balance Due



A Security & Technology Company

Tampa, FL 33613

Phone: 813-909-7775

Invoice

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

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

Date	Invoice #	P.O. No.	Terms	Due Date
01/03/2024	14124122223		Net 30	02/02/2024

QTY	Description
	Subnet Mask: 255.255.255.248 First IP: 97.76.54.10 Last IP: 97.76.54.14 DNS1: 209.18.47.61 DNS2: 209.18.47.62 DNS3: 209.18.47.63)

	Subtotal	\$1,050.00
	Sales Tax (0.0%)	\$0.00
	Total	\$1,050.00
	Payments/Credits	\$0.00
	Balance Due	\$1,050.00





A Security & Technology Company

Tampa, FL 33613
Phone: 813-909-7775

Invoice

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

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

P.O. No.	Date	Invoice #	Due Date	Acct #
	01/01/2024	17788	01/31/2024	

Qty	Description
	Annual Software Support Agreement for 2/1-1/31
	A software support agreement is recommended to keep your system up to date with the latest patches and feature upgrades. An S2 software support agreement includes:
1	Annual Silver Support Agreement includes: * 24/7/365 Remote Support * Free Software/Firmware Updates * S2 Engineering Support

NET 30	Subtotal	\$520.00
	Sales Tax (0.0%)	\$0.00
	Total	\$520.00
	Balance Due	\$520.00



December 19, 2023

Auto Pay Notice

Invoice Number: 2490284121923
Account Number: 8337 12 029 2490284
Security Code:
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

Summary

Service from 12/19/23 through 01/18/24
details on following pages

Previous Balance	167.97
Payments Received -Thank You!	-167.97
Remaining Balance	\$0.00
Spectrum Business™ Internet	167.97
Current Charges	\$167.97
<i>YOUR AUTO PAY WILL BE PROCESSED 01/05/24</i>	
Total Due by Auto Pay	\$167.97

RECEIVED
DEC 27 2023



Thank you for choosing Spectrum Business.

We appreciate your prompt payment and value you as a customer.

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



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 NO RP 19 12202023 NNNNNNNN 01 001017 0003

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

December 19, 2023

RESERVE AT PRADERA CDD

Invoice Number: 2490284121923
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



RESERVE AT PRADERA CDD
Invoice Number: 2490284121923
Account Number: 8337 12 029 2490284
Security Code:

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

8633 2390 NO RP 19 12202023 NNNNNNNN 01 001017 0003

Charge Details

Previous Balance		167.97
EFT Payment	12/05	-167.97
Remaining Balance		\$0.00

Payments received after 12/19/23 will appear on your next bill.

Service from 12/19/23 through 01/18/24

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
	\$167.97

Spectrum Business™ Internet Total \$167.97

Current Charges \$167.97

Total Due by Auto Pay \$167.97

Billing Information

Tax and Fees - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit spectrum.net/taxesandfees for more information.

Spectrum Terms and Conditions of Service - In accordance with the Spectrum Business Services Agreement, Spectrum services are billed on a monthly basis. Spectrum does not provide credits for monthly subscription services that are cancelled prior to the end of the current billing month.

Terms & Conditions - Spectrum's detailed standard terms and conditions for service are located at spectrum.com/policies.

Notice - Nonpayment of any portion of your cable television, high-speed data, and/or Digital Phone service could result in disconnection of any of your Spectrum provided services.

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

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

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



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**.



RECEIVED

Tampa Bay Times

tampabay.com

Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396
 Toll Free Phone: 1 (877) 321-7355
 Fed Tax ID 59-0482470

ADVERTISING INVOICE

OCT 20 2023

Advertising Run Dates		Advertiser Name	
10/18/23		RESERVE AT PRADERA CDD	
Billing Date	Sales Rep	Customer Account	
10/18/2023	Carol Chewning	44891	
Total Amount Due		Ad Number	
\$342.00		0000312475	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
10/18/23	10/18/23	0000312475	Times	Legals CLS	Reserve at Pradera CDD	1	2x40 L	\$340.00
10/18/23	10/18/23	0000312475	Tampabay.com	Legals CLS	Reserve at Pradera CDD AffidavitMaterial	1	2x40 L	\$0.00 \$2.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396
 Toll Free Phone: 1 (877) 321-7355

Advertising Run Dates		Advertiser Name	
10/18/23		RESERVE AT PRADERA CDD	
Billing Date	Sales Rep	Customer Account	
10/18/2023	Carol Chewning	44891	
Total Amount Due		Ad Number	
\$342.00		0000312475	

ADVERTISING INVOICE

Thank you for your business.

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

REMIT TO:

RESERVE AT PRADERA CDD
 ATTN: RIZETTA
 3434 COLWELL AVE STE 200
 TAMPA, FL 33614

Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396

Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Hillsborough

Before the undersigned authority personally appeared **Carol Chewning** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Reserve at Pradera CDD** was published in said newspaper by print in the issues of: **10/18/23** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Hillsborough** County, Florida and that the said newspaper has heretofore been continuously published in said **Hillsborough** County, Florida each day and has been entered as a second class mail matter at the post office in said **Hillsborough** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

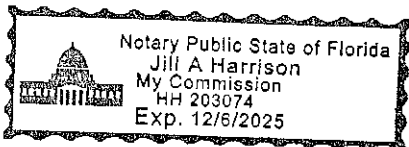
Signature Affiant

Sworn to and subscribed before me this **10/18/2023**

Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____



RECEIVED
OCT 20 2023

Notice of Public Hearing
Board Budget Workshop
Reserve at Pradera
Community Development District

The Reserve at Pradera Community Development District will hold a Board of Supervisor Meeting on Thursday, October 26, 2023, at the office of Rizzetta and Company Inc, located at 2700 S. Falkenburg Road, Suite 2745, Riverview, Florida 33578 at 10:30 a.m.

The meeting will be open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The meetings may be continued in progress without additional notice of a date, time, and location to be stated on the record.

