



Rizzetta & Company

Reserve at Pradera Community Development District

Board of Supervisors' Regular Meeting April 25, 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 Vacant Vacant	Chair Vice Chair Asst. Secretary Asst. Secretary Asst. Secretary
District Manager	Matthew Huber	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.

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

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April 19, 2024

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

REVISED FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Reserve at Pradera Community Development District will be held on **Thursday, April 25, 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. STAFF REPORTS**
 - A. Aquatics Services**
 1. Presentation of Waterway Inspection Report.....Tab 1
 2. Consideration of Midge Fly Agreement.....Tab 2
 3. Presentation of Midge Fly Information.....Tab 3
 - B. Landscape Inspection Services**
 1. Presentation of Landscape Inspection Report.....Tab 4
 2. Landscape Update
 - C. District Counsel**
 - D. District Engineer**
 - E. District Manager**
- 4. BUSINESS ITEMS**
 - A. Presentation of Resumes for Board Vacancy.....Tab 5**
 - B. Ratification of Installment of 3 Lights Proposal.....Tab 6**
 - C. Ratification of Nick Knows Maintenance
Outdoor Ceiling Plans Proposal.....Tab 7**
 - D. Consideration of Nick Knows Maintenance Agreement.....Tab 8**
 - E. Discussion of Basketball Rim Replacement**
 - F. Discussion of Powerwashing Fountains and Columns**
 - G. Discussion of Paint Renewal for Mailboxes**
 - H. Discussion of District Management Services Proposals**
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors
Regular Meeting held on March 28, 2024Tab 9**
 - B. Consideration of Operations and Maintenance
Expenditures for March 2024Tab 10**
- 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,

Matthew Huber

Matthew Huber
District Manager

Tab 1



Reserve at Pradera

Community Development District



Waterway Inspection Report

Reason for Inspection:

Quality Assurance

Inspection Date:

3/27/2024

Prepared for:

Reserve at Pradera

Community Development District

Prepared by:

Tom Donaghy, Service Manager

Doug Agnew, Senior Environmental Consultant

www.AdvancedAquatic.com

lakes@advancedaquatic.com

292 S. Military Trail, Deerfield Beach, FL 33442

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

1-800-491-9621



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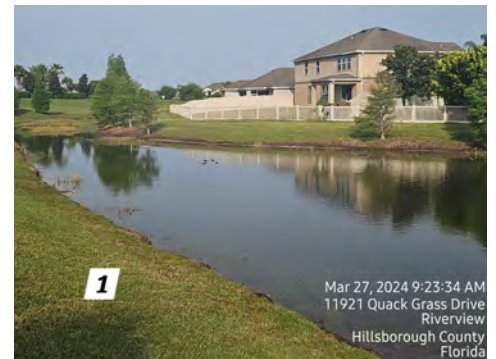
Site Assessments

Pond 1

Comments:

Requires Attention

Spatterdock is starting to come back slightly with the warmer weather. We have already commenced with aggressively treating with the systemic aquatic herbicide Sonar to cease further spreading.

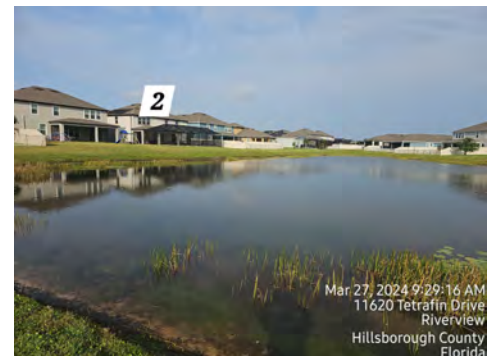


Pond 2

Comments:

Normal Growth Observed

Torpedograss and Spatterdock observed and treated. As previously expressed, some of the valuable native Spikerush may be impacted as we treat the Spatterdock within and around the native Spikerush.



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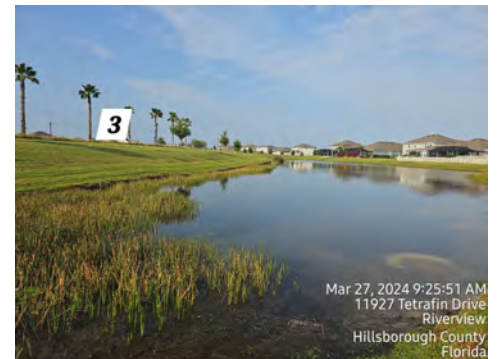
Site Assessments

Pond 3

Comments:

Normal Growth Observed

Torpedograss and Spatterdock observed and treated. Both ends of this pond have the highest concentration of Spatterdock, and also Fragrant Water Lily.

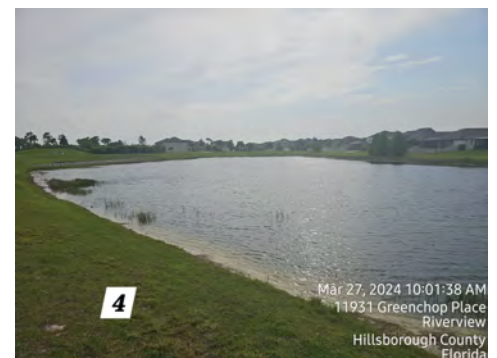


Pond 4

Comments:

Normal Growth Observed

Torpedograss observed and treated.



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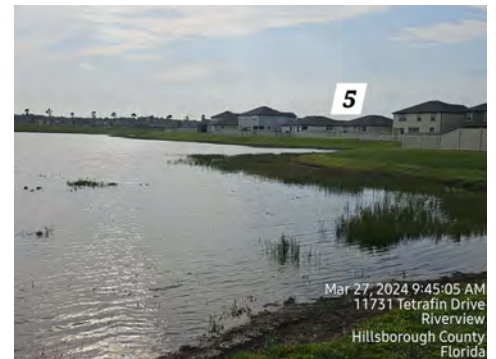
Site Assessments

Pond 5

Comments:

Normal Growth Observed

Torpedograss and some defoliated Spatterdock observed and treated.



Pond 6

Comments:

Requires Attention

We have commenced treating Spatterdock with Sonar starting late February. This systemic product will cover the entire pond. We have tried numerous times to launch a treatment boat in this pond, access is very limited making it difficult to treat from the boat.



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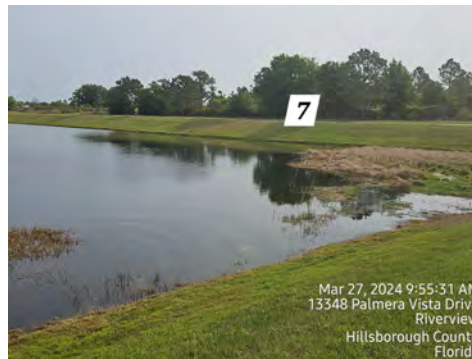
Site Assessments

Pond 7

Comments:

Normal Growth Observed

Torpedograss observed and treated.

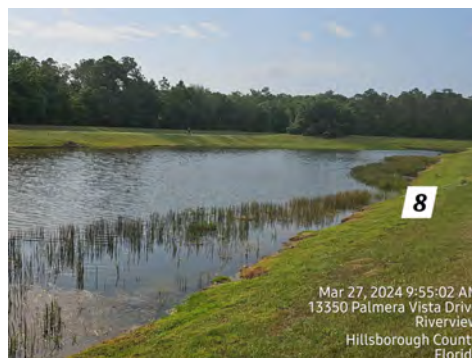


Pond 8

Comments:

Normal Growth Observed

Torpedograss and trace amount of Algae observed and treated.



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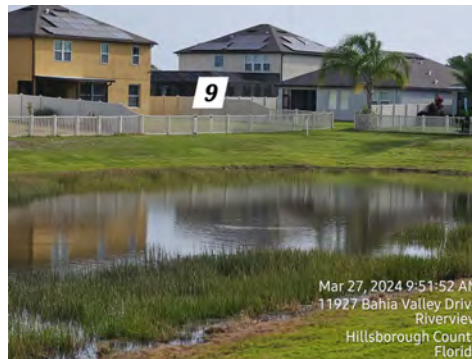
Site Assessments

Pond 9

Comments:

Site Looks Good

Torpedograss and trace amount of Algae observed and treated.



Pond 10

Comments:

Normal Growth Observed

Spatterdock is starting to come back slightly with the warmer weather. We have already commenced with aggressively treating with the systemic aquatic herbicide Sonar to cease further spreading.



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Site Assessments

Pond 11

Comments:

Requires Attention

This pond also has trace amounts of Spatterdock regrowing and has been treated the previous visits with Sonar. You can see the Spatterdock is browning and starting to defoliate. We will continue to treat to stop any more spreading or growth.

A quote for Midge Fly Larvicidal treatments has been submitted for consideration by the CDD.

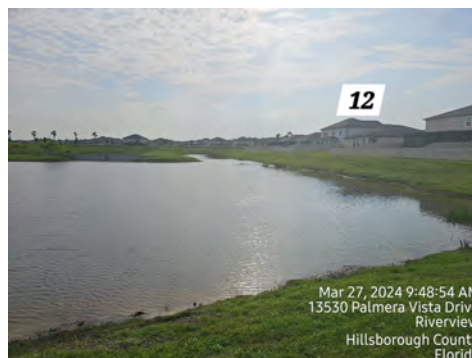


Pond 12

Comments:

Site Looks Good

Torpedograss observed and treated.



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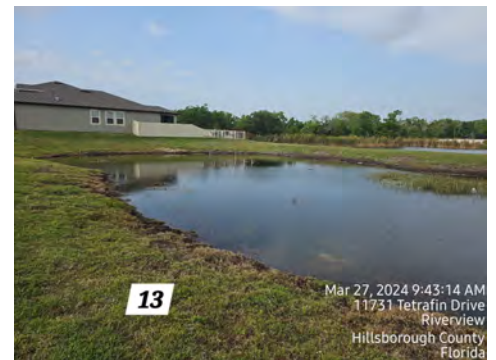
Site Assessments

Pond 13

Comments:

Normal Growth Observed

Torpedograss and algae observed and treated.



Pond 14

Comments:

Normal Growth Observed

Torpedograss and trace amount of Algae observed and treated.



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Map

#915 Reserve at Pradera CDD

12051 Pradera Reserve Blvd
Riverview, FL 33579



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Tab 2



Proposal Date: 4/8/2024

MIDGE FLY MANAGEMENT AGREEMENT

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

hereinafter called "CUSTOMER". The parties hereto agree as follows:

1. AAS, Inc. will provide midge fly larval control services on behalf of the customer in accordance with the terms and conditions of this agreement at Pond 11 with a surface area totaling 4 acres.
2. CUSTOMER agrees to pay AAS, Inc., its agents or assigns, the following sum for specified environmental services:

***Aquatic Midge Fly Treatment	\$700.00 per event
Pond #11	
Management Reporting	Included
Annual Budget	\$700.00 x 4 = \$2,800.00

*** Care proposed in this contract is for the application of the larvicide Vectobac and the insect growth regulator Altosid to the lakes for midge fly larvae control. We cannot be responsible for swarming adult midge flies that may enter the area between treatments or from other sites not being treated.

Recommended applications are: 4 in May-June approximately 10-14 days apart.

This agreement shall have as its effective date the first day of the month in which services are first rendered to the CUSTOMER under this agreement. Service will begin within ten (10) days of receipt of the signed contract. Payment is required net thirty (30) days from invoice date. This agreement is void if not signed within thirty (30) days.

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

Authorized Customer's Signature Title

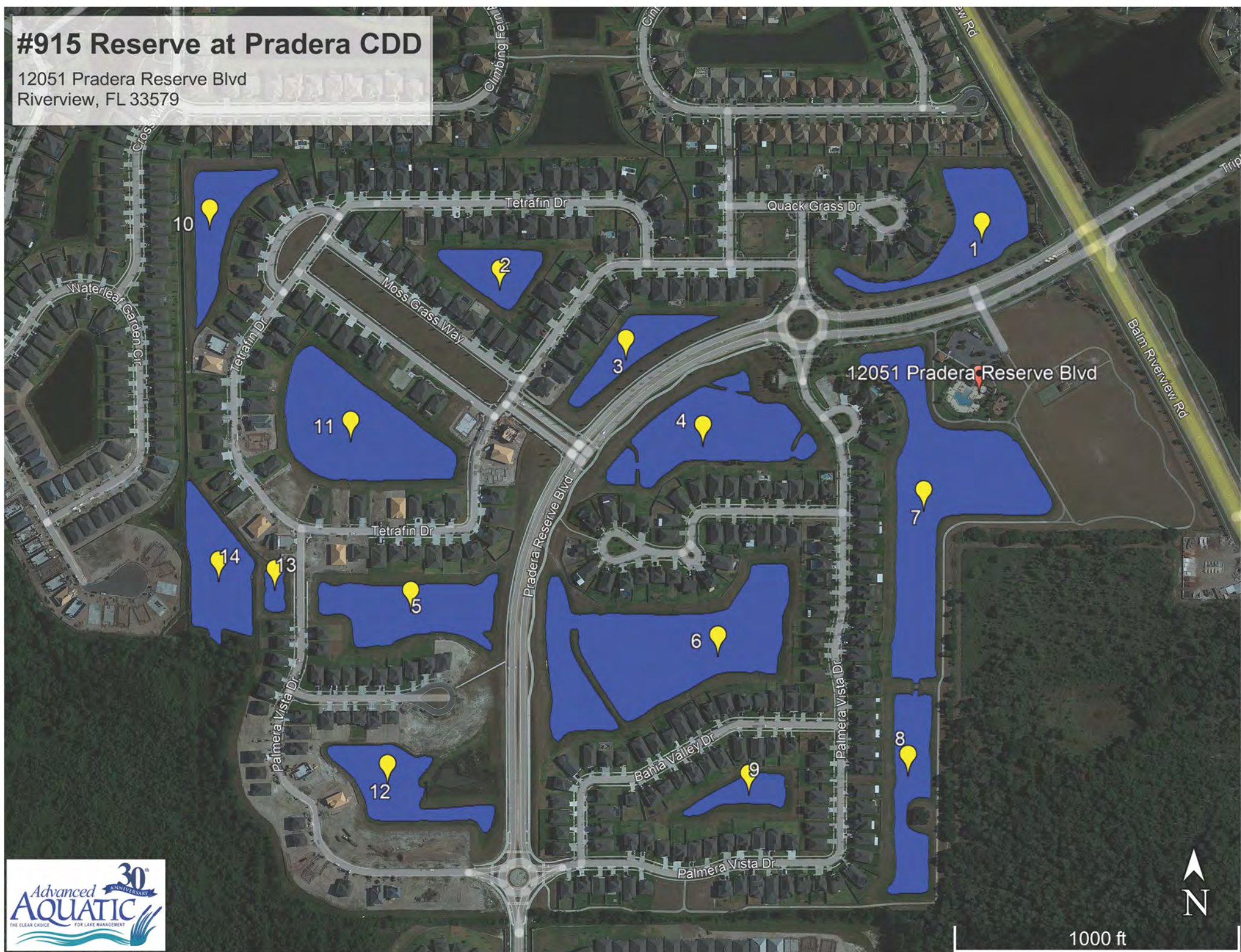
Date: _____

Print Name: _____ Date: _____

Contract Start Date: _____

#915 Reserve at Pradera CDD

12051 Pradera Reserve Blvd
Riverview, FL 33579



Tab 2A



Proposal Date: 4/8/2024

MIDGE FLY MANAGEMENT AGREEMENT

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

hereinafter called "CUSTOMER". The parties hereto agree as follows:

1. AAS, Inc. will provide midge fly larval control services on behalf of the customer in accordance with the terms and conditions of this agreement at Pond 11 with a surface area totaling 4 acres.
2. CUSTOMER agrees to pay AAS, Inc., its agents or assigns, the following sum for specified environmental services:

***Aquatic Midge Fly Treatment	\$665.00 per event
Pond #11	
Management Reporting	Included
Annual Budget	\$665.00 x 8 = \$5,320.00

*** Care proposed in this contract is for the application of the larvicide Vectobac and the insect growth regulator Altosid to the lakes for midge fly larvae control. We cannot be responsible for swarming adult midge flies that may enter the area between treatments or from other sites not being treated.

Recommended applications are: 4 in May-June approximately 10-14 days apart and 4 in October-November approximately 10-14 days apart.

This agreement shall have as its effective date the first day of the month in which services are first rendered to the CUSTOMER under this agreement. Service will begin within ten (10) days of receipt of the signed contract. Payment is required net thirty (30) days from invoice date. This agreement is void if not signed within thirty (30) days.

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

Authorized Customer's Signature Title

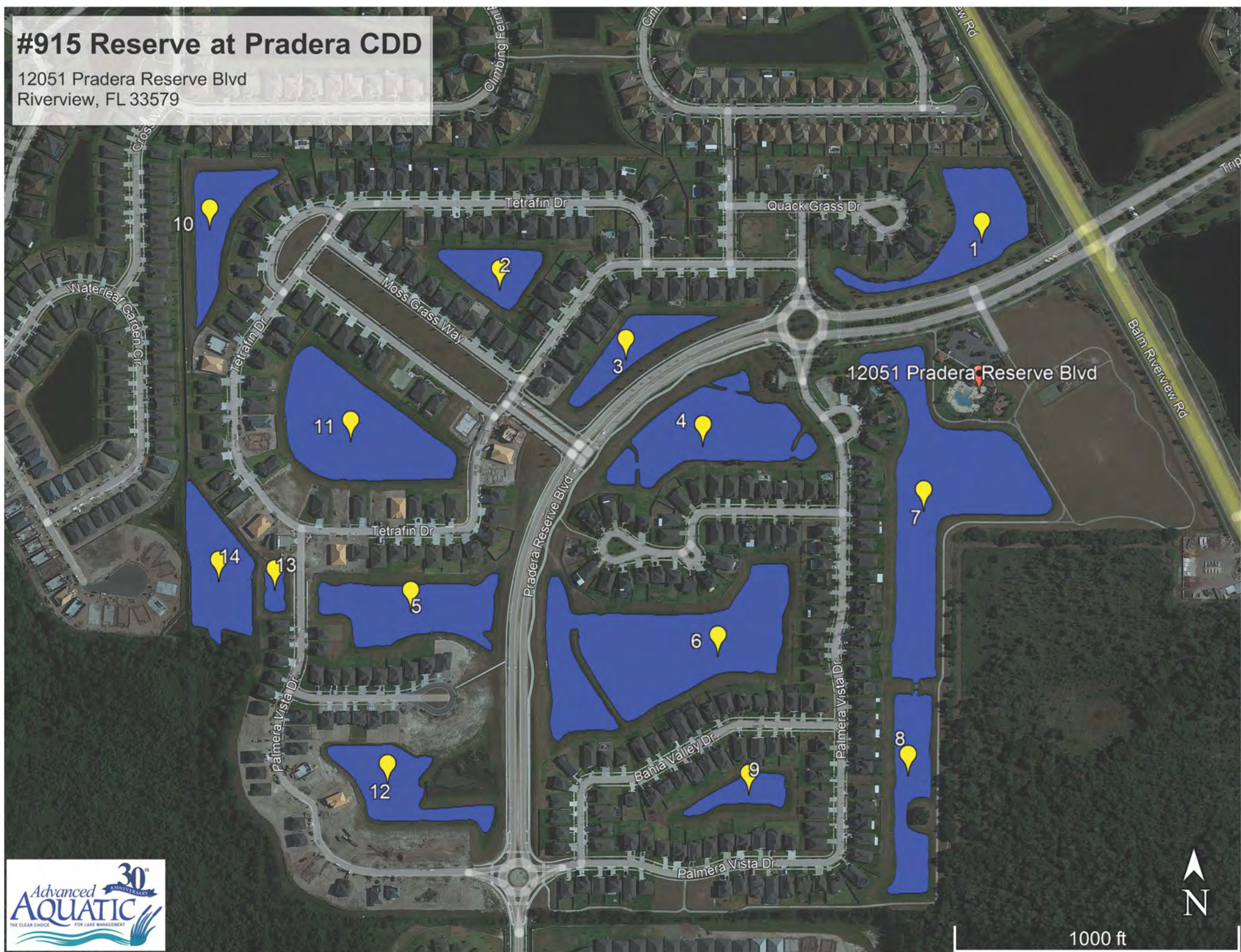
Date: _____

Print Name: _____ Date: _____

Contract Start Date: _____

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Tab 3

FLORIDA'S AQUATIC MIDGE FLIES

IDENTIFICATION AND CONTROL

Order: Diptera

Family: Chironomidae

Genus & Species: 700+ Southeastern United States

Also called blind mosquitoes, these midge flies are insects often found swarming around lakes, ponds and waterways. They look like a mosquito but don't bite, sting, suck blood or transmit disease. Midges belong to a very large and diverse family of aquatic insects. Their egg, larvae and pupae stages occur in water. The flying adults emerge from the water surface in large numbers from our lakes, ponds wetlands.

Midge flies are ubiquitous throughout Florida, North America and the world. They successfully inhabit many different aquatic ecosystems including both neighborhood storm water drainage systems and large natural lakes where they serve as an important food source for other aquatic insects, amphibians, fish and birds.



MIDGE FLY LARVA

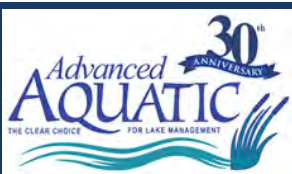
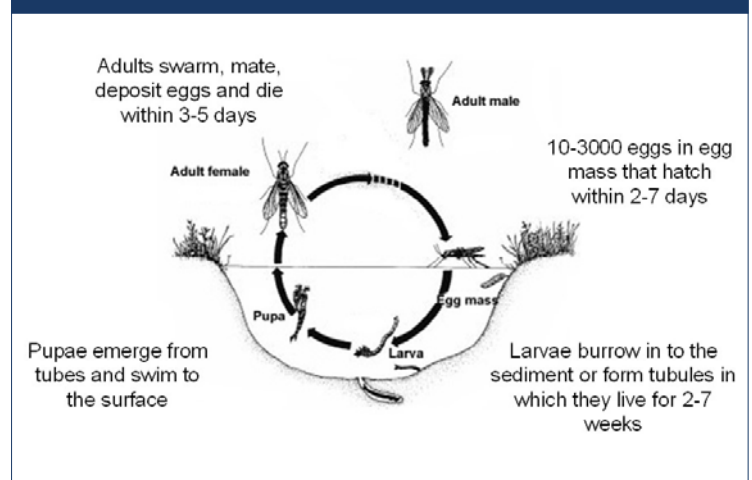


Many species of midge flies have red colored larvae, commonly called blood worms, that burrow into the bottom muck and feed on suspended organic particles and algae drifting by. One curious exception is the free-swimming predatory and transparent phantom midge whose diet includes larger zooplankton, other insect larvae and most any organism small enough for them to capture and eat. Florida phantom midges are less common than blood worms and are often found inhabiting deeper areas of lakes.

THE PROBLEM WITH MIDGE FLIES

Midge larvae have evolved to survive and prosper under difficult environmental conditions commonly occurring in many of our community lakes and ponds that have excessive nutrient loading, murky water, organic muck accumulation and low dissolved oxygen levels. These same water quality problems that favor midges also prevent midge predators such as fish and other aquatic insects from preying on them. This allows midges to form monocultures across a lake's bottom and reproduce in extremely large numbers often exceeding 4,000 larvae per square meter! Out-of-control midge larvae populations can become a terrible annoyance, inconvenience and even a health hazard to waterside residents when they metamorphose into adult flies.

MIDGE FLY LIFE CYCLE



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Midge fly swarming occurs in Florida year-round but is strongest each spring and fall when adults emerge from the water surface at night in huge numbers. They can make outdoor activities unpleasant and are attracted to lights in houses, porches and street lamps where they land in large numbers blanketing, discoloring, staining and damaging the exterior surfaces of buildings, cars and businesses. A secondary phenomenon is the rapid increase in the local spider population reacting to the midge flies as a food source. Residents find their eaves, porches and windows covered in spider webs full of decaying midges and smelling like dead fish.

FIVE STEPS TO SAFELY AND SUSTAINABLY REDUCING MIDGE FLY POPULATIONS

Managing midge fly populations below nuisance levels requires a multidisciplinary approach to achieve successful long-term control.

1. Lake management efforts should be focused on improving water quality

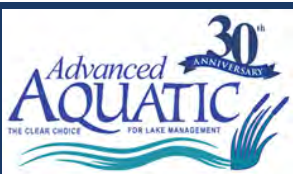
- Lowering phosphorus levels reduces recurring algae blooms that feed midge larvae
- Preventing or diverting watershed runoff lowers phosphorus, nitrogen and organic detritus
- Avoiding reclaimed wastewater discharges prevents phosphorus, nitrogen and ammonia problems
- Applying algacides reduces algae blooms, a major larvae food source

2. Install a bottom diffused aeration system

- Aeration raises dissolved oxygen thus accelerating the oxidation of decaying organic content – a key food source that filter feeding midge larvae rely on.
- Raising bottom oxygen levels above 3-4 PPM will allow predatory fish to reach and attack the larvae population hiding in the deeper bottom waters and sediments
- Higher oxygen levels help reduce phosphorus, nitrogen and algae growth improving the lake's overall water quality, clarity and beauty.

3. Manage your fisheries

- Survey your fisheries
- Maintain a predatory fish population that feeds on midge larvae
 - Stock the correct quantity of fish for your lake's midge species and density
 - Restock yearly to maintain abundant fish populations



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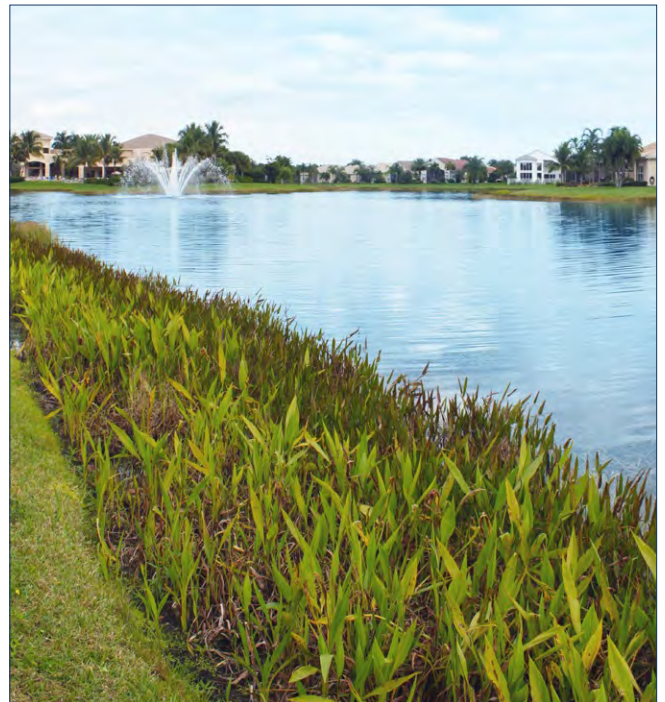
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4. Apply biological larvicides

- Conduct a midge survey to determine locations, types and density of larvae
- Develop a treatment plan utilizing a series of timed applications to disrupt their reproduction cycle
- Employ biological products now available for midge control
 - Provide faster, longer lasting and less expensive control
 - Targets mosquito and midge fly larvae

5. Develop a healthy and diverse shoreline littoral habitat

- Native plantings provide cover and shelter to midge predators including fish, amphibians, birds and dragonfly nymphs and adults
- Many hardy attractive native flowering species to choose from including arrowhead, pickerelweed, canna lily and blue flag iris



SOME MIDGE FLIES ARE BENEFICIAL

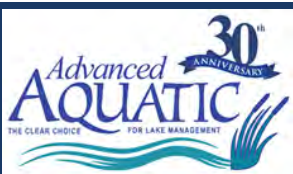
A swarm of midge flies by your Florida lake, pond or waterway is a major nuisance, and it may seem like a good idea to be rid of them all. However, a healthy, balanced midge fly population below nuisance levels, is best for a waterway's overall fisheries and aquatic ecology. With a proven, proactive approach to larvae management, midge fly problems can be quickly and sustainably resolved.

DON'T LET MIDGE FLIES KEEP YOU INSIDE.

We're here to help you understand and resolve your midge fly problems today.