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that any person can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

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

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same 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 CDD
Christina Newsome, District Manager
10/18/2023

0000312475

} ss

Tampa Bay Times

tampabay.com

Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396
 Toll Free Phone: 1 (877) 321-7355
 Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
01/17/24		RESERVE AT PRADERA CDD	
Billing Date	Sales Rep	Customer Account	
01/17/2024	Carol Chewning	44891	
Total Amount Due		Ad Number	
\$325.00		0000325664	

PAID
JAN 22 2024

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
01/17/24	01/17/24	0000325664	Times	Legals CLS	Reserve At Pradera Community	1	2x39 L	\$323.00
01/17/24	01/17/24	0000325664	Tampabay.com	Legals CLS	Reserve At Pradera Community AffidavitMaterial	1	2x39 L	\$0.00 \$2.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396
 Toll Free Phone: 1 (877) 321-7355

Advertising Run Dates		Advertiser Name	
01/17/24		RESERVE AT PRADERA CDD	
Billing Date	Sales Rep	Customer Account	
01/17/2024	Carol Chewning	44891	
Total Amount Due		Ad Number	
\$325.00		0000325664	

ADVERTISING INVOICE

Thank you for your business.

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYBLE TO: TIMES PUBLISHING COMPANY

REMIT TO:

RESERVE AT PRADERA CDD
 ATTN: RIZETTA
 3434 COLWELL AVE STE 200
 TAMPA, FL 33614

Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396

Tampa Bay Times
Published Daily

RECEIVED
JAN 22 2024

STATE OF FLORIDA
COUNTY OF Hillsborough

} SS

Before the undersigned authority personally appeared **Carol Chewing** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida, that the attached copy of advertisement, being a Legal Notice in the matter **RE: Reserve At Pradera Community** was published in said newspaper by print in the issues of: **1/17/24** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Hillsborough** County, Florida and that the said newspaper has heretofore been continuously published in said **Hillsborough** County, Florida each day and has been entered as a second class mail matter at the post office in said **Hillsborough** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature Affiant

Sworn to and subscribed before me this **01/17/2024**

Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____

Notice of BOS Meeting
Reserve at Pradera
Community Development District

The Reserve at Pradera Community Development District will hold a Board of Supervisor Meeting on Thursday, January 25, 2024, at the office of Rizzetta and Company Inc, located at 2700 S. Falkenburg Road, Suite 2745, Riverview, Florida 33578 at 6:00 p.m.

The meeting will be open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The meetings may be continued in progress without additional notice of a date, time, and location to be stated on the record.

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that any person can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

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Reserve at Pradera CDD
Christina Newsome, District Manager
01/17/2024

0000325664



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.: 6323

Terms: Due on receipt

Invoice date: 01/03/2024

Due date: 01/03/2024

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

Note to customer

Thank you for your business.

RECEIVED
01/03/24

Tab 3



Reserve at Pradera

Community Development District



Waterway Inspection Report

Reason for Inspection:

Quality Assurance

Inspection Date:

1/8/2024

Prepared for:

Reserve at Pradera

Community Development District

Prepared by:

Doug Agnew, Senior Environmental Consultant

John Eberhart, Operations Director

www.AdvancedAquatic.com

lakes@advancedaquatic.com

292 S. Military Trail, Deerfield Beach, FL 33442

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

1-800-491-9621



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Sites 13-14	8

Site Map	9
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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:

Site Looks Good

Trace amounts of Torpedograss and Spatterdock observed and treated.

Limited, but very healthy growth of the native aquatic plant Jointed Spikerush.



Pond 2

Comments:

Site Looks Good

Trace amount of Torpedograss observed and treated.

Very healthy growth of the native aquatic plant Jointed Spikerush.



www.AdvancedAquatic.com
lakes@advancedaquatic.com

292 S. Military Trail, Deerfield Beach, FL 33442

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



Site Assessments

Pond 3

Comments:

Site Looks Good

Trace amount of Torpedograss observed and treated.

Very healthy growth of the native aquatic plant Jointed Spikerush. It is normal to see some browning out of the native Jointed Spikerush during the Winter season in Florida. This native plant will return to a green coloration come Springtime.



Pond 4

Comments:

Normal Growth Observed

Torpedograss and Spatterdock observed and treated.

Spatterdock noted in the middle of the small area within the photo on the left.

There is very healthy growth of the native aquatic plant Jointed Spikerush.



www.AdvancedAquatic.com
lakes@advancedaquatic.com

292 S. Military Trail, Deerfield Beach, FL 33442

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



Site Assessments

Pond 5

Comments:

Normal Growth Observed

Trace amount of Torpedograss and Spatterdock observed and treated.

We will ensure that future site photos are taken from opposite points on every pond.



Pond 6

Comments:

Normal Growth Observed

Torpedograss and Spatterdock observed and treated.

Very healthy growth of the native aquatic plant Jointed Spikerush.



www.AdvancedAquatic.com
lakes@advancedaquatic.com

292 S. Military Trail, Deerfield Beach, FL 33442

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



Site Assessments

Pond 7

Comments:

Normal Growth Observed

Trace amounts of Torpedograss and Hydrilla observed and treated.

Limited, but healthy growth of the native aquatic plant Jointed Spikerush.



Pond 8

Comments:

Site Looks Good

Trace amount of Torpedograss and Spatterdock observed and treated.

Limited, but very healthy growth of the native aquatic plant Jointed Spikerush.



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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 9

Comments:

Site Looks Good

Trace amount of Torpedograss observed and treated.

Limited, but very healthy growth of the native aquatic plant Jointed Spikerush.



Pond 10

Comments:

Site Looks Good

Trace amount of Torpedograss and algae observed and treated.

Limited, but very healthy growth of the native aquatic plant Jointed Spikerush.



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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 11

Comments:

Normal Growth Observed

Trace amount of Torpedograss observed and treated.



Pond 12

Comments:

Normal Growth Observed

Torpedograss observed and treated.



www.AdvancedAquatic.com
lakes@advancedaquatic.com

292 S. Military Trail, Deerfield Beach, FL 33442

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

1-800-491-9621



Site Assessments

Pond 13

Comments:

Site Looks Good

Trace amount of Torpedograss and Cattail observed and treated.



Pond 14

Comments:

Normal Growth Observed

Trace amount of Torpedograss and Spatterdock observed and treated.





Map

#915 Reserve at Pradera CDD

12051 Pradera Reserve Blvd
Riverview, FL 33579



www.AdvancedAquatic.com
lakes@advancedaquatic.com

292 S. Military Trail, Deerfield Beach, FL 33442

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

Tab 4

**AGREEMENT BETWEEN RESERVE AT PRADERA COMMUNITY DEVELOPMENT
DISTRICT AND ADVANCED AQUATIC SERVICES, INC. FOR
AQUATIC MAINTENANCE SERVICES AND FOUNTAIN MAINTENANCE**

THIS AGREEMENT (the “Agreement”) is made and entered into this 1st day of January, 2024 by and between:

Reserve at Pradera Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in Hillsborough County, Florida, whose mailing address is 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 (the “District”); and

Advanced Aquatic Services, Inc., a Florida corporation, whose address is 292 South Military Trail, Deerfield Beach, Florida 33442 (the “Contractor”).