REFERENCES

- Lobinske, J and Cichra, E and Ali, A "Predation by Bluegill (*Lepomis macrochirus*) on Larval Chironomidae (Diptera) in Relation to Midge Standing Crop in Two Central Florida Lakes - Florida Entomologist 85(2):372-375. 2002
- J. L. Callahan and C. D. Morris "Survey of 13 Polk County, Florida Lakes for Mosquito (Diptera: Culicidae) and Midge (Diptera: Chironomidae) Production - The Florida Entomologist Vol. 70, No. 4, pp. 471-478, Dec. 1987
- Darold P. Batzer "Trophic Interactions Among Detritus, Benthic Midges, and Predatory Fish in a Freshwater Marsh" Ecological Society of America, Vol. 79, Issue 5, pp. 1688-1698, July 1998
- Kenneth T. Gioeli, R. Leroy Creswell, Jeffrey P. Gellermann, Edward A. Skvarch, and Philip G. Koehler "Managing Pestiferous Freshwater Aquatic Midge Emergences from Storm Water Retention Ponds" ENY-856, Entomology and Nematology Department, UF/IFAS Extension. October 2009.
- Hudson, Patrick L.; Lenat, David R.; Caldwell, Broughton A.; and Smith, David, "Chironomidae of the Southeastern United States: A Checklist of Species and Notes on Biology, Distribution, and Habitat" US Fish & Wildlife Publications. 173. 1990



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Tab 4

THE RESERVE AT PRADERA

LANDSCAPE INSPECTION REPORT



April 4th, 2024
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 it has been approved to remove the dead Viburnum along the fence line of Balm Riverview Rd. South of Pradera Reserve Blvd. When will this be completed?
2. Raise the tree canopies along the fence line of Balm Riverview Rd. almost touching the vinyl fence.
3. Remove dead fronds in the Pygmy Date Palms on Balm Riverview Rd. ROW.
4. Pick up palm debris down in the beds on Balm Riverview Rd. ROW North of Pradera Reserve Blvd.
5. Remove dead hanging Bismark Palm fronds in the median on PRB just South of Balm Riverview Rd.
6. Annuals have been installed and look good as of this inspection.
7. Noting the bare areas on the triangle medians where annuals were not replaced at PRB and Palmera Vista Blvd. roundabout.
8. Diagnose and treat couple declining Pygmy Date Palms on the Northwest corner of PRB and Palmera Vista Blvd.
9. There are a couple Holly trees that need to be straightened on Palmera Vista Berm at PRB.
10. Treat weeds in the beds at Paw Park.
11. Diagnose and treat an area of declining turf at Paw Park on Tetrafin Dr. (Pic. 11)
12. Treat weeds in the beds at Quackgrass roundabout.
13. Treat Dollarweed in the turf at Paw Park.
14. Diagnose and treat Ornamental Grasses on Southwest corner of PRB and Palmera Vista by the Estancia monument. Need to be cutback as well.
15. Asking if the Magnolias will improve down Grassland Way? They have not declined much in the past year but haven't flushed out new growth either. Can anything be done to improve?



16. Magnolia trees are bare and in need of mulch in park of Moss Grass Way and Bermuda Grass Way. Asking LMP to prepare a proposal for mulch throughout the district for consideration after the rainy season.

17. Remove debris in tree bed on Moss Grass Way and Bermuda Grass Way. (Pic. 17)



18. Still need to fill in an area in the South berm on Pradera Reserve Blvd. just North of the large southern roundabout.

19. Dead fronds hanging in the palms in the median of PRB from Grassland Way South to the large roundabout.

20. Remove vines growing up the Crepe Myrtles in the median of PRB from Grassland Way South to large roundabout.

21. Noting areas of Bahia that appear to have been treated with herbicide on PRB from Grassland Way to South roundabout. LMP informed me during the inspection the turf should recover soon,. (Pic. 21>)

22. Treat Dollarweed in the turf on Palmera Vista Dr. on the ROW by the lift station.

23. Need to grind down the stump for the removed tree on Greenchop Pl. so new turf can be installed.

24. Noting the irrigated St. Augustine turf looks green and healthy throughout the district.

25. Noting more hog damage to the bank of pond 14 on Palmera Vista Dr. (Pic. 25)



26. Noting LMP weeded the exercise areas around the amenity center before the inspection. Ensure this is on a routine schedule.

27. Dead hanging palm fronds between the community pool and playground area.

28. Treat paver crack weeds inside the pool area.

29. Treat Dollarweed in the turf in areas around the community pool area.



Proposals

1. LMP to provide a proposal to replace the annual beds with low growing perennials at the triangle medians of Pradera Reserve Blvd. and Palmera Vista Blvd.
2. LMP to provide a proposal to apply TopChoice ant bait to the field of Moss Grass Way and Bermuda Grass Way.
3. LMP to provide a proposal to install necessary soil and sod to fill in the removed tree on Greenchop Pl.



Tab 5

Jason Alexander Newbold

11912 Bahia Valley Dr.

Riverview, FL. 33579

jmjnewbold@outlook.com

951-206-4587

08 March 2024

Crystal Yem

Reserve at Pradera Community Development District

3434 Colwell Avenue, Suite 200

Tampa, Florida 33614

Dear Board of Supervisors,

I am writing to express my strong interest in serving as a board member for the Reserve at Pradera Community Development District. With a deep commitment to community development and a track record of leadership, I believe I possess the qualities and skills necessary to contribute effectively to the advancement of our district.

As a resident of this community, I have witnessed firsthand the importance of thoughtful planning and strategic decision-making in shaping our collective future. I am passionate about fostering a vibrant and inclusive environment where all residents can thrive, and I am eager to leverage my expertise to support the goals and objectives of our district.

Throughout my career, I have honed my abilities in project management, community engagement, conflict management and public speaking. My experiences in the United States Air Force, both as a member and a manager, have equipped me with the knowledge and perspective needed to effectively navigate the complexities of community development.

If appointed as a board member, I am committed to:

Collaborating with fellow board members and stakeholders to develop and implement policies that promote sustainable growth and improve the quality of life for all residents.

Actively engaging with community members to understand their needs, concerns, and aspirations, and advocating for their interests during the decision-making process.

Exercising fiscal responsibility by overseeing the district's budget and ensuring transparent financial management practices.

Prioritizing transparency, accountability, and open communication to foster trust and confidence among residents and stakeholders.

Continuously seeking opportunities for innovation and improvement to address emerging challenges and capitalize on new opportunities for our community.

I am enthusiastic about the opportunity to contribute my time and expertise to the Reserve at Pradera Community Development District and am fully committed to fulfilling the responsibilities of a board member with integrity and dedication.

Thank you for considering my candidacy. I look forward to the possibility of serving our community in this capacity and am available to discuss my qualifications in more detail at your convenience.

Warm regards,

Jason Alexander Newbold



BIOGRAPHY



UNITED STATES AIR FORCE

TECHNICAL SERGEANT JASON ALEXANDER NEWBOLD

Technical Sergeant Jason A. Newbold is an all-source intelligence analyst serving as Lead Analyst Yemen Country Team at United States Central Command (USCENTCOM) Joint Intelligence Center (JIC) MacDill AFB, Florida. He leads a team of analysts responsible to provide timely, accurate, and relevant intelligence support to the USCENTCOM Commander and the warfighters operating within the USCENTCOM area of responsibility. The USCENTCOM JIC collects, analyzes, and disseminates intelligence products, as well as collaborates with intelligence agencies, military services, and partner nations to gather and synthesize information on regional threats, political dynamics, military capabilities, and other factors that enable informed decisions and the shaping of effective strategies to protect U.S. interests, deter aggression, and promote regional stability in the Central Command area of responsibility.



Sergeant Newbold was born in Yorba Linda, California and graduated from La Sierra High School in 2003, and entered the Air Force in April 2011. He completed the "Operations Intelligence Apprentice" course at Goodfellow Air Force Base, Texas in December 2011. Sergeant Newbold has served as an all source analyst for more than 13 years and has served in various challenging positions as a Special Operations squadron intelligence analyst, space systems intelligence analyst, fusion analysis team lead, Intelligence Flight NCOIC, NCOIC of Training, Fight Chief of Standards and Evaluations, and Egypt Country Team Lead. Prior to assuming his current duties at MacDill AFB, Sergeant Newbold served as the Course Director of Fusion Training at the 11 Special Operations Intelligence Squadron, Hurlburt Field FL.

EDUCATION

2011 Intelligence Operations Apprentice Course, Goodfellow AFB, TX
2014 Force Protection Level II Course, Hurlburt Field FL
2015 Airman Leadership School, Hurlburt Field, FL
2015 CCAF Degree in Intelligence Analysis, Air University, Maxwell AFB, AL
2018 Critical Thinking and Structured Analytic Techniques, Hurlburt Field, FL
2019 Senior Enlisted Joint Professional Military Education I, National Defense University, Norfolk, VA
2020 Non-Commissioned Officer Academy, Sheppard AFB, FL
2021 Design and Innovation Course, Joint Special Operations University, MacDill AFB FL
2022 Cyber Defense Analyst Pathway, University of South Florida, Tampa FL
2023 CompTIA Cyber Security Analyst Plus (CySA+) Certification
2024 Intelligence Cyberthreat Analysis Course, USCYBERCOM

ASSIGNMENTS

1. June 2011 - December 2011, Operations Intelligence Apprentice Course, 315 TRS, Goodfellow AFB, TX
2. December 2011 - October 2014, Squadron Intelligence Analyst, 1 SOSS, Hurlburt Field, FL
3. August 2013 - December 2013, Expeditionary Intelligence Analyst, 9 ESOS, Camp Lemonier, Djibouti
4. July 2014 - October 2014, Expeditionary Intelligence Analyst, 9 ESOS, Camp Lemonier, Djibouti
5. November 2014 - September 2015, Wing Intelligence Analyst, 1 SOSS, Hurlburt Field, FL
6. September 2015 - July 2017, Space Systems Intelligence Analyst, 25 SRS, Schriever AFB, CO
7. July 2017 - November 2017, NCOIC, Space Intelligence, 25 SRS, Schriever AFB, CO
8. November 2017 - April 2018, Multi-Source Analyst, 11 SOIS, Hurlburt Field, FL
9. April 2018 - February 2019, Team Lead, Fusion Analysis, 11 SOIS, Hurlburt Field, FL
10. February 2019 - April 2020, NCOIC, Fusion Training, 11 SOIS, Hurlburt Field, FL
11. April 2020 - December 2020, Deputy Flight Chief, Stand/Eval, 11 SOIS, Hurlburt Field, FL
12. January 2021 - March 2022, Flight Chief, Quality Management, 11 SOIS, Hurlburt Field, FL
13. April 2022 - February 2023, Course Director Fusion Training, 11 SOIS, Hurlburt Field, FL
14. March 2023 - December 2023, Egypt Team Lead, USCENTCOM, MacDill AFB, FL
15. December 2023 – Present, Yemen Team Lead, USCENTCOM, MacDill AFB, FL

MAJOR AWARDS AND DECORATIONS

Air Force Achievement Medal with three oak leaf clusters

Meritorious Unit Award with three oak leaf clusters

Air Force Outstanding Unit Award with two oak leaf clusters

Global War on Terrorism Expeditionary Service Medal with bronze star

Remote Combat Effects Campaign Medal with two bronze stars

Joint Service Achievement Medal

Air Force Commendation Medal

OTHER ACHIEVEMENTS

2011 Operations Intelligence Apprentice Course Distinguished Graduate, 315 TRS, Goodfellow AFB

2012 Airman of the Quarter, 9 SOS, Hurlburt Field

2013 Airman of the Quarter, 1 SOG, Hurlburt Field

2015 John L. Levitow Honor Graduate, ALS, AETC, Hurlburt Field

2017 NCO of the Quarter, 25 SRS, Schriever AFB

2017 Red Flag Top Performer, NTTR, Nelis AFB

2020 Honor Graduate, NCO Academy, AETC, Sheppard AFB

2021 Top Performer of the Quarter, Hurlburt Field Top III, Hurlburt Field

2021 Angel Award Winner, Hurlburt Field

EFFECTIVE DATE OF PROMOTION

Technical Sergeant: July 1, 2018

(Current as of March 2024)

Tab 5A

To the Board of Supervisors of The Reserve at Pradera,

I am writing for the purpose of my interest in joining The Reserve of Pradera CDD Board.

My name is Edward Hollenshade and me and my family have lived in this neighborhood since February 2020. We moved to Florida from Maryland with the intention of enjoying all the great things Florida has to offer. I currently work as a Government Contractor at MacDill AFB and volunteer time at Tampa Dynamo Futball Club as a Recreational Soccer Coach. I would like to join the CDD to be more involved in our community.

I apologize for the lateness of this letter due to the fact that the original email went to my SPAM folder and I didn't see it until late last night.

Any questions can be directed to myself at 615.924.6311 or edward.hollenshade@gmail.com

Thank you for your consideration.

Sincerely,

Edward Hollenshade

Edward W. Hollenshade

13207 Coppice Wood Dr, Riverview, FL 33579 | (615) 924-6311 | edward.w.hollenshade@gmail.com |
www.linkedin.com/in/ehollenshade10

Executive Summary

Proven senior leader with a highly successful career in Special Operations Command - Central and U.S. Army Special Forces with over 29 years' experience demonstrating progressive analysis and research for national security, infrastructure and technology, biographic and targeted vulnerability. Comprehensive knowledge of the principles, methods, processes, and applicable regulations involved in intelligence analysis. Network development experience includes personality based identification in support of Special Operations and Conventional Forces in support of the Low Intensity Conflicts/Operations Other Than War, and Foreign Internal Defense (FID). Additionally, served as the Special Actions Cell Leader for 5th Special Forces Group (A) and as the Senior Instructor for Advanced Special Operations Techniques Course (ASOT). This vast experience has created an invaluable skill-set in problem solving in diverse areas, including: strategic planning and communications; policy analysis and developing interoperability between international/interagency organizations with a common goal of network fusion in support of various mission sets.

SKILLS

Intelligence Collection
Target Analysis

Counterintelligence
Planning Operations

Microsoft Office
Counter-Terrorism

PROFESSIONAL EXPERIENCE

CACI | Nonconventional Assisted Recovery Integrator at SOCCENT *Tampa, FL* | **07/2019 - Present**

- Hired to meet the clients need for an innovative and critically thinking leader, to advance long-term personnel recovery mission readiness.
- Provided versatile joint planning and execution acumen, with proactive intelligence approaches, operational agility, and joint capabilities expertise to enable flexible response recovery options.
- Prepared assessments of current trends based on the sophisticated collection, research and analysis of classified and open source information.