RECITALS

WHEREAS, the District was established pursuant to Chapter 190, *Florida Statutes*, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure improvements, including but not limited to, stormwater management improvements; and

WHEREAS, the District owns, operates, and maintains fourteen (14) stormwater management facilities (collectively referred to as the “Ponds”) with a total shoreline of approximately 24,979 linear feet within the boundary of the District; and

WHEREAS, the District desires to retain an independent contractor to provide maintenance services for the Ponds, including inspection and treatment for control of nuisance vegetation in and around the Ponds, and provide fountain maintenance; and

WHEREAS, the Contractor represents that it is capable, willing, and able to provide the maintenance services, and desires to contract with the District to do so in accordance with the terms of this Agreement; and

WHEREAS, the District and Contractor warrant and agree that they have all right, power, and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

Section 1. RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

Section 2. DESCRIPTION OF WORK AND SERVICES.

A. The Contractor agrees to provide the labor, materials, and services necessary for the provision of the maintenance services described in the attached **Exhibit A** for

Pond maintenance and **Exhibit B** for fountain maintenance, which are incorporated herein by reference (collectively, the “Services”).

- B.** Contractor shall be solely responsible for the means, manner, and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District and in accordance with this Agreement. Contractor shall use industry best practices and procedures when carrying out the Services. Any additional compensation for additional services shall be paid only as negotiated between the parties and upon the written authorization of the District.
- C.** This Agreement grants to Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, ordinances and regulations affecting the provision of the Services.
- D.** The Contractor shall report directly to the District’s Designee who shall be the District Manager. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage and shall follow and be responsible for the provision of the Services. Contractor agrees to repair any damage resulting from Contractor’s activities and work within twenty-four (24) hours.

Section 3. COMPENSATION; TERM.

- A.** As compensation for the completion of the Services, the District agrees to pay the Contractor Two Thousand Two Hundred Sixty-Two Dollars (\$2,262.00) per month, which amount includes all labor, materials and services necessary to complete the Pond maintenance, as more specifically set forth in **Exhibit A**.
- B.** The District agrees to pay Contractor \$83.00 per month for quarterly fountain maintenance as more specifically set forth in **Exhibit B**.
- C.** The term of this Agreement shall be for one (1) year beginning on January 1, 2024, unless terminated earlier in accordance with the terms of this Agreement. Thereafter, the Agreement shall automatically renew for four (4) consecutive one-year terms with a four percent (4%) escalation in the annual contract price each year unless otherwise terminated pursuant to the terms hereof.
- D.** If the District should desire additional work or services, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the parties shall agree in writing to a work order, addendum, addenda, or change order to this Agreement.
- E.** The District may require, as a condition precedent to making any payment to the Contractor that all material men, suppliers or laborers be paid and require evidence, in the form of Lien Releases or partial Waivers of Lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said

indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

- F. The Contractor shall maintain records conforming to usual accounting practices. Further, the Contractor agrees to render an invoice to the District, in writing, which shall be delivered or mailed to the District by the fifth (5th) day of the next succeeding month. This invoice is due and payable within thirty (30) days of receipt by the District. The invoice shall include such supporting information as the District may reasonably require the Contractor to provide.

Section 4. INSURANCE.

- A. Contractor shall, at its own expense, maintain insurance during the performance of its Services under this Agreement, with limits of liability not less than the following:

Workers Compensation	statutory
General Liability	
<i>Bodily Injury (including contractual)</i>	\$1,000,000
<i>Property Damage (including contractual)</i>	\$1,000,000
Automobile Liability	
<i>Bodily Injury and Property Damage</i>	\$1,000,000
Pollution Liability	\$2,000,000

- B. The District, its staff, consultants, agents, employees, and supervisors shall be named as an additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverages, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of at least A-VII.
- C. If the Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Contractor shall pay the cost for that required

insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

Section 5. INDEPENDENT CONTRACTOR. It is understood and agreed that at all times the relationship of Contractor and its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor to the District is the relationship of an independent contractor and not that of an employee, agent, joint venturer or partner of the District. Nothing in this Agreement shall be interpreted or construed as creating or establishing the relationship of employer and employee between the District and Contractor or any of its employees, agents, subcontractors, or anyone directly or indirectly employed by Contractor. The parties acknowledge that Contractor is not an employee for state or federal tax purposes. Contractor shall hire and pay all of Contractor's employees, agents, subcontractors or anyone directly or indirectly employed by Contractor, all of whom shall be employees of Contractor and not employees of the District and at all times entirely under Contractor's supervision, direction and control.

In particular, District will not: i) Withhold FICA (Social Security) from Contractor's payments; ii) Make state or federal unemployment insurance contributions on Contractor's behalf; iii) Withhold state or federal income tax from payment to Contractor; iv) Make disability insurance contributions on behalf of Contractor; or v) Obtain workers' compensation insurance on behalf of Contractor.

Section 6. COMPLIANCE WITH LAWS, ORDINANCES AND REGULATIONS. In performing its obligations under this Agreement, Contractor and each of its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor shall comply with all applicable laws, ordinances, rules, regulations, and orders of any public or governmental authority having appropriate jurisdiction, including all laws, regulations and rules relating to immigration and/or the status of foreign workers. Contractor shall initiate, maintain, and supervise all safety precautions and programs in connection with its obligations herein. Contractor shall ensure that all of Contractor's employees, agents, subcontractors, or anyone directly or indirectly employed by Contractor observe Contractor's rules and regulations of safety and conduct. Contractor shall take all reasonable precautions for the safety of and shall provide all reasonable protection to prevent damage, injury or loss to all of its employees, agents and subcontractors performing its obligations herein and other persons who may be affected, and any material, equipment and other property. Contractor shall remedy all damage or loss to any property caused in whole or in part by Contractor, its employees, agents, subcontractors, or anyone directly or indirectly employed by Contractor, or by anyone for whose acts Contractor may be liable. Contractor shall indemnify District for all damage or losses it may incur or be exposed to because of Contractor or any of its employees, agents, subcontractors, or anyone directly or indirectly employed by Contractor's failure to comply with the provisions contained herein.