GDIT | Irregular Warfare Analyst at DTRA-JD *Reston, VA* | **05/2016 - 06/2019**

- Provided analysis and research for industry, infrastructure, technology, country, geographic, and biographic targeted vulnerability. Prepared assessments of current events based on the sophisticated collection, research and analysis of classified and open source information. Developed and maintained analytical procedures to meet changing requirements to ensure fluid operations. Collected data using a combination of standard intelligence methods.
- Utilized multiple analysis tools and software during the Find, Fix, Finish, Exploit, Analyze, and Disseminate (F3EAD) methodology to include Analyst Notebook, Google Earth, C2PC, ArcGIS, Falconview, PALANTIR, and the Attack the Network Tool Suite (ANTS). By applying the F3EAD methodology operational units were able to conduct effective combat operations based off of products produced during the targeting process.

Cubic/NEK | ASOT Level II Instructor *Ft. Story, VA* | **11/2015 - 05/2016**

- Responsible for the training of NAVSPECWARCOM personnel attending the ASOT Level II Course.
- Instructed naval personnel on roles and responsibilities of conducting Advanced Special Operations Techniques in support of the requirements established by the client with a 90% success rate.
- Formulated teaching outlines and determined instructional methods such as individual training, group instruction, lectures, demonstrations, conferences, meetings and workshops.

United States Army | Special Forces Non-Commissioned Officer

08/1993 - 03/2016

- 4th Battalion, 5th Special Forces Group (A) | **Special Action Cell NCOIC – Program Manager** | Fort Campbell, KY | 09/2012 - 03/2016
 - Managed numerous classified, special access interagency intelligence programs that directly supported researching, tracking, and monitoring global military operations.
- 4th Battalion, 5th Special Forces Group (A) | **Operational Control Cell NCOIC – Program Manager** | Fort Campbell, KY | 01/2011 - 08/2012
 - Provided HUMINT analysis support and guidance to senior officials and subordinates for planning and executing Special Reconnaissance, Direct Action, Unconventional Warfare, and Personnel Recovery within the CENTCOM AOR.
- 4th Battalion, 5th Special Forces Group (A) | **Assistant Team Sergeant/ASOT Manager** | Fort Campbell, KY | 11/2009 - 12/2010
 - Advised Commander on all aspects of human intelligence collection and dissemination. Responsible for the development and validation of indigenous personnel to support the Commander's intelligence requirements.
- 1st Special Warfare Training Group (A) | **ASOT Course - Senior Instructor** | Fort Bragg, NC | 08/2005 - 10/2009
 - Trained of USSOCOM personnel attending the ASOT Course. Supervised the daily activities of a TDA/MTOE training team consisting of fifteen government employees. Developed and validated an updated program of study for the ASOT Course in accordance with the Commander's intent and other government agencies.
- 1st Battalion, 5th Special Forces Group (A) | **Special Forces Medical Sergeant** | Fort Campbell, KY | 10/1997 - 07/2005
- Joint Analysis Center Molesworth | **Ground Order of Battle Intelligence Analyst** | Molesworth, England | 09/1995 - 09/1997
- 1st Cavalry Division | **Collection Management Intelligence Analyst** | Fort Hood, TX | 07/1994 - 08/1995

EDUCATION

University of Maryland Global Campus | Bachelor of Business/Accounting *City, MD* | **08/2020 - Present**

- Cumulative **GPA: 3.70/4.00**

Jefferson Community College | Associate of Criminal Justice

Watertown, NY | **08/2005 - 12/2015**

- Cumulative **GPA: 3.80/4.00**

CLEARANCE

- Current Top Secret with Special Compartment Information and CI/Poly eligibility

SPECIALIZED TRAINING

- Advanced Special Operations Techniques Course (ASOTC)
- Special Forces Technical Surveillance Course (SFTSC)
- Intelligence Analyst Course
- Joint Improvised-Threat Analytics Course (JITAC)
- Battle Staff Operations Course
- Army Special Operations Instructor Course
- Special Operations and Liaison Element Course (SOLE)

Tab 5B

Gregory Wydysz

Board Member – Reserve at Pradera CDD

Contact

11904 Quack Grass Ct
Riverview, FL 33579
315.382.4183
wydyszg@gmail.com

Crystal Yem
Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614
813.533.2950 x5762
cyem@rizzetta.com

Dear Crystal,

This letter is my formal submittal of interest in applying for the post of a Board Member to the Reserve at Pradera CDD. I meet all the requirements and qualifications for the position such as being a legal resident of Florida and the Reserve at Pradera and am currently registered to vote in Hillsborough County.

With a strong network of professional educational qualifications and relevant work experience, my expectation is to deliver optimal results as a member of the board and for my community.

My prior experience has enabled me to understand various relevant procedures and guidelines related to the position such as:

- Management and governance
- Excellent written and oral communication skills
- Leadership and motivation
- Taking the highest level of management decisions
- Communication with the board and the community members
- Problem-solving situations
- Maintaining an energetic environment in the workplace
- Insisting on the highest standards that will add to the overall growth and development of the community.

Given an opportunity, I would endeavor to give my best efforts in the position of board member; and become an asset to the Reserve at Pradera CDD.

Sincerely,

Gregory Wydysz

Enclosure

Tab 6

MANDY ELECTRIC, INC.
6201 N Nebraska
TAMPA, FL 33604
813-264-9234
carie@mandyselectric.com
www.mandyselectric.com

Estimate



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

SHIP TO
Reserve at Pradera CDD 12051 Pradera Reserve Blvd Riverview, FL 33579

ESTIMATE #	DATE	
1615	11/16/2023	

DESCRIPTION	QTY	RATE	AMOUNT
- Install 3 lights at entry	1	750.00	750.00

I hereby accept this proposal and authorize you to do the work

TOTAL

\$750.00

Accepted By


Jayson Caines (Apr 2, 2024 18:18 EDT)

Accepted Date

Tab 7



ESTIMATE

Nick Knows LLC
3848 Sun City Center Blv
Suite 104 PMB 1039
Ruskin, Florida 33573
United States

8554656697
www.nickknowscleaning.com

BILL TO
Pradera CDD
Christina Newsome
12051 Pradera Reserve Boulevard
Riverview, Florida 33579
United States

813-533-2950 ext 6582
CNewsome@rizzetta.com

Estimate Number: PCDD39

Estimate Date: April 10, 2024

Valid Until: May 10, 2024

Estimate Total (USD): **\$3,250.00**

Items	Quantity	Price	Amount
Outdoor Ceiling Plank Repair and Wood Enclosure Replacement. Purchase, Paint, and Install New Outdoor Ceiling Planks. Purchase and install New Wood Enclosure for 2 exercise equipment areas to replace older broken wood.	1	\$3,250.00	\$3,250.00

Subtotal: \$3,250.00

Total: \$3,250.00

Estimate Total (USD): **\$3,250.00**

Notes / Terms

Signature:  _____

Signature Date: 12/04/24

Thank You for Your Business!

Tab 8

**AGREEMENT
BETWEEN THE
RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT
AND
NICK KNOWS LLC**

THIS AGREEMENT (the “Agreement”) is made as of May 1, 2024, by and between **NICK KNOWS LLC**, a Florida limited liability company (the “Contractor”) whose mailing address is 2424 W. Brandon Boulevard, Suite 1136, Brandon, Florida 33511, and the **RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT** (the “District”) whose mailing address is c/o Rizzetta & Company, 2700 S. Falkenburg Road, Suite 2745, Riverview, Florida 33578.

RECITALS

WHEREAS, the Contractor is duly licensed in the state of Florida and qualified to perform the job duties and has any and all approvals and licenses as required by law to provide cleaning services; and

WHEREAS, by the execution of this Agreement, it is agreed that the Contractor will be performing professional services as an independent contractor and will not be subject to the control of the District as to the means and method of performance of the services.

NOW, THEREFORE, in consideration of the mutual covenants, promises and conditions herein contained, the receipt and sufficiency of which is acknowledged, the parties agree as follows:

1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Agreement.

2. SCOPE OF WORK. The Contractor shall clean the Reserve at Pradera Community Development District Amenity Center pursuant to the Scope of Work attached hereto as **Exhibit “A”** and incorporated herein. Contractor shall provide service three times per week on Monday, Wednesday and Friday during regular business hours.

3. TERM. The term of this Agreement shall begin on May 1, 2024 and continue for a period of one year and shall automatically renew for subsequent years unless terminated pursuant to Section 4.

4. TERMINATION. Either party may terminate this Agreement without cause with thirty (30) days written notice to the other party.

5. PAYMENT. As compensation, the District will pay the Contractor \$1,000.00 per month for work performed pursuant to the Scope of Work. Invoices shall be issued each month for the services provided for the previous month and are payable within 30 days of receipt by the District.

6. INSURANCE. The Contractor or any subcontractor performing the work described in this Agreement shall maintain throughout the term of this Agreement the following insurance:

(A) Worker's Compensation Insurance in accordance with the laws of the State of Florida.

(B) Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability.

(C) Prior to commencing the work, the Contractor shall add the Reserve at Pradera Community Development District as an additional insured to its insurance policies. The Contractor shall furnish the Reserve at Pradera Community Development District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the Reserve at Pradera Community Development 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 Reserve at Pradera Community Development District.

7. NOTICES. Whenever either party desires to give notice to the other, it must be given by written notice, sent by certified United States mail, with return receipt requested, addressed to the party for whom it is intended, at the place last specified, and the place for giving of notice in compliance with the provisions of this paragraph. For the present, the parties designate the above addresses as the respective places for giving of notice.

8. INDEMNIFICATION.

(A) 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, and paralegal fees (incurred in court, out of court, on appeal or in bankruptcy proceedings) as ordered.

(B) Contractor agrees to indemnify and hold harmless the District and its officers, agents and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death, property damage or of any nature, arising out of, or in connection with, the work to be performed by Contractor, including litigation or any appellate proceedings with respect thereto. Contractor further agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, Florida Statutes, or other statute. Any subcontractor retained by the Contractor shall acknowledge the same in writing. This section survives termination of this Agreement.

9. PERMITS, LICENSES AND INSPECTIONS. All permits and/or licenses necessary for the work to be performed under this Agreement shall be obtained by the Contractor. Inspections by the health department or an independent consultant may be performed on a periodic basis. Failure to comply with health department standards or the stipulations of this Agreement may result in immediate termination. Any fees or fines incurred or imposed by the health department due to non-compliance and/or failure of an inspection shall be borne solely by the Contractor.

10. ASSIGNMENT. Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other.

11. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

12. ENFORCEMENT OF AGREEMENT. In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

13. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the District and the Contractor relating to the subject matter of this Agreement.

14. 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.

15. 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.

16. 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.

17. CONTROLLING LAW. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida with venue in Hillsborough County, Florida.

18. PUBLIC RECORDS. The Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records and shall be treated as such in accordance with Florida law. As required under Section 119.0701, Florida Statutes, Contractor shall (a) keep and maintain public records that ordinarily and necessarily would be required by the District in order to perform the service, (b) provide the public with access to public records on the same terms and conditions that the District would provide the records and at a cost that does not exceed the cost provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law, (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the Contractor upon termination of the contract and 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 the information technology systems of the District.

19. 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.

20. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. The District and the Contractor participated fully in the preparation of this Agreement. In case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

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

Nick Knows LLC

**Reserve at Pradera
Community Development District**

By: _____
Name: _____
Title: _____

By: _____
Name: _____
Title: Chair of the Board of Supervisors



ESTIMATE

Nick Knows LLC
2424 W Brandon Blvd
Suite 1136
Brandon, Florida 33511
United States

855-465-6697
www.nickknowscleaning.com

BILL TO
Pradera CDD
Christina Newsome
12051 Pradera Reserve Boulevard
Riverview, Florida 33579
United States

813-533-2950 ext 6582
CNewsome@rizzetta.com

Estimate Number: PCDD1

Estimate Date: March 23, 2024

Valid Until: April 22, 2024

Estimate Total (USD): \$1,000.00

Items	Quantity	Price	Amount
Clubhouse Facility Cleaning: Services: Vacuuming/Sweeping, Dusting, Mopping, Entryway, Office, and Bathroom (Sanitizing all sinks toilets, stalls, and floors). Gym (Sanitizing all equipment, cleaning all entry doors, and rental areas as needed. Purchasing (reimbursement by CDD) and maintaining clubhouse supplies including paper towels, toilet paper, hand soap, and garbage bags. (3) times a week service (Monday/Wednesday/Friday) Billed Monthly \$1,000.00	1	\$1,000.00	\$1,000.00

Subtotal: \$1,000.00

Total: \$1,000.00

Estimate Total (USD): \$1,000.00

Notes / Terms

Signature: _____

Signature Date: _____

Thank You for Your Business!

Tab 9

MINUTES OF MEETING

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

**RESERVE AT PRADERA
COMMUNITY DEVELOPMENT DISTRICT**

The meeting of the Board of Supervisors of the Reserve at Pradera Community Development District was held on **Thursday, March 28, 2024, at 10:30 a.m.** at the Riverview Public Library, located at 9951 Balm Riverview Rd, Riverview, FL 33579

Present and constituting a quorum:

Jayson Caines	Board Supervisor; Chair
Maya Wyatt	Board Supervisor; Vice-Chair
Nicholas Perrette	Board Supervisor; Asst. Secretary

Also present were:

Christina Newsome	District Manager; Rizzetta & Co., Inc.
Scott Steady	District Counsel; Burr Forman LLP (via Phone)
John Fowler	Landscape Specialist; Rizzetta & Co.
Doug Agnew	Representative; Advanced Aquatic (via Phone)
David Manfrin	Representative; LMP

Audience: Present.

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Audience Comments

There was an audience present. One resident made comments regarding the landscaping at Bluegrass cul-de-sac.

THIRD ORDER OF BUSINESS

Consideration of Minutes of Board of Supervisors Regular Meeting held on February 22, 2024

On a Motion by Mr. Perrette, seconded by Ms. Wyatt, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors regular meeting held on February 22, 2024, for the Reserve at Pradera Community Development District.
--

FOURTH ORDER OF BUSINESS

Consideration of Operations and Maintenance Expenditures for February 2024

46 Mr. Caines presented the Operations and Maintenance Expenditures for February 2024.
47

On a Motion by Mr. Caines, seconded by Mr. Perrette, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures report for February 2024 (\$56,458.93), for the Reserve at Pradera Community Development District.