Section 7. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of actual damages and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

Section 8. ENFORCEMENT OF AGREEMENT. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the substantially prevailing party shall be entitled to recover from the other all fees and costs incurred, including reasonable attorney's fees, paralegal fees and expert witness fees and costs for trial, alternative dispute resolution, or appellate proceedings.

Section 9. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and the Contractor.

Section 10. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Contractor, both the District and the Contractor have complied with all the requirements of law, and both the District and the Contractor have full power and authority to comply with the terms and provisions of this instrument.

Section 11. NOTICES. All notices, requests, consents, and other communications under this Agreement ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

- A. If to Contractor:** Advanced Aquatic Services, Inc. 292
South Military Trail
Deerfield Beach, Florida 33442
Attn: Doug Agnew

- B. If to District:** Reserve at Pradera Community Development District
3434 Colwell Avenue, Suite 200

Tampa, Florida 33614
Attn: District Manager

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Contractor may deliver Notice on behalf of the District and the Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

Section 12. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. Both parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, both parties are deemed

to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against either the District or the Contractor.

Section 13. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the District and the Contractor and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and the Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Contractor and their respective representatives, successors, and assigns.

Section 14. ASSIGNMENT. Neither the District nor the Contractor may assign this Agreement or any monies to become due hereunder without the prior written approval of the other.

Section 15. APPLICABLE LAW AND VENUE. This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida. Each party consents that the venue for any litigation arising out of or related to this Agreement shall be in Hillsborough County, Florida.

Section 16. INDEMNIFICATION.

- A. Contractor, its employees, agents and assigns shall defend, hold harmless and indemnify the District and its supervisors, officers, staff, employees, representatives and agents against any claims, damages, liabilities, losses and costs, including, but not limited to, reasonable attorneys' fees, to the extent caused by the acts or omissions of Contractor, and other persons employed or utilized by Contractor in the performance of this Agreement or the Services performed hereunder.
- B. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, paralegal fees and expert witness fees and costs (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

Section 17. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

Section 18. TERMINATION. The District agrees that the Contractor may terminate this Agreement for cause by providing thirty (30) days written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days written notice of termination without cause. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all services rendered up until the effective termination of this Agreement, subject to whatever claims or off sets the District may have against the Contractor as the sole means of recovery for termination.

Section 19. PUBLIC RECORDS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is Rizzetta & Company (“Public Records Custodian”). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor’s possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 3434 COLWELL AVENUE, SUITE 200, TAMPA, FLORIDA 33614, PHONE: (813) 933-5571 INFO@RIZZETTA.COM.

Section 20. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

Section 21. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

Section 22. ENTIRE AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

Section 23. E-VERIFY REQUIREMENTS. The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, beginning January 1, 2021, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*.

If the Contractor anticipates entering into agreements with a subcontractor for the Work, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request.

In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated s. 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity.

By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

Section 24. COMPLIANCE WITH SECTION 20.055, FLORIDA STATUTES. The Contractor agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes*.

[Signatures on following page.]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first written above.

Attest:

RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT


Secretary/Assistant Secretary




Chairperson, Board of Supervisors

Witness:

ADVANCED AQUATIC SERVICES, INC.



Signature of Witness

By: 

Print Name: Jack R. Anderson
Title: President

Jennifer Peck

Print Name

- Exhibit A:** Scope of Pond Maintenance
- Exhibit B:** Scope of Fountain Maintenance

EXHIBIT A

Pond Maintenance

1. AAS, Inc. agrees to manage fourteen (14) ponds with a total shoreline of approximately 24'979 linear feet located at Reserve at Pradera Community Development District in Riverview, Florida.
2. A minimum of 24 inspections with treatment as required (2 visit per month).
3. CUSTOMER agrees to pay AAS, Inc., its agents or assigns, the following sum for specified environmental services:

Ponds:

Aquatic Weed (includes Spatterdock) and Algae Control \$2,262.00

Shoreline Weed Control Included

Management Reporting Included

Payments shall be payable in equal and consecutive monthly installments of \$2,262.00 Accepted payment methods are by check mailed to our Deerfield Beach office, Automated Clearing House (ACH), or by credit card (a 5% convenience fee will be added to credit card payments).

EXHIBIT B

Fountain Maintenance

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

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

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

Quarterly fountain maintenance at \$83.00 billed per month.

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

Tab 5

THE RESERVE AT PRADERA

LANDSCAPE INSPECTION REPORT



February 1st, 2023
Rizzetta & Company
John Fowler – Landscape Specialist



Rizzetta & Company
Professionals in Community Management

Summary, Pradera Reserve Blvd., Quackgrass

General Updates, Recent & Upcoming Maintenance Events

- Have not received any weekly updates. Please copy me on this.
- Ant mounds are prevalent throughout the district.

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. Noting the dead shrubs and Magnolia still line the fence along Balm Riverview ROW. I do not notice any new shrubs dying out.
2. **Hand remove heavy moss infestation in the Red Maples on the Southend of Balm Riverview Rd.**
3. Schedule a pruning for the Jasmine on the first median on Pradera Reserve Blvd. just off Balm Riverview Rd.
4. Treat weeds in the annual flower bed at the bullnose of the intersection of Balm Riverview Rd. and Pradera Reserve Blvd.
5. Diagnose and treat the Flax Lilies on the first median on Pradera Reserve Blvd. off Balm Riverview. Remove any dead or diseased material.
6. Active ant mounds have been reduced throughout the district, however, there are still many more needed for treatment.
7. Treat weeds in the bed and pavers on the Northeast roundabout on Pradera Reserve Blvd.
8. Noting the dead palm tree still present on Pradera Reserve Blvd. close to the amenity center. Has been approved for removal. When will this happen?
9. Schedule a 'pencil' pruning event for the Crepe Myrtles throughout the district.
10. Noting that the Flax Lilies were aggressively cut back at the community pool and an area in the parking lot. Have these been treated, and will they come back? (Pic. 10)
11. Treat broadleaf turf weeds by the mailbox kiosk at the community pool.
12. Ensure paver crack weeds are treated at the community pool each service.
13. When will LMP start rejuvenation pruning for flowering shrubs throughout the district? One species in need is the Thryallis located between the community pool and playground.
14. Tip prune dead out of Juniper around community pool beds.



15. Smooth out any inactive ant mounds in tree and shrub beds around the community pool. (Pic. 15)



16. Broadleaf turf weeds are dying out at the Quackgrass roundabout. This is the best this has looked since I started inspection here.

17. Remove ball moss and ensure the Crepe Myrtles are fertilized around the dog park. These have struggled since the hurricane. What can be done to help them?

18. Schedule a pruning event for the Jasmine in the beds at the dog park.

19. Still a few ant mounds that need to be treated or smoothed out in the Magnolia tree rings on Moss Grass Way and Bermuda Grass Way. (Pic. 19)



20. Noting the tree stakes have been removed along Pradera Reserve Blvd. and look good.

21. Need to improve the health and vigor of the Blue Daze in the triangles around the Northeast roundabout on Pradera Reserve Blvd. Also need to treat weeds in the bed. (Pic. 21)



22. Noting the dead palm tree by the Southwest roundabout has been approved for removal. When will this be completed?

23. When is the next fertilizer event for turf and shrubs?

24. Treat weeds in the bed at the Southwest roundabout on Pradera Reserve Blvd.

25. Remove dead flowering structures in the Bird of Paradise in the bed by the models on Palmera Vista Dr.

26. Treat Dollar weed in the turf of Palmera Vista Dr. in front of the lift station.

27. Treat the broadleaf turf weeds in the small roundabout on Greenchop Pl.

28. The leaning tree has been approved for removal on Greenchop Pl. When will this be completed?



Tab 6

Reserve at Pradera Community Development District
Solicitation for Proposals for District Management Services

Vesta District Services

Inframark

Governmental Management Services

Halifax Solutions

PFM

Rizzetta & Company

Reserve at Pradera Community Development District
Solicitation for Proposals for District Management Services

I. General Information.

The Board of Supervisors ("**Board**") of Reserve at Pradera Community Development District ("**District**"), a community development district ("**CDD**") located in Hillsborough County, Florida is soliciting proposals for the provision of district management services on a continuing basis ("**Proposals**"). The scope of such services is not covered by any competitive procurement thresholds or requirements. All proposers should be experienced in the professional management of CDDs in the State of Florida and hold any applicable licenses or certifications. Any proposer that is a corporation or other business entity must be registered with the Florida Department of State, Division of Corporations, authorized to do business in the State of Florida, and currently in good standing.

The District typically schedules 12 meetings per year. More information about the District is available on its website: <https://www.reserveatpraderacdd.org/>.

The District's Recreational Facilities consist of a Community Center, with a pool, basketball courts, playground, adjacent parking, and a separate dog park.

II. Questions. Any questions relating to this solicitation should be directed to District Counsel via email at ssteady@burr.com.

III. Submittal of Proposals.

- a. Interested persons and firms should submit an electronic copy of their Proposal containing the information and materials described herein to District Counsel at the above email address no later than ____ **a.m.**, ____ **day**, _____, **2024**.
- b. Proposals will be securely kept and not reviewed until after the submission deadline.
- c. The Board reserves the right to review and accept any Proposals submitted late.

IV. Invitation to Present to the Board. The Board will determine at a later date whether they wish to entertain presentations by the proposers.

V. Scope of Services.

The services to the District are generally described in the "**Scope of Services**" attached hereto as **Exhibit A** and is intended to incorporate all services that are necessarily performed by a management firm in the effective operation of a CDD in compliance with federal, state, or local regulation. If a specific task is not identified in the Scope of Services, but is necessary for the effective operation of the District or compliance with federal, state, or local regulation, it is expected that the management firm will include such task in the performance of its general management duties unless an additional charge is identified in the Proposal and agreed to by the District in writing.

VI. Interpretation and Addenda of Scope of Services. No verbal interpretations will be made to any proposer as to the meaning of the Scope of Services. Interpretations, if made, will be written in the form of an addendum and sent by District Counsel to all known proposers who have shown interest in submitting a Proposal.

Reserve at Pradera Community Development District
Solicitation for Proposals for District Management Services

VII. Term and Renewal. The initial term of the service agreement will be 1 year. The agreement will automatically renew for subsequent 1-year periods until terminated pursuant to the termination provisions in the agreement. The scope of services and compensation for renewal periods may be adjusted by mutual written agreement evidenced by a written addendum.

VIII. Submittal Requirements. Each Proposal shall include the following information:

a. Company Information

- i. Name of company (including any "Doing Business As" names)
- ii. Headquarters/parent company locations
- iii. Office locations and total number of employees at each
- iv. Local address and telephone number
- v. History of the company
- vi. Organization chart of company
- vii. Proof of applicable insurance
- viii. List of any outstanding litigation that would threaten the viability of the proposer or the performance of services

b. Qualifications and Staffing

- i. Number of CDDs represented by the proposer
- ii. Why the proposer is the best qualified to perform the Scope of Services
 1. if there will be a subcontractor performing certain services, describe which services will be subcontracted out and include subcontractor's qualifications
- iii. Staff team the proposer will assign to the District, including:
 1. the name, title, number of years' service, specific services each will have primary responsibility over, and relevant educational and work experiences
 2. for the proposed "**District Manager**" include:
 - a. number of CDDs they are responsible for
 - b. names of the CDDs they represent nearest to the District
 - c. length of career in serving as a District Manager
 - d. professional designations (if any)
- iv. How often site visits will be performed and how often the District Manager will meet with District vendors
- v. How any issues arising after business hours will be handled
- vi. Backup plan for situations where the District Manager is unavailable
- vii. Escalation procedures and contact information if there are any concerns regarding the assigned District Manager or staff

c. Cost of Services. All proposers must submit a separate cost proposal for district management services (inclusive of all direct and non-direct costs as well as all overhead, fees and profit). Cost proposals should be written so that they may be incorporated, as modified during negotiations, as an attachment to an agreement.