48

49 **FIFTH ORDER OF BUSINESS**

Staff Reports

50

A. Aquatics Services

51

1. Presentation of Waterway Inspection Report

52

53
54 Mr. Agnew presented the Waterway Inspection Report to the Board. The Board was informed that
55 Ponds 1, 2, 6, and 10 have spatterdock that is starting to emerge again. The Board has asked for a
56 quote to remove the reeds from Pond 13, as well as a quote for Pond 11 midge flies.
57

58

B. Landscape Inspection Services

59

1. Presentation of Landscape Inspection Report

60

61 Mr. Fowler presented the Landscape Inspection Report to the Board. The Board asked for a
62 proposal for the Triangle Island landscape options.
63

64

2. Landscape Update

65

66 Mr. Manfrin provided an update on the landscaping for the Board. The Board requested a proposal
67 for landscaping in the front roundabout and a proposal for Top Choice by magnolia trees.
68

69

3. Consideration of Installment of Dwarf Lxora

70

71 Mr. Manfrin presented a proposal for the installment of Dwarf Lxora.
72

73

On a Motion by Ms. Wyatt seconded by Mr. Perrette with all in favor, the Board of Supervisors motioned to accept proposal #88719 for the installment of dwarf lxora for \$2,394, for the Reserve at Pradera Community Development District.

74

4. Consideration of Vegetative Removal

75

76 Mr. Manfrin presented a proposal for the installment of Dwarf Lxora.
77

78

On a Motion by Mr. Caines seconded by Ms. Wyatt with all in favor, the Board of Supervisors motioned to accept proposal #88717 for the removal of vegetative plants for \$1,815, for the Reserve at Pradera Community Development District.

79

C. District Counsel

80

81 Mr. Steady informed the Board that he sent a letter to residents regarding accessing to their home
82 near the ponds.
83
84

85 **D. District Engineer**
86 **1. Discussion of Splash Pad Proposal Options**

87
88 Ms. Newsome updated the Board on the status of the splash pad options.

89
90 **E. District Manager**
91 **1. Presentation of District Manager’s Report**

92
93 Ms. Newsome reminded the Board of the next meeting on Thursday, April 25, 2024, at 10:30 a.m.

94
95 Ms. Newsome presented the District Manager’s Report to the Board. The Board instructed Staff
96 to send a termination letter to Total Community Maintenance. The Board decided to do a budget
97 workshop on May 9th, 2024.
98

On a Motion by Ms. Wyatt seconded by Mr. Caines with all in favor, the Board of Supervisors motioned for Staff to send a 10-day termination letter to Total Community Maintenance., for the Reserve at Pradera Community Development District.

99
100 **2. Presentation of Website Audit**
101

On a Motion by Mr. Caines seconded by Mr. Perrette with all in favor, the Board of Supervisors accepted the Website Audit for March 2024., for the Reserve at Pradera Community Development District.

102
103 **SEVENTH ORDER OF BUSINESS**

**Presentation of Resumes for
Board Vacancy**

104
105
106 The Board reviewed resumes from Annette Webster, Kenneth Beltchs, and Gregory Wydysh. The
107 Board tabled this idea until April.

108
109 **EIGHTH ORDER OF BUSINESS**

**Consideration of Fence
Repair Proposal**

110
111 The Board tabled this item.

112
113 **NINTH ORDER OF BUSINESS**

Consideration of Soffit Repair Proposal

On a Motion by Ms. Wyatt seconded by Mr. Perrette with all in favor, the Board of Supervisors accepted Munyan Restoration's proposal for the furnish and installment of soffit ., for the Reserve at Pradera Community Development District.

114
115
116 **TENTH ORDER OF BUSINESS**

**Consideration of Exercise Equipment
Repair**

117
118
119 The Board tabled this item.

120
121 **ELEVENTH ORDER OF BUSINESS**

Acceptance of Resignation

122

On a Motion by Ms. Wyatt seconded by Mr. Caines with all in favor, the Board of Supervisors accepted Seat 2, Heidi Tayman's resignation., for the Reserve at Pradera Community Development District.

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TWELFTH ORDER OF BUSINESS

Supervisor Requests

The Board has requested several improvements to the community. They want the fountains and columns to be power washed, brighter lights at the mail kiosks, and the mailboxes to be touched up with paint. Additionally, the basketball rim needs to be replaced. The Board has also asked Mr. Agnew to remove the build-up of spatterdock. Lastly, they have requested more information about pool security.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Caines seconded by Ms. Wyatt, with all in favor, the Board of Supervisors adjourned the meeting at 11:48 a.m., for the Reserve at Pradera Community Development District.

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Assistant Secretary

Chair / Vice Chair

Tab 10

RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA

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

WWW.RESERVEATPRADERACDD.ORG

Operation and Maintenance Expenditures March 2024 For Board Approval

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

The total items being presented: **\$56,245.21**

Approval of Expenditures:

____ Chairperson

____ Vice Chairperson

____ Assistant Secretary

Reserve at Pradera Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2024 Through March 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.	100309	10553008	Pond Maintenance 03/24	\$ 2,345.00
Aqua Sentry	100310	10964	Pool Service Contract 01/24	\$ 1,390.00
Aqua Sentry	100315	11196	Pool Service Contract 03/24	\$ 844.95
Burr & Forman, LLP	100311	1453617	Legal Services 01/24	\$ 2,013.49
Burr & Forman, LLP	100323	1460934	Legal Services 02/24	\$ 3,010.00
Fountain Kings, Inc.	100316	INV-0043	Water Feature Maintenance Visit 02/24	\$ 235.00
Hidden Eyes, LLC	100324	738030	Liquidated Damages 02/26/24-09/19/24	\$ 1,936.50
Hillsborough County BOCC	20240307-01	3629519463 01/24	12051 Palmera Reserve Drive 01/24	\$ 228.53
HomeTeam Pest Defense, Inc.	100320	98947246	Pest Control Services - Sentricon Monitoring AA 02/24	\$ 40.00
HomeTeam Pest Defense, Inc.	100320	99665464	Pest Control Services - Sentricon Monitoring AA 03/24	\$ 40.00
HomeTeam Pest Defense, Inc.	100325	99668707	Pest Control Services 03/24	\$ 190.00
Jerry Richardson Trapper	100312	1862	Wildlife Services 02/24	\$ 1,100.00
Jerry Richardson Trapper	100321	1873	Wildlife Services 03/24	\$ 1,100.00

Reserve at Pradera Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2024 Through March 31, 2024

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Landscape Maintenance Professionals, Inc.	100313	182128	Monthly Landscaping 03/24	\$ 15,117.91
Landscape Maintenance Professionals, Inc.	100319	181822	Tree Trimming 02/24	\$ 350.00
Landscape Maintenance Professionals, Inc.	100319	181823	Tree Trimming 02/24	\$ 1,080.00
Landscape Maintenance Professionals, Inc.	100319	182370	Fertilization 02/24	\$ 3,820.00
Landscape Maintenance Professionals, Inc.	100319	182372	Pest Control Services 02/24	\$ 113.00
Landscape Maintenance Professionals, Inc.	100322	181732	Tree Stake & Debris Removal 02/24	\$ 823.70
Rizzetta & Company, Inc.	100314	INV0000087874	District Management Services 03/24	\$ 4,770.58
Securiteam, Inc.	100317	14315021224	Service Call 02/12/24	\$ 175.00
Spectrum	20240305-01	2490284021924	Internet Service 02/24	\$ 169.98
TECO	20240305-02	TECO Summary 02/24	Tampa Electric Summary 02/24	\$ 14,301.57
Total Community Maintenance, LLC	100318	6530	Monthly Cleaning & Maintenance 03/24	<u>\$ 1,050.00</u>
Report Total				<u>\$ 56,245.21</u>

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

3/1/2024
10553008
\$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
3/31/2024

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
02/23/24

\$2,345.00

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 # 10964
DATE 02/03/2024
DUE DATE 03/04/2024
TERMS Net 30

ACTIVITY	QTY	RATE	AMOUNT
Full Service Monthly Cleaning:The Reserve at Pradera Full Service Monthly Cleaning	1	795.00	795.00
New Equipment:New Equipment Install new equipment. Chlorine stenner pump went out and has to be replaced due to Health Dept guidelines	1	595.00	595.00

BALANCE DUE **\$1,390.00**

RECEIVED
02/03/24

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 # 11196
DATE 03/01/2024
DUE DATE 03/31/2024
TERMS Net 30

ACTIVITY	QTY	RATE	AMOUNT
Full Service Monthly Cleaning:Reserve at Pradera Full Service cleaning and maintenance	1	795.00	795.00
Enzyme Treatment:Enzyme Treatment Heavy duty treatment to remove built up enzymes in pool.	1	49.95	49.95

BALANCE DUE **\$844.95**

RECEIVED
03/01/24



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

22 Feb 2024
Invoice # 1453617
Bill Atty: S. Steady
As of 01/31/24

0026855 RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT
0000001 General Governmental Matters

BILL SUMMARY THROUGH JANUARY 31, 2024

Table with 2 columns: Description and Amount. Rows include Professional Services (\$1,995.00), Disbursements (\$18.49), and TOTAL DUE THIS BILL (\$2,013.49).

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

22 Feb 2024
Invoice # 1453617
Page 2

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

22 Feb 2024
Invoice # 1453617
Bill Atty: S. Steady
As of 01/31/24

EMPLOYER I.D. #63-0322727

0026855 RESERVE AT PRADERA COMMUNITY DEVELOPMENT
DISTRICT
0000001 General Governmental Matters

Date	Description	Tkpr	Hours	Value
01/12/24	Review issues with approval of minutes; email Board member short memo and information on minutes; call from Christina regarding issues with gun pulled on LMP worker.	SIS	0.80	\$280.00
01/16/24	Draft letter to resident that threatened landscaper and email to Christine and LMP.	SIS	0.60	\$210.00
01/18/24	Emails and calls with Christine regarding sexual predator issue.	SIS	0.30	\$105.00
01/23/24	Review statute provided by Jim Martin; email to Jim Martin regarding parks and distances; follow-up email with Martin.	SIS	0.40	\$140.00
01/25/24	Attend Board meeting; prior to meeting, call with property owner regarding issues with LMP access; email to Dave at LMP.	SIS	3.00	\$1,050.00
01/30/24	Call to Dave at LMP to discuss concern with resident and access to ponds.	SIS	0.20	\$70.00
01/30/24	Draft letter to Rabells regarding tree planted; run by Maya.	SIS	0.40	\$140.00
		Total Services	5.70	\$1,995.00

BURR & FORMAN LLP

0026855 RESERVE AT PRADERA COMMUNITY DEVELOPMENT
 0000001 General Governmental Matters

22 Feb 2024
 Invoice # 1453617
 Page 3

Date	Disbursements	Value
01/18/24	Postage – VENDOR: Postage (Import) INVOICE#: JAN-24 DATE: 1/31/2024	0.63
01/18/24	Postage Import, Postage – VENDOR: Postage (Import) INVOICE#: JAN-24 DATE: 1/31/2024	8.53
01/31/24	Postage Import, Postage – VENDOR: Postage (Import) INVOICE#: JAN-24 DATE: 1/31/2024	0.64
01/31/24	Postage Import, Postage – VENDOR: Postage (Import) INVOICE#: JAN-24 DATE: 1/31/2024	8.69
	Total Disbursements	<u>\$18.49</u>
	Total Services and Disbursements	<u>\$2,013.49</u>
	TOTAL NOW DUE	<u><u>\$2,013.49</u></u>

SUMMARY OF SERVICES

Name	Rank	Rate	Hours	Amount
Scott I. Steady	Partner	\$350.00	5.70	\$1,995.00
TOTALS			5.70	\$1,995.00



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

21 Mar 2024
Invoice # 1460934
Bill Atty: S. Steady
As of 02/29/24

0026855 RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT
0000001 General Governmental Matters

BILL SUMMARY THROUGH FEBRUARY 29, 2024

Professional Services	\$3,010.00
TOTAL DUE THIS BILL	\$3,010.00

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

21 Mar 2024
Invoice # 1460934
Page 2

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

21 Mar 2024
Invoice # 1460934
Bill Atty: S. Steady
As of 02/29/24

EMPLOYER I.D. #63-0322727

0026855 RESERVE AT PRADERA COMMUNITY DEVELOPMENT
DISTRICT
0000001 General Governmental Matters

Date	Description	Tkpr	Hours	Value
02/06/24	Call with Matt to discuss basis for direction on abstention vote.	SIS	0.20	\$70.00
02/07/24	Review email from Matt with conflict memo; email memo to Board regarding abstentions and voting; email response to Board member.	SIS	0.50	\$175.00
02/08/24	Call to other District counsel regarding management companies; compare proposed drafts; draft request for proposals and email to Board.	SIS	1.50	\$525.00
02/14/24	Email Jim Martin with HOA regarding fence; call to CDD attorney to confirm list of CDD managers; email list to Board; draft parking and towing policy; email towing policy and request for proposals to Rizzetta for agenda.	SIS	1.50	\$525.00
02/19/24	Review contract with Securiteam; highlight areas to discuss with Board; email Christine to make sure we provide insurance as provided in contract.	SIS	0.80	\$280.00
02/22/24	Prepare outline of security contract to discuss with Board; attend Board meeting.	SIS	2.50	\$875.00
02/27/24	Review final request for proposals; obtain contact information to send requests.	SIS	1.00	\$350.00
02/27/24	Initial emails with Securiteam and Christina regarding payment to Envera.	SIS	0.20	\$70.00

BURR & FORMAN LLP

0026855 RESERVE AT PRADERA COMMUNITY DEVELOPMENT
0000001 General Governmental Matters

21 Mar 2024
Invoice # 1460934
Page 3

<u>Date</u>	<u>Description</u>	<u>Tkpr</u>	<u>Hours</u>	<u>Value</u>
02/28/24	Emails with Chris Beck regarding Securiteam agreement; follow up with Christina on the payment to Envera.	SIS	0.40	\$140.00
		Total Services	8.60	\$3,010.00
	Total Services and Disbursements			<u>\$3,010.00</u>
	TOTAL NOW DUE			<u><u>\$3,010.00</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	<u>8.60</u>	<u>\$3,010.00</u>
TOTALS			8.60	\$3,010.00



INVOICE

Reserve at Pradera
12051 Pradera Reserve Blvd
RIVERVIEW FL 33579

Invoice Date
Feb 29, 2024

Invoice Number
INV-0043

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

Item	Description	Quantity	Unit Price	Tax	Amount USD
WFM	Water Feature Maintenance Visit 2/08/24	1.00	235.00	Tax Exempt	235.00

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. Pressure washed feature walls.