- i. The District reserves the right to request additional information if clarification is needed.
- ii. Each cost proposal must include the following:

Reserve at Pradera Community Development District
Solicitation for Proposals for District Management Services

1. The total annual cost of all services described in the Scope of Services (“**Total Annual Price**”)
 - a. if the Total Annual Price will be broken down in equal monthly installments, list the monthly installment that will be invoiced
 - b. if the Total Annual Price will be broken down in another manner, list such breakdown and include the pricing and when such services will be invoiced
 - c. An itemized price of the services should be included along with the Total Annual Price.
 2. A detailed listing of any other expenses or fees to be reimbursed to the proposer (excluding those additional services provided below) such as postage, courier services, printing, binding, travel expenses, etc.. Any expenses not specifically included will not be eligible for reimbursement and must be absorbed by the Total Annual Price.
 3. A fee proposal and detailed explanation for additional services that may be performed in addition to the items described in the Scope of Services.
 - a. The fee proposal must clearly identify what types of services will be separately billed to the District, as opposed to those that are included in the Total Annual Price (This includes Field Services)
- d. **Transition Plan.** All proposers should include their transition plan to ensure smooth and efficient operations of the District and service to the community, residents, and coordination with the District’s ongoing vendors and projects. The plan should also include the proposer’s estimate for how long it will take them to fully understand and feel comfortable in their position as the new manager.
- e. **Explanation of Financial and Accounting System and Record Retention System.** All proposers should include examples and/or demos of their financial and accounting systems and their record retentions system and describe if and how the Board would have access to such systems or the content included therein.
- f. **Sample CDD Meeting Agenda Package.** All proposers should include a sample CDD meeting agenda package.
- g. **References.** All proposers must submit a list of at least 3 references, including the name of the client entity, the client’s website or general location, and the name, email, and number of a contact person.
- IX. Proposal Duration.** The Proposal must be in effect for a minimum of 90 calendar days starting with the day following the submission deadline. During this time, all provisions of the Proposal must be in effect, including prices.
- X. Proposal Evaluation Criteria.** Each Proposal will be evaluated using the following criteria:
- a. Responsiveness to each element contained in the Scope of Services and this solicitation
 - b. Ability of the proposer
 - c. Experience of the proposer
 - d. Geographic location of the proposer's headquarters or local office in relation to the District

Reserve at Pradera Community Development District
Solicitation for Proposals for District Management Services

- e. Past performance of the proposer in other CDDs
- f. Willingness to meet time and budget requirements
- g. Recent, current, and anticipated workloads
- h. Volume of work previously awarded to the proposer
- i. Reasonableness of cost for the total effort
- j. The District reserves the right to consider other factors and the criteria included herein shall constitute the minimum criteria to be considered

XI. Right to Waive Mistakes and Variations.

- a. Proposals may not be modified after the submission deadline.
- b. Mistakes in arithmetic extension of pricing may be corrected by the Board.
- c. The District reserves the right to waive any minor or non-material discrepancies or technicalities.
- d. The District further reserves the right to request supplementation of any or all Proposals.

XII. Method of Selection, Award, and Right to Reject.

- a. The Board will evaluate each Proposal pursuant to the evaluation criteria in order to determine which Proposal is in the District's best interest (low price shall not entitle any proposer to be awarded the services).
- b. There is no guarantee that a service agreement will be awarded.
- c. The District expressly reserves the right to reject any or all Proposals at any time or until such time as an agreement is fully executed.
- d. If the Board intends on awarding the services to a proposer, it will announce the proposer they desire to engage with at a public meeting. No written notice of the award will be provided unless requested by a proposer.
- e. The selected proposer shall promptly enter into negotiations with the District to finalize any terms or details.
 - i. If the negotiations are unsuccessful, the District may negotiate with the next proposer(s) whose Proposal(s) was determined to be in the District's best interest until such the negotiation(s) is successful.
- f. The services agreement will be sent to the District Counsel to review and approve prior to execution.

XIII. No Protest of Board Decisions. By submitting a proposal, proposers acknowledge this is an informal solicitation of proposals for services, there are no competitive procurement thresholds and requirements with respect to the Scope of Services, and thus there is no right to protest any decision by the Board with respect to this solicitation.

XIV. No Reimbursement of Preparation Costs. Proposers will not be reimbursed for any cost associated with responding to this solicitation.

XV. Required Disclosure:

- a. **Public Entity Crimes:** Proposers should be aware of, and in compliance with, all requirements under Section 287.133, Florida Statutes, on Public Entity Crimes. A representation of compliance will be included in the Agreement.

Reserve at Pradera Community Development District
Solicitation for Proposals for District Management Services

- b. **Scrutinized Companies:** Proposers should be aware of, and in compliance with, all requirements under Section 287.135, Florida Statutes, on Scrutinized Companies. A representation of compliance will be included in the Agreement.
- c. **E-Verify.** Proposers should be aware of, and in compliance with, all requirements under Section 448.095(2)(c), Florida Statutes, on E-Verification requirements. A representation of compliance will be included in the Agreement.
- d. **Public Records:** All Proposals are considered public records pursuant to Chapter 119, Florida Statutes.
- e. **No Consideration of social, political, or ideological interests.** You are hereby made aware of the provisions of Section 287.05701, *Florida Statutes*. The District is not requesting documentation of nor will it consider a vendor's social, political, or ideological interests when determining if the vendor is a responsible vendor or when awarding a contract.

Thank you for your interest in the District.

Exhibit A
Scope of Services for District Management Services

I. District Management Services

All services required for the management of a community development district under Chapter 189, Florida Statutes, Chapter 190, Florida Statutes and all other applicable Federal, Florida, and local laws (including the ordinance(s) and resolution(s) relating to the District and any interlocal agreements). All services should be completed on a timely basis.

A. Meetings, Workshops, and Hearings

1. Organize, attend, conduct, and provide minutes for all meetings, workshops, and hearings of the District.
2. Schedule such meetings, workshops, and hearings.
3. Coordinate the time, location, and all other necessary logistics (including providing conference call numbers or telephonic or virtual meeting technology).
4. Send or publish notices for meeting, workshop, hearing, and election pursuant to Florida law.
5. Provide agenda packages and meeting materials in the form requested by the Board.

B. District Operations

1. Act as the primary point of contact for District-related matters.
2. Maintain an action item list of tasks and follow ups from meetings.
3. Coordinate with the District's ADA document remediation vendor (and website vendor) to ensure the District's website has the content required by Florida (and is on the website for the appropriate duration) and includes any additional information or materials requested by the Board.
4. Consult with and advise the Board on policies, services, and responsibilities of the District and implement the Board's policies and direction.
5. Make recommendations and assist in matters relating to solicitation (competitive bidding, request for proposals, request for qualifications, etc.), approval, rejection, amendment, expiration, renewal, and termination of contracts for services, goods, supplies, or materials in accordance with the District's rules and Florida law.
6. Provide contract administration services. Such services include:
 - i. ensuring District vendors comply with the terms and conditions of a contract
 - ii. coordinating any changes to the contract that might occur over the course of the contract
 - iii. coordination with the District Engineer, District Counsel, or construction/project manager with respect to the work performed or contractual obligations
 - iv. coordinating the closeout/final payment after the vendor performed their services
7. Perform regular on-site visits to District grounds to generally evaluate and inspect the condition of the property and infrastructure and meet with District vendors and staff. Observe and report concerns or questions relating to District grounds.
8. Monitor certificates of insurance as needed per contracts.
9. Prepare and follow risk management policies and procedures.
10. Recommend and advise the Board, in consultation with the District Engineer of the appropriate amount and type of insurance and be responsible for procuring all necessary insurance.