Subtotal	235.00
TOTAL TAX	0.00
TOTAL USD	235.00

Due Date: Mar 30, 2024

Terms:Net30

Make checks payable to: Fountain Kings Inc.
5668 Fishhawk Crossing Blvd #155, Lithia, FL 33547

RECEIVED
02/29/24



PAYMENT ADVICE

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

Customer Reserve at Pradera
Invoice Number INV-0043

Amount Due **235.00**
Due Date Mar 30, 2024

Amount Enclosed _____

Enter the amount you are paying above

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

RECEIVED
 MAR -7 2024

Invoice	
Invoice Number 738030	Date 02/27/2024
Customer Number 400307	Due Date 04/01/2024

Page 1

Customer Name	Customer Number	P.O. Number	Invoice Number	Due Date
Reserve at Pradera CDD	400307		738030	04/01/2024

Quantity	Description	Rate	Amount
6.77	Reserve at Pradera CDD, Pool, Palmera Vista Dr., Riverview, FL Liquidated Damages 02/26/2024 - 09/19/2024	306.30	2,072.63
	Sales Tax		0.00
	Payments/Credits Applied		(136.13)
Invoice Balance Due:			\$1,936.50

IMPORTANT MESSAGES

Important Numbers to Know:

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

Liquidated Damages at 30%

Date	Invoice #	Description	Amount	Balance Due
02/27/2024	738030	Monitoring Services	\$1,936.50	\$1,936.50

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

Return Service Requested

Invoice	
Invoice Number 738030	Date 02/27/2024
Customer Number 400307	Due Date 04/01/2024

Net Due: \$1,936.50

Amount Enclosed: _____

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

2033

REMIT TO:

Envera
 PO Box 2086
 Hicksville, NY 11802



Hillsborough County Florida

CUSTOMER NAME RESERVES AT PRADERA CDD	ACCOUNT NUMBER 3629519463	BILL DATE 02/19/2024	DUE DATE 03/11/2024
---	-------------------------------------	--------------------------------	-------------------------------



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	01/17/2024	24678	02/19/2024	24720	4200 GAL	ACTUAL	WATER

Service Address Charges

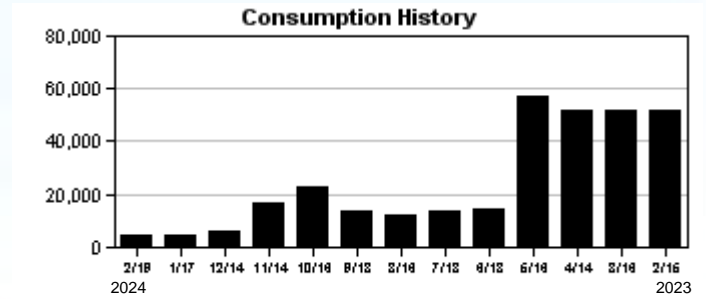
Customer Service Charge	\$5.63
Purchase Water Pass-Thru	\$12.68
Water Base Charge	\$51.83
Water Usage Charge	\$4.03
Sewer Base Charge	\$128.78
Sewer Usage Charge	\$25.58

Summary of Account Charges

Previous Balance	\$235.58
Net Payments - Thank You	-\$235.58
Total Account Charges	\$228.53
AMOUNT DUE	\$228.53

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.



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

58 8

DUE DATE	03/11/2024
AMOUNT DUE	\$228.53
AMOUNT PAID	

0036295194637 00000228536

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

Service Slip / Invoice


INVOICE:	98947246
DATE:	02/05/24
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
02/05/24			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:	99665464
DATE:	03/04/24
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
03/04/24			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:	99668707
DATE:	03/25/24
ORDER:	99668707

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

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

Work Date	Time	Target Pest	Technician	Lot/Block	Time In
03/25/24	09:59 AM		DLNASCHE		
Purchase Order	Terms	Last Service	Map Code	Sub/Dev	Time Out
	DUE UPON RECEIPT	03/25/24	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 the premises for its quarterly pest service. I did remove spider, egg, sacks, and spiderwebs from each three of the pavilions. I also removed Muddobber from each pavilion as well. I did treat for ants around the basketball gazebo. 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 NoThank you for choosing HomeTeam Pest Defense as your service provider. Your next scheduled service month will be in June 2024.....</p>		
SUBTOTAL		\$190.00
TAX		\$0.00
TOTAL		\$190.00
AMT. PAID		\$0.00
BALANCE		\$190.00

RECEIVED
 03/26/24

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.

Customer Unavailable to Sign
 CUSTOMER SIGNATURE

PLEASE PAY FROM THIS INVOICE

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.: 1862
Terms: Net 15
Invoice date: 02/16/2024
Due date: 03/02/2024

#	Date	Product or service	SKU	Qty	Rate	Amount
1.		State Wildlife Trapping Service for February 2024 2 cameras & 1 Trap on property. LTD Hogs removed: 63 YTD Hogs removed: 6 MTD Hogs removed: 2		1	\$1,100.00	\$1,100.00

Note:

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

RECEIVED
02/16/24

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.

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.: 1873
Terms: Net 15
Invoice date: 03/18/2024
Due date: 04/02/2024

#	Date	Product or service	SKU	Qty	Rate	Amount
1.		State Wildlife Trapping Service for March 2024 2 cameras & 1 Trap on property. LTD Hogs removed: 66 YTD Hogs removed: 9 MTD Hogs removed: 3 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.

RECEIVED
03/18/24



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

Invoice

Date	Invoice #
3/1/2024	182128

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 March 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

			Total	\$15,117.91
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable. If paying by credit card, please add a 3% processing fee of the Invoice total. Thank you.	Terms	Due Date	Payments/Credits	\$0.00
	Net 30	3/31/2024	Balance Due	\$15,117.91



Invoice

Corporate Office
 PO Box 267
 Seffner, FL 33583

813-757-6500
 813-757-6501

Date	Invoice #
2/14/2024	181822

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

Property Information

Estimate #
87249

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Flush cut a dead Sabal about 25' tall in the intersection of Palmera Vista & Pradera Reserve Blvd by 2nd Round a bout.			
Debris disposal and area cleaned up included Flush Cut a Dead sabal Palm 25'.	1	350.00	350.00
		Total	\$350.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable. If paying by credit card, please add a 3% processing fee of the Invoice total. Thank you.	Terms	Due Date	Payments/Credits
	Net 30	3/15/2024	Balance Due
			\$0.00
			\$350.00





Invoice

Corporate Office
 PO Box 267
 Seffner, FL 33583

813-757-6500
 813-757-6501

Date	Invoice #
2/14/2024	181823

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

Property Information

Estimate #
85396

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Flush cut palm tree that has died to the left side of The Palms Monument by 1st Round a bout. Revove tree that is leaning too bad & not able to straighten on round a bout on Greenchop. All work includes, clean-up, removal, and disposal of debris generated during the course of work.			
Tree removal (flush)	2	540.00	1,080.00
Total			\$1,080.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable. If paying by credit card, please add a 3% processing fee of the Invoice total. Thank you.	Terms	Due Date	Payments/Credits
	Net 30	3/15/2024	Balance Due
			\$0.00
			\$1,080.00





Invoice

Date	Invoice #
2/29/2024	182370

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	1,260.00	1,260.00
Bahia fertilizer	1	2,560.00	2,560.00

Feb. 2024	Total	\$3,820.00
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Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable. If paying by credit card, please add a 3% processing fee of the Invoice total. Thank you.	Terms	Due Date	Payments/Credits	\$0.00
	Net 30	3/30/2024	Balance Due	\$3,820.00

RECEIVED
 03/04/24



Invoice

Corporate Office
 PO Box 267
 Seffner, FL 33583

813-757-6500
 813-757-6501

Date	Invoice #
2/29/2024	182372

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	113.00	113.00

Feb. 2024	Total	\$113.00
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Questions regarding this invoice? Please e-mail arpayments@lmpro.com or call 813-757-6500 and ask for Accounts Receivable. If paying by credit card, please add a 3% processing fee of the Invoice total. Thank you.	Terms	Due Date	Payments/Credits	\$0.00
	Net 30	3/30/2024	Balance Due	\$113.00

RECEIVED
 03/04/24

Application Record



Property		Sprayer operator 1	Sotero Ramos	Date	2/9/24
Reserve at Padera CDD		License #	JE 277849	Time In	
Address		Sprayer operator 2		Time Out	
12501 Pradera Reserve Blvd, Riverview FL 33579		License #	#N/A	Lunch	
_____ Place an 'X' if you did NOT spray. Coloque una 'X' si NO roció		Incomplete		Truck #	126
Completed					
Products Used	Active Ingredients	Application Rate	Total Used	EPA #	Method
Round Up Quick Pro	Glyphosate - Diquat	1.5 oz -1 gal		524-535	
Round Up Quick Pro	Glyphosate - Diquat	1.5 oz -1 gal		524-535	
Round Up Quick Pro	Glyphosate - Diquat	1.5 oz -1 gal		524-535	
Round Up Quick Pro	Glyphosate - Diquat	1.5 oz -1 gal		524-535	
Round Up Quick Pro	Glyphosate - Diquat	1.5 oz -1 gal		524-535	
Round Up Quick Pro	Glyphosate - Diquat	1.5 oz -1 gal		524-535	
Round Up Quick Pro	Glyphosate - Diquat	1.5 oz -1 gal		524-535	
Round Up Quick Pro	Glyphosate - Diquat	1.5 oz -1 gal		524-535	
Round Up Quick Pro	Glyphosate - Diquat	1.5 oz -1 gal		524-535	
Round Up Quick Pro	Glyphosate - Diquat	1.5 oz -1 gal		524-535	
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 Alantrin

Operator signature _____



Work Order Turf

Property : Reserve at Padera CDD
 Address : 12501 Pradera Reserve Blvd
 City : Riverview
 State : FL
 Zip Code : 33579

Date : 2/9/2024

Time In : 9:10

Time Out : 10:30

Sprayer # : F-1
 Tank Size : 20 Gal
 Spray Rate : 64 oz
 40.000

Truck # : T-100
 Tank Size Gals : 100 Gal
 Spray Rate : 3 Gal
 Coverage Sq Ft / Tank : 33.333

Tech 1 : Adolfo Vega
 ID Card # : JE344314
 Tech 2 : Avonte Wilson
 ID Card # : 0

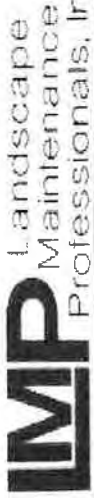
Chemical	Description	EPA #	Target Pest	Area Treated	Rate / 1000 Sq. Ft.	Weight	Qty Used	Gals Used
24-2-11 Pre-M	Turf fert	N/A	St. Augustine	Turf	4.2	Lbs	1880 Lbs	

Property Notes / Conditions :

[Faint, illegible text area, likely bleed-through or very light print]

Last Service				
Turf Fert	Date	Tech	Qty oz / lbs	
Turf Weeds	Date	Tech	Qty oz / lbs	
Turf Insect	Date	Tech	Qty oz / lbs	
Turf Disease	Date	Tech	Qty oz / lbs	

Jose Perez



Application Record

Property		Sprayer operator 1	Jose Montiel	Date	2/9/24
Reserve at Padera CDD		License #	JE 329450	Time In	
Address		Sprayer operator 2		Time Out	
12501 Pradera Reserve Blvd, Riverview FL 33579		License #	#N/A	Lunch	
Place an 'X' if you did NOT spray. Coloque una 'X' si NO roció		Incomplete		Truck #	40
		Completed			
Products Used	Active Ingredients	Application Rate	Total Used	EPA #	Method
Round Up Quick Pro	Glyphosate - Diquat	1.5 oz -1 gal	4.502	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	
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 Manfrin**

Operator signature

Application Record



Property		Sprayer operator 1	Sotero Ramos	Date	2/23/24
Reserve at Padera CDD		License #	JE 277849	Time In	
Address		Sprayer operator 2		Time Out	
12501 Pradera Reserve Blvd, Riverview FL 33579		License #	#N/A	Lunch	
Place an 'X' if you did NOT spray. Coloque una 'X' si NO roció		Incomplete		Truck #	126
		Completed			
Products Used	Active Ingredients	Application Rate	Total Used	EPA #	Method
Round Up Quick Pro	Glyphosate - Diquat	1.5 oz -1 gal		524-535	
Round Up Quick Pro	Glyphosate - Diquat	1.5 oz -1 gal		524-535	
Round Up Quick Pro	Glyphosate - Diquat	1.5 oz -1 gal		524-535	
Round Up Quick Pro	Glyphosate - Diquat	1.5 oz -1 gal		524-535	
Round Up Quick Pro	Glyphosate - Diquat	1.5 oz -1 gal		524-535	
Round Up Quick Pro	Glyphosate - Diquat	1.5 oz -1 gal		524-535	
Round Up Quick Pro	Glyphosate - Diquat	1.5 oz -1 gal		524-535	
Round Up Quick Pro	Glyphosate - Diquat	1.5 oz -1 gal		524-535	
Round Up Quick Pro	Glyphosate - Diquat	1.5 oz -1 gal		524-535	
Round Up Quick Pro	Glyphosate - Diquat	1.5 oz -1 gal		524-535	
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 Mantrín**

Operator signature



Invoice

Corporate Office
 PO Box 267
 Seffner, FL 33583

813-757-6500
 813-757-6501

Date	Invoice #
2/7/2024	181732

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

Property Information

Estimate #
87251

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Removal of stakes from palm trees & straps from smaller oaks on 2nd long island leading to 2nd round a bout.			
Debris Removal (Tree Staking)	40	10.13	405.20
Debris Removal (Tree Strapping)	62	6.75	418.50
All work includes, clean-up, removal, and disposal of debris generated during the course of work.			
Total			\$823.70
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable. If paying by credit card, please add a 3% processing fee of the Invoice total. Thank you.	Terms	Due Date	Payments/Credits
	Net 30	3/8/2024	Balance Due
			\$0.00
			\$823.70

RECEIVED
 02/07/24

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

Invoice

Date	Invoice #
3/1/2024	INV0000087874

Bill To:

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

Services for the month of	Terms	Client Number
March	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
 02/27/24