Exhibit A
Scope of Services for District Management Services

11. Process and assist in investigation of insurance claims, in coordination with District Counsel.
12. Negotiate on behalf of the District (when specifically authorized by the Board) with governmental entities, vendors, contractors, residents, insurance representatives, and other parties.
13. Prepare, on or before October 1st of every year, an annual inventory of all District owned tangible personal property and equipment in accordance with all applicable rules and standards.
14. Ensure compliance with all statutes affecting the District by performing the following tasks (and such other tasks required by law but not specifically identified herein):
 - i. file the name and location of the Registered Agent and Registered Office location annually with Department of Economic Opportunity and the City/County.
 - ii. provide the regular meeting schedule of the Board to the City/County.
 - iii. prepare and file annual public depositor report.
 - iv. file all required financial reports (including the Annual Audit) to the Department of Revenue, Auditor General, the City/County, and other governmental agencies with jurisdiction in compliance with Florida law.
 - v. transmit Public Facilities Report and related updates to appropriate agencies.
 - vi. file request letter to the local Supervisor of Elections for number of registered voters as of April 15, each year. Report annually the number of registered voters in the District by June 1, of each year.
 - vii. serve as the contact person for the State Commission of Ethics for Financial Disclosure coordination.
 - viii. maintain the District Seal.

C. Accounting, Reporting, and Audit Support

1. Implement an integrated management reporting system compliant with Generally Accepted Accounting Principles (GAAP) and) and Government Accounting Standards Board (GASB) for government and fund accounting which will allow the District to represent fairly and with full disclosure the financial position of the District. The District's accounting activities should be overseen by a degreed accountant.
2. Track and oversee the District's general, capital, reserve, and bond fund activities and provide monthly and annual financial statements (including budget to actual summary).
3. Administer the processing, review, approval, and timely payment of all bills, invoices, and purchase orders (including construction requisitions).
4. Recommend and implement investment policies and procedures pursuant to Florida law, and provide cash management services to obtain maximum earnings for District operations through investment of surplus funds to the State Board of Administration.
5. Prepare reports as appropriate under applicable law, accounting standards, and bond trust indenture requirements.
6. Provide audit support to auditors for the required Annual Audit and ensure completion of the Annual Audit and Annual Financial Statements in compliance with Florida law.

D. Budgeting

1. Prepare and provide for a proposed budget for Board approval and submission to the City/County in compliance with Florida law.

Exhibit A
Scope of Services for District Management Services

2. Prepare final budget and backup material for and present the budget at all budget meetings, workshops, and hearings.
3. Administer the adopted budget and prepare budget amendments on an ongoing basis as necessary.

E. Assessments & Revenue Collection

1. Develop and administer the annual assessment roll for the District. This includes administering the tax roll for the District for assessments collected by the County tax collector and administering assessments for off tax roll parcels/lots.
2. Provide payoff information and pre-payment amounts as requested by property owners and collect prepayment of assessments as necessary.
3. Issue estoppel letters as needed for property transfers.
4. Maintain the District's Lien Book, in which is recorded the details of any District debt and the related debt service assessments. The Lien Book will account for all District debt and show the allocation of debt principal to assessed properties within the District.

F. Bond Compliance and Dissemination Agent

1. Oversee and implement bond issue related compliance. For example:
 - i. coordination of annual arbitrage report as required.
 - ii. transmittal of the Annual Audit, budget, and other required information to the trustee and other parties as required.
 - iii. annual/quarterly disclosure reporting as required.

G. Records

1. Maintain the "Record of Proceedings" for the District at a location within the boundaries of the County in which the District is located and include meeting minutes, resolutions, and other records required by law and provide access to such records in compliance with Florida's public records laws.
2. Serve as the District's Records Management Liaison Officer for reporting to the Department of Library and Archives pursuant to Section 257.36(5)(a), Florida Statutes.
3. Serve as the District's designated custodian of all public records of the District and comply or coordinate the compliance with the responsibilities imposed by Chapter 119, Florida Statutes. For example:
 - i. protect the integrity, confidentiality, or exemption of all public records.
 - ii. respond to public records requests in a timely, professional, and efficient manner.
 - iii. recommend best practices and services to ensure all public records of the District (including emails of the Board) are preserved pursuant to Florida law requirements.

H. Board Email Backup and Retention Services

1. Provide for the backing up and retention of emails of the Board in compliance with Florida's public records laws.

Tab 7

**RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT
RULE RELATING TO PARKING AND PARKING ENFORCEMENT**

In accordance with Chapters 120 and 190 of the Florida Statutes, on _____, 2024, at a duly noticed public meeting and after a duly noticed public hearing, the Board of Supervisors of the Reserve at Pradera Community Development District adopted the following Rule to govern parking and parking enforcement within the District. This Rule repeals and supersedes all prior rules governing the same subject matter.

SECTION 1. INTRODUCTION. This Rule authorizes parking in designated areas within the Reserve at Pradera Community Development District (“**District**”) as well as the towing or removal of unauthorized Vehicles and Vessels parked on certain areas of District property designated as Tow-Away Zones, which areas are identified on the attached **Exhibit A**.

SECTION 2. DEFINITIONS.

- A. **Vehicle**: Any device in, upon, or by which any person or property is or may be transported or drawn upon a highway, including Recreational Vehicles and Commercial Vehicles as defined herein
- B. **Commercial Vehicle**: Any mobile item which normally uses wheels, whether motorized or not, that (i) is titled, registered or leased to a company and not an individual person, or (ii) is used for business purposes even if titled, registered or leased to an individual person
- C. **Vessel**: Any watercraft, barge, or airboat used or capable of being used as a means of transportation on water
- D. **Recreational Vehicle**: A Vehicle designed for recreational use, including motor homes, campers and trailers
- E. **Parked**: A Vehicle or Vessel left unattended by its owner or user
- F. **Tow-Away Zone**: District property in which parking is prohibited and in which the District is authorized to initiate a towing and/or removal action
- G. **Overnight**: Between the hours of 12:00 PM and 7:00 AM daily

SECTION 3. DESIGNATED PARKING AREAS. Vehicles and Vessels may be parked on property owned by the District only as permitted under this Rule.