A Security & Technology Company

13745 N. Nebraska Ave

Tampa, FL 33613

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
03/04/2024	14315021224		Net 30	04/03/2024

QTY	Description
1	<p>Service Labor - 1 hour minimum (ahartman - Andrew Hartman - Feb 12, 2024 3:39 PM Checked network and everything is normal. Pulled up webpage with DNS without issue and could login with admin and rapid password. Crystal didn't have a login in the system so one was created for her. She was given supervisor permissions, which can be upgraded if need be.</p> <p>http://reserveatpradera.securiteam.live:7775</p> <p>Login: Crystal (try with lowercase if capital C doesn't work) Pass: crystalym123! (All lowercase)</p> <p>No contact info for Crystal. Please give her information listed above to access system and instruct her to change her password if she wants after verifying she can access making changes to database.)</p>

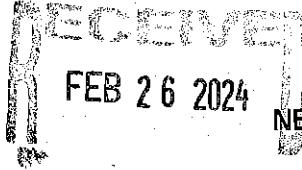
	Subtotal	\$175.00
	Sales Tax (0.0%)	\$0.00
	Total	\$175.00
	Payments/Credits	\$0.00
	Balance Due	\$175.00

RECEIVED
03/04/24



Auto Pay Notice

February 19, 2024
 Invoice Number: 2490284021924
 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 02/19/24 through 03/18/24
details on following pages*

Previous Balance	167.97
Payments Received -Thank You!	-167.97
Remaining Balance	\$0.00
Spectrum Business™ Internet	169.98
Other Charges	0.00
Current Charges	\$169.98
<i>YOUR AUTO PAY WILL BE PROCESSED 03/05/24</i>	
Total Due by Auto Pay	\$169.98



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 02202024 NNNNNNNN 01 001260 0004

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

February 19, 2024

RESERVE AT PRADERA CDD

Invoice Number: 2490284021924
 Account Number: 8337 12 029 2490284
 Service At: 12051 PRADERA RESERVE
 BLVD PLHS
 RIVERVIEW FL 33579-9323

Total Due by Auto Pay \$169.98

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186



833712029249028400169987

February 19, 2024



Invoice Number: RESERVE AT PRADERA CDD
 Account Number: 2490284021924
 Security Code: 8337 12 029 2490284

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

8833 2390 NO RP 19 02202024 NNNNNNNN 01 001260 0004

Charge Details

Previous Balance		167.97
EFT Payment	02/05	-167.97
Remaining Balance		\$0.00

Payments received after 02/19/24 will appear on your next bill.

Service from 02/19/24 through 03/18/24

Spectrum Business™ Internet

Spectrum Business Internet	129.99
Business WiFi	10.00
Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Static IP 5	29.99
	\$169.98

Spectrum Business™ Internet Total \$169.98

Other Charges

Payment Processing	5.00
B Autopay	-5.00
Other Charges Total	\$0.00

Current Charges \$169.98
Total Due by Auto Pay \$169.98

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 02/24

Account #	Amount	Service Address	GL Code	Obj Code
211004653369	\$ 2,168.01	Reserve at Pradera PH1Blvd	53100	4301
211004653575	\$ 1,191.57	Reserve at Pradera PH 1A	53100	4301
221006977807	\$ 2,351.09	Reserve at Pradera PH2	53100	4301
221006978961	\$ 834.10	Reserve at Pradera PH2Blvd	53100	4301
221006978920	\$ 951.64	Reserve at Pradera PH3	53100	4301
221006978904	\$ 476.61	Reserve at Pradera Amenity	53100	4301
211004653823	\$ 445.50	13411 Balm Riverview Rd Sign	53100	4301
211004654664	\$ 1,608.62	The Reserve at Pradera PH1B	53100	4301
211004654276	\$ 524.76	12051 Pradera Reserve Blvd PO	53100	4301
211004654458	\$ 423.96	12053 Pradera Reserve Blvd	53100	4301
211004654029	\$ 164.93	13309 Pradera Reserve Dr IR	53100	4301
211024076591	\$ 3,160.78	Pradera PH 4	53100	4301
Total	\$ 14,301.57			
Total By Code	4301	\$ 14,301.57	Utilities	



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

Statement Date: February 16, 2024

Amount Due: \$2,168.01
Due Date: March 08, 2024
Account #: 211004653369

Account Summary

Current Service Period: January 13, 2024 - February 12, 2024
Previous Amount Due \$2,076.36
Payment(s) Received Since Last Statement -\$2,076.36
Current Month's Charges \$2,168.01
Amount Due by March 08, 2024 \$2,168.01

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

QR code and text: Scan here to view your account online.

An audit you can look forward to. Schedule a FREE energy audit and one of our certified auditors will identify ways you can save energy and money. TampaElectric.com/BizSave

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 #: 211004653369
Due Date: March 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: \$2,168.01
Payment Amount: \$ _____

629161935080

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.

6291619350802110046533690000002168010



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

Account #: 211004653369
Statement Date: February 16, 2024
Charges Due: March 08, 2024

Service Period: Jan 13, 2024 - Feb 12, 2024

Rate Schedule: Lighting Service

Charge Details

Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 31 days		
Lighting Energy Charge	532 kWh @ \$0.03406/kWh	\$18.12
Fixture & Maintenance Charge	38 Fixtures	\$926.44
Lighting Pole / Wire	35 Poles	\$1175.65
Bracket & Maintenance Charge	1 PT Bracket	\$4.81
Lighting Fuel Charge	532 kWh @ \$0.03806/kWh	\$20.25
Storm Protection Charge	532 kWh @ \$0.03877/kWh	\$20.63
Clean Energy Transition Mechanism	532 kWh @ \$0.00036/kWh	\$0.19
Storm Surcharge	532 kWh @ \$0.00074/kWh	\$0.39
Florida Gross Receipt Tax		\$1.53
Lighting Charges		\$2,168.01

Total Current Month's Charges \$2,168.01

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.

We continue to add more solar to our fuel mix

Tampa Electric has reduced its use of coal by 94% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. From 2017 to 2023, Tampa Electric's solar generation has saved our customers approximately \$200 million in fuel costs. Our diverse fuel mix for the 12 months ending Dec. 2023 includes Natural Gas 81%, Purchased Power 8%, Solar 8% and Coal 3%.

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


Statement Date: February 16, 2024

Amount Due:	\$1,191.57
Due Date:	March 08, 2024
Account #:	211004653575

Account Summary

Current Service Period: January 13, 2024 - February 12, 2024	
Previous Amount Due	\$1,141.26
Payment(s) Received Since Last Statement	-\$1,141.26
Current Month's Charges	\$1,191.57
Amount Due by March 08, 2024	\$1,191.57

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 #: 211004653575
Due Date: March 08, 2024

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Amount Due:	\$1,191.57
Payment Amount:	\$ _____

629161935081

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.

6291619350812110046535750000001191575



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

Account #: 211004653575
Statement Date: February 16, 2024
Charges Due: March 08, 2024

Service Period: Jan 13, 2024 - Feb 12, 2024

Rate Schedule: Lighting Service

Charge Details

Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 31 days		
Lighting Energy Charge	280 kWh @ \$0.03406/kWh	\$9.54
Fixture & Maintenance Charge	20 Fixtures	\$487.60
Lighting Pole / Wire	20 Poles	\$671.80
Lighting Fuel Charge	280 kWh @ \$0.03806/kWh	\$10.66
Storm Protection Charge	280 kWh @ \$0.03877/kWh	\$10.86
Clean Energy Transition Mechanism	280 kWh @ \$0.00036/kWh	\$0.10
Storm Surcharge	280 kWh @ \$0.00074/kWh	\$0.21
Florida Gross Receipt Tax		\$0.80
Lighting Charges		\$1,191.57

Total Current Month's Charges \$1,191.57

Important Messages

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863-299-0800 (Polk County)
888-223-0800 (All Other Counties)
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- 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: February 16, 2024

Amount Due:	\$2,351.09
Due Date:	March 08, 2024
Account #:	221006977807

Account Summary

Current Service Period: January 13, 2024 - February 12, 2024	
Previous Amount Due	\$2,351.09
Payment(s) Received Since Last Statement	-\$2,351.09
Current Month's Charges	\$2,351.09
Amount Due by March 08, 2024	\$2,351.09

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



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Account #: 221006977807
Due Date: March 08, 2024

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Amount Due:	\$2,351.09
Payment Amount:	\$ _____

690890053924

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.

6908900539242210069778070000002351099



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

Account #: 221006977807
Statement Date: February 16, 2024
Charges Due: March 08, 2024

Service Period: Jan 13, 2024 - Feb 12, 2024

Rate Schedule: Lighting Service

Charge Details

Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 31 days		
Lighting Energy Charge	588 kWh @ \$0.03406/kWh	\$20.03
Fixture & Maintenance Charge	42 Fixtures	\$872.76
Lighting Pole / Wire	42 Poles	\$1410.78
Lighting Fuel Charge	588 kWh @ \$0.03806/kWh	\$22.38
Storm Protection Charge	588 kWh @ \$0.03877/kWh	\$22.80
Clean Energy Transition Mechanism	588 kWh @ \$0.00036/kWh	\$0.21
Storm Surcharge	588 kWh @ \$0.00074/kWh	\$0.44
Florida Gross Receipt Tax		\$1.69
Lighting Charges		\$2,351.09

Total Current Month's Charges \$2,351.09

Important Messages

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 Toll Free: **866-689-6469**
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888-223-0800 (All Other Counties)
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- Energy-Saving Programs:** 813-275-3909

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


Statement Date: February 16, 2024

Amount Due:	\$834.10
Due Date:	March 08, 2024
Account #:	221006978961

Account Summary

Current Service Period: January 13, 2024 - February 12, 2024	
Previous Amount Due	\$834.10
Payment(s) Received Since Last Statement	-\$834.10
Current Month's Charges	\$834.10
Amount Due by March 08, 2024	\$834.10

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Account #: 221006978961
Due Date: March 08, 2024

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Amount Due:	\$834.10
Payment Amount:	\$ _____

690890053927

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.

690890053927221006978961000000834101



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

Account #: 221006978961
Statement Date: February 16, 2024
Charges Due: March 08, 2024

Service Period: Jan 13, 2024 - Feb 12, 2024

Rate Schedule: Lighting Service

Charge Details

Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 31 days		
Lighting Energy Charge	196 kWh @ \$0.03406/kWh	\$6.68
Fixture & Maintenance Charge	14 Fixtures	\$341.32
Lighting Pole / Wire	14 Poles	\$470.26
Lighting Fuel Charge	196 kWh @ \$0.03806/kWh	\$7.46
Storm Protection Charge	196 kWh @ \$0.03877/kWh	\$7.60
Clean Energy Transition Mechanism	196 kWh @ \$0.00036/kWh	\$0.07
Storm Surcharge	196 kWh @ \$0.00074/kWh	\$0.15
Florida Gross Receipt Tax		\$0.56
Lighting Charges		\$834.10

Total Current Month's Charges \$834.10

Important Messages

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 Toll Free: **866-689-6469**
- All Other Correspondences:**
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 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
THE RESERVE @ PRADERA PH3
RIVERVIEW, FL 33579-0000


Statement Date: February 16, 2024

Amount Due:	\$951.64
Due Date:	March 08, 2024
Account #:	221006978920

Account Summary

Current Service Period: January 13, 2024 - February 12, 2024	
Previous Amount Due	\$951.64
Payment(s) Received Since Last Statement	-\$951.64
Current Month's Charges	\$951.64
Amount Due by March 08, 2024	\$951.64

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: March 08, 2024

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Amount Due:	\$951.64
Payment Amount:	\$ _____

690890053926

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.

6908900539262210069789200000000951648



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

Account #: 221006978920
Statement Date: February 16, 2024
Charges Due: March 08, 2024

Service Period: Jan 13, 2024 - Feb 12, 2024

Rate Schedule: Lighting Service

Charge Details

Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 31 days		
Lighting Energy Charge	238 kWh @ \$0.03406/kWh	\$8.11
Fixture & Maintenance Charge	17 Fixtures	\$353.26
Lighting Pole / Wire	17 Poles	\$571.03
Lighting Fuel Charge	238 kWh @ \$0.03806/kWh	\$9.06
Storm Protection Charge	238 kWh @ \$0.03877/kWh	\$9.23
Clean Energy Transition Mechanism	238 kWh @ \$0.00036/kWh	\$0.09
Storm Surcharge	238 kWh @ \$0.00074/kWh	\$0.18
Florida Gross Receipt Tax		\$0.68
Lighting Charges		\$951.64

Total Current Month's Charges \$951.64

Important Messages

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


Statement Date: February 16, 2024

Amount Due:	\$476.61
Due Date: March 08, 2024	
Account #: 221006978904	

Account Summary

Current Service Period: January 13, 2024 - February 12, 2024	
Previous Amount Due	\$476.61
Payment(s) Received Since Last Statement	-\$476.61
Current Month's Charges	\$476.61
Amount Due by March 08, 2024	\$476.61

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



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Account #: 221006978904
Due Date: March 08, 2024

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Amount Due:	\$476.61
Payment Amount:	\$ _____

690890053925

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.

6908900539252210069789040000000476618



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

Account #: 221006978904
Statement Date: February 16, 2024
Charges Due: March 08, 2024

Service Period: Jan 13, 2024 - Feb 12, 2024

Rate Schedule: Lighting Service

Charge Details

Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 31 days		
Lighting Energy Charge	112 kWh @ \$0.03406/kWh	\$3.81
Fixture & Maintenance Charge	8 Fixtures	\$195.04
Lighting Pole / Wire	8 Poles	\$268.72
Lighting Fuel Charge	112 kWh @ \$0.03806/kWh	\$4.26
Storm Protection Charge	112 kWh @ \$0.03877/kWh	\$4.34
Clean Energy Transition Mechanism	112 kWh @ \$0.00036/kWh	\$0.04
Storm Surcharge	112 kWh @ \$0.00074/kWh	\$0.08
Florida Gross Receipt Tax		\$0.32
Lighting Charges		\$476.61

Total Current Month's Charges \$476.61

Important Messages

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

Statement Date: February 21, 2024

Amount Due: \$445.50

Due Date: March 13, 2024

Account #: 211004653823

Account Summary

Current Service Period: January 18, 2024 - February 15, 2024

Table with 2 columns: Description, Amount. Previous Amount Due \$524.96, Payment(s) Received Since Last Statement -\$524.96, Current Month's Charges \$445.50

Amount Due by March 13, 2024 \$445.50

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

Your Energy Insight

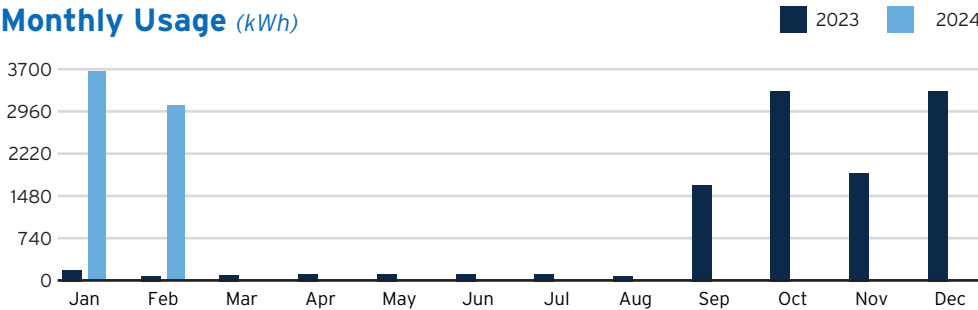
Your average daily kWh used was 5200% higher than the same period last year.