- A. **AMENITIES AREAS.** Parking is permitted for Members and Guests (as defined in the Recreational Facilities Rules and Regulations adopted by the District’s Board of Supervisors on October 19, 2017) and District staff, employees, vendors and consultants only in certain areas and during certain hours as set forth below. **ABSENT AN APPLICABLE EXCEPTION SET FORTH IN THIS RULE, NO PARKING IS PERMITTED IN THESE AREAS EXCEPT WITHIN THE STATED HOURS:**

AMENITY PARKING AREA	HOURS
Activity Center Parking Lot	7:00 AM to 10:00 PM

- B. OTHER DISTRICT COMMON AREAS.** Only District staff, employees, vendors and consultants who are working in connection with active projects or construction-related activities may park in other District common areas. **No other parking is permitted in these areas at any time.**

SECTION 4. ESTABLISHMENT OF TOW-AWAY ZONES.

- A. DISTRICT TOW-AWAY ZONES.** All District property in which parking is prohibited by this Rule, either entirely or during specific hours, and as identified on **Exhibit A** attached hereto, is hereby declared a Tow-Away Zone. To the extent that parking on District property is only prohibited during specific hours, that portion of District property shall only be considered a Tow-Away Zone during the period of time in which parking is prohibited. The District's Board of Supervisors may revise **Exhibit A** at any time by passing and adopting a resolution, and such a revision of **Exhibit A** shall not constitute an amendment of the Rule that would otherwise be subject to Section 2.0 of the Rules of Procedure of Reserve at Pradera Community Development District regarding Rulemaking Proceedings.

SECTION 5. EXCEPTIONS.

- A. VENDORS/CONTRACTORS.** To facilitate District business, the District Manager may authorize in writing vendors or consultants to park their company Vehicles in District common areas without charge. All Vehicles so authorized must be identified by a vendor window pass or must have company signage clearly visible on the Vehicle.
- B. PARKING PASSES.** Residents may request a temporary overnight parking pass (“**Overnight Pass**”) for their Guests who are visiting from out of town by contacting the District Manager via email. If the District Manager approves the request, he or she will send the Overnight Pass to the Resident by mail. In no event may an Overnight Pass be granted for more than ten (10) consecutive nights per Vehicle as identified by the Vehicle's license plate number. It is the responsibility of the Resident requesting an Overnight Pass to secure all necessary documentation and approval from the District Manager. Failure to do so will result in the towing or removal of the Vehicle. The Overnight Pass must be visibly displayed in the Vehicle at all times that the Vehicle is parked in District parking areas.

SECTION 6. TOWING/REMOVAL PROCEDURES.

- A. SIGNAGE AND LANGUAGE REQUIREMENTS.** Signage for Tow-Away Zones shall be approved by the District's Board of Supervisors. The signs (i) shall comply with the language and posting requirements set forth in Section 715.07, *Florida Statutes*; (ii) shall be placed in conspicuous locations in the areas identified as Tow-Away Zones on **Exhibit A** attached hereto; and (iii) shall identify, if applicable, the hours in which the area is designated as a Tow-Away Zone. The District shall obtain any local permits and approvals necessary for such signage.
- B. TOWING/REMOVAL AUTHORITY.** The District's Board of Supervisors shall enter into and maintain a written agreement with a firm authorized by Florida law to tow/remove unauthorized Vehicles or Vessels from the District's Tow-Away Zones in accordance with Florida law and the policies set forth herein. To effect the towing/removal of a Vehicle or Vessel, the District Manager or his or her designee must verify that the subject Vehicle or Vessel was not authorized under this Rule to park during the period in question and must then contact the towing firm, which must tow/remove the Vehicle or Vessel in accordance with Florida law, specifically the provisions set forth in Section 715.07, *Florida Statutes*.

SECTION 7. PARKING AT YOUR OWN RISK. The District assumes no liability for any theft, vandalism and/or damage that might occur to personal property and/or to Vehicles or Vessels parked on District property and towed or removed pursuant to this Rule.

SECTION 8. SOVEREIGN IMMUNITY. Nothing herein shall constitute or be construed as a waiver of the District's limitation on liability contained in Section 768.28, *Florida Statutes*, or other applicable statutes or law.

SECTION 9. ENFORCEMENT. Pursuant to Sections 120.69(2) and (7) and 190.041, *Florida Statutes*, and other applicable law, if any person is found to have violated any provision of this Rule, the District shall have the right to impose on the violator a fine up to the amount of \$1,000.00 and to collect such fine together with attorney's fees as provided under Florida law. Additionally, the District reserves the right to pursue any other applicable legal action, whether civil or criminal in nature.

EXHIBIT A: Map of Tow-Away Zones

Specific Authority: §§ 120.54, 120.69, 190.011(5), 190.012(3) and 190.041, *Florida Statutes*
Effective Date: _____, 2024

Tab 8



Rizzetta & Company

February 22

District Manager's Report

2024

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UPCOMING DATES TO REMEMBER

- **Next Meeting:** March 28, 2024 @ 10:30a
 - **Location:** Riverview Public Library (Confirmed)
- **Bond Refunding Eligibility:** Series 2015 - May 2026
- **Quarterly Website Compliance Audit:** Completed, 100% in compliance.
- **Next Election:** November 2024

<u>FINANCIAL SUMMARY</u>	<u>1/31/2024</u>
General Fund Cash & Investment Balance:	\$510,406
Reserve Fund Cash & Investment Balance:	\$71,255
Debt Service Fund Investment Balance:	\$385,759
Total Cash and Investment Balances:	\$967,420
General Fund Expense Variance:	Under Budget \$28,772

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



Rizzetta & Company

UPDATES:

- DDD Fence is working to schedule this fix sooner rather than later because the loose panel on the shared fence with Waterleaf has gotten worse.
- Working on plank replacement on exercise equipment.
- A resident reached out regarding the front entrance needing maintenance and Fountain Kings was contacted to come and service the entry fountain.

Tab 9

From: charla johnson <charlaj60cdd@yahoo.com>

Sent: Saturday, February 10, 2024 4:57 PM

To: Christina Newsome <CNewsome@rizzetta.com>

Subject: [EXTERNAL]TRAP CCD Board

NOTICE: This email originated from outside of the organization.

Do not click links or open attachments unless you recognize the sender and know the content is safe. Please use the Phish Alert! button to report suspicious messages.

Christina,

This email will serve as my official resignation from the TRAP CCD Board. This resignation is effective immediately.

Charla Johnson

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