Your average daily kWh used was 1.85% lower than it was in your previous period.



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Monthly Usage (kWh)



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



Account #: 211004653823

Due Date: March 13, 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: \$445.50

Payment Amount: \$ _____

635334764415

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.

6353347644152110046538230000000445506



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

Account #: 211004653823
Statement Date: February 21, 2024
Charges Due: March 13, 2024

Meter Read

Meter Location: Sgn

Service Period: Jan 18, 2024 - Feb 15, 2024

Rate Schedule: General Service - Non Demand

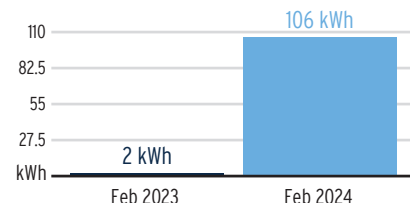
Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000841112	02/15/2024	67,836	64,771	3,065 kWh	1	29 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	3,065 kWh @ \$0.08192/kWh	\$251.08
Fuel Charge	3,065 kWh @ \$0.03843/kWh	\$117.79
Storm Protection Charge	3,065 kWh @ \$0.00775/kWh	\$23.75
Clean Energy Transition Mechanism	3,065 kWh @ \$0.00427/kWh	\$13.09
Storm Surcharge	3,065 kWh @ \$0.00225/kWh	\$6.90
Florida Gross Receipt Tax		\$11.14
Electric Service Cost		\$445.50

Total Current Month's Charges \$445.50

Avg kWh Used Per Day



Important Messages

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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

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

Account #: 211004653823
Statement Date: February 21, 2024
Charges Due: March 13, 2024

We continue to add more solar to our fuel mix

Tampa Electric has reduced its use of coal by 94% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. From 2017 to 2023, Tampa Electric's solar generation has saved our customers approximately \$200 million in fuel costs. Our diverse fuel mix for the 12 months ending Dec. 2023 includes Natural Gas 81%, Purchased Power 8%, Solar 8% and Coal 3%.



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


Statement Date: February 21, 2024

Amount Due:	\$1,608.62
Due Date:	March 13, 2024
Account #:	211004654664

Account Summary

Current Service Period: January 18, 2024 - February 15, 2024	
Previous Amount Due	\$1,541.06
Payment(s) Received Since Last Statement	-\$1,541.06
Current Month's Charges	\$1,608.62
Amount Due by March 13, 2024	\$1,608.62

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 #: 211004654664
Due Date: March 13, 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:	\$1,608.62
Payment Amount:	\$ _____

635334764419

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.

635334764419211004654664000001608622



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

Account #: 211004654664
Statement Date: February 21, 2024
Charges Due: March 13, 2024

Service Period: Jan 18, 2024 - Feb 15, 2024

Rate Schedule: Lighting Service

Charge Details

Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 29 days		
Lighting Energy Charge	378 kWh @ \$0.03406/kWh	\$12.87
Fixture & Maintenance Charge	27 Fixtures	\$658.26
Lighting Pole / Wire	27 Poles	\$906.93
Lighting Fuel Charge	378 kWh @ \$0.03806/kWh	\$14.39
Storm Protection Charge	378 kWh @ \$0.03877/kWh	\$14.66
Clean Energy Transition Mechanism	378 kWh @ \$0.00036/kWh	\$0.14
Storm Surcharge	378 kWh @ \$0.00074/kWh	\$0.28
Florida Gross Receipt Tax		\$1.09
Lighting Charges		\$1,608.62

Total Current Month's Charges \$1,608.62

Important Messages

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 Toll Free: **866-689-6469**
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RESERVE AT PRADERA COMM DEV DIST
 RESERVE AT PRADERA COMMU
 12051 PRADERA RESERVE BLVD
 RIVERVIEW, FL 33579-0000

Statement Date: February 21, 2024

Amount Due:	\$524.76
Due Date: March 13, 2024	
Account #: 211004654276	


Account Summary

Current Service Period: January 18, 2024 - February 15, 2024	
Previous Amount Due	\$593.04
Payment(s) Received Since Last Statement	-\$593.04
Current Month's Charges	\$524.76
Amount Due by March 13, 2024	
\$524.76	

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

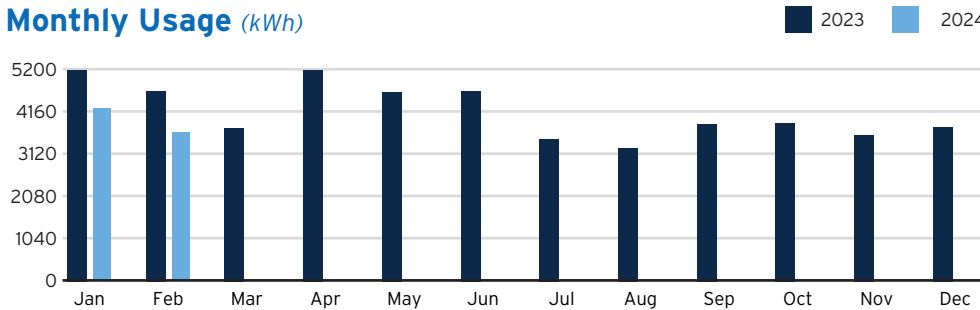
Your Energy Insight

- Your average daily kWh used was **21.38% 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)



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TampaElectric.com/BizSave



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Account #: 211004654276
Due Date: March 13, 2024

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Amount Due:	\$524.76
Payment Amount: \$ _____	

635334764417

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.

635334764417211004654276000000524769



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

Account #: 211004654276
Statement Date: February 21, 2024
Charges Due: March 13, 2024

Meter Read

Meter Location: PO

Service Period: Jan 18, 2024 - Feb 15, 2024

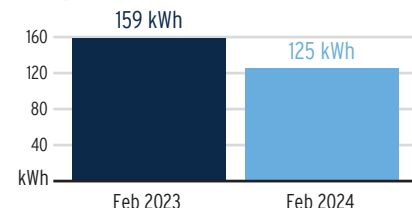
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000489694	02/15/2024	98,815	95,176	3,639 kWh	1	29 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	3,639 kWh @ \$0.08192/kWh	\$298.11
Fuel Charge	3,639 kWh @ \$0.03843/kWh	\$139.85
Storm Protection Charge	3,639 kWh @ \$0.00775/kWh	\$28.20
Clean Energy Transition Mechanism	3,639 kWh @ \$0.00427/kWh	\$15.54
Storm Surcharge	3,639 kWh @ \$0.00225/kWh	\$8.19
Florida Gross Receipt Tax		\$13.12
Electric Service Cost		\$524.76

Avg kWh Used Per Day



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Total Current Month's Charges \$524.76

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 P.O. Box 31318
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 Toll Free: **866-689-6469**
- All Other Correspondences:**
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Service For:
12051 PRADERA RESERVE BLVD
RIVERVIEW, FL 33579-0000

Account #: 211004654276
Statement Date: February 21, 2024
Charges Due: March 13, 2024

We continue to add more solar to our fuel mix

Tampa Electric has reduced its use of coal by 94% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. From 2017 to 2023, Tampa Electric's solar generation has saved our customers approximately \$200 million in fuel costs. Our diverse fuel mix for the 12 months ending Dec. 2023 includes Natural Gas 81%, Purchased Power 8%, Solar 8% and Coal 3%.



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

Statement Date: February 21, 2024

Amount Due:	\$423.96
Due Date: March 13, 2024	
Account #: 211004654458	

Account Summary

Current Service Period: January 18, 2024 - February 15, 2024	
Previous Amount Due	\$479.89
Payment(s) Received Since Last Statement	-\$479.89
Current Month's Charges	\$423.96
Amount Due by March 13, 2024 \$423.96	

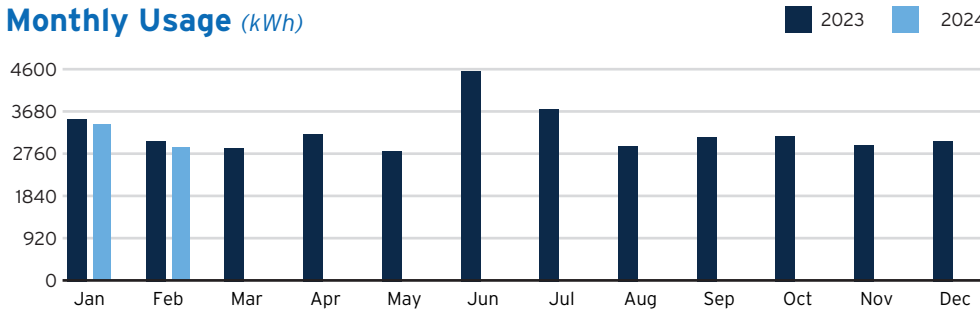
Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight

- Your average daily kWh used was **2.91% 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)



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TampaElectric.com/BizSave



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Account #: 211004654458
Due Date: March 13, 2024

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

Amount Due:	\$423.96
Payment Amount:	\$ _____

635334764418

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.

6353347644182110046544580000000423964



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

Account #: 211004654458
Statement Date: February 21, 2024
Charges Due: March 13, 2024

Meter Read

Service Period: Jan 18, 2024 - Feb 15, 2024

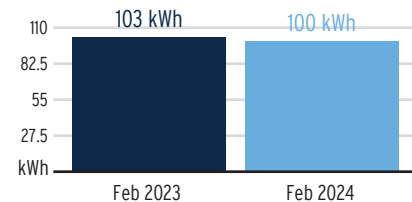
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000489693	02/15/2024	38,493		35,584		2,909 kWh	1	29 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	2,909 kWh @ \$0.08192/kWh	\$238.31
Fuel Charge	2,909 kWh @ \$0.03843/kWh	\$111.79
Storm Protection Charge	2,909 kWh @ \$0.00775/kWh	\$22.54
Clean Energy Transition Mechanism	2,909 kWh @ \$0.00427/kWh	\$12.42
Storm Surcharge	2,909 kWh @ \$0.00225/kWh	\$6.55
Florida Gross Receipt Tax		\$10.60
Electric Service Cost		\$423.96

Avg kWh Used Per Day



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Total Current Month's Charges \$423.96

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 Tampa, FL 33631-3318
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 888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:**
7-1-1
- Power Outage:**
877-588-1010
- Energy-Saving Programs:**
813-275-3909

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

Account #: 211004654458
Statement Date: February 21, 2024
Charges Due: March 13, 2024

We continue to add more solar to our fuel mix

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

Statement Date: February 21, 2024

Amount Due:	\$164.93
Due Date: March 13, 2024	
Account #: 211004654029	

Account Summary

Current Service Period: January 18, 2024 - February 15, 2024	
Previous Amount Due	\$198.54
Payment(s) Received Since Last Statement	-\$198.54
Current Month's Charges	\$164.93
Amount Due by March 13, 2024	
\$164.93	

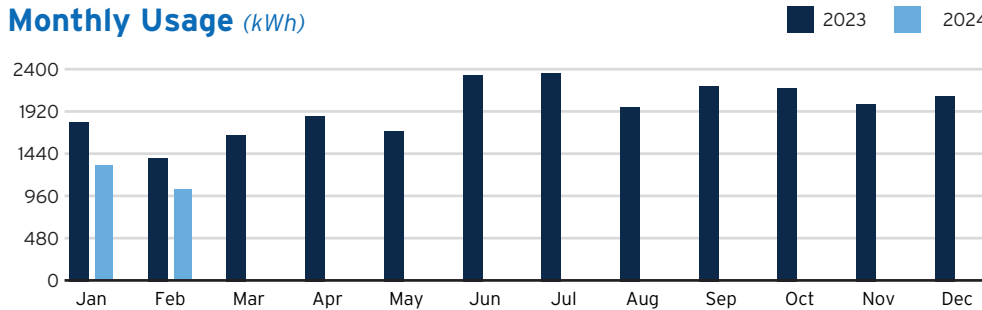
Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight

- Your average daily kWh used was **23.4% lower** than the same period last year.
- Your average daily kWh used was **7.69% lower** than it was in your previous period.

Scan here to view your account online.

Monthly Usage (kWh)



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Account #: 211004654029
Due Date: March 13, 2024

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Amount Due:	\$164.93
Payment Amount: \$	_____

635334764416

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

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

Make check payable to: TECO
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6353347644162110046540290000000164934



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

Account #: 211004654029
Statement Date: February 21, 2024
Charges Due: March 13, 2024

Meter Read

Meter Location: IR

Service Period: Jan 18, 2024 - Feb 15, 2024

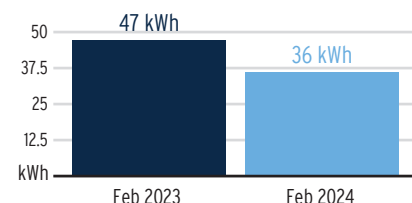
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000851388	02/15/2024	57,138		56,105		1,033 kWh	1	29 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	1,033 kWh @ \$0.08192/kWh	\$84.62
Fuel Charge	1,033 kWh @ \$0.03843/kWh	\$39.70
Storm Protection Charge	1,033 kWh @ \$0.00775/kWh	\$8.01
Clean Energy Transition Mechanism	1,033 kWh @ \$0.00427/kWh	\$4.41
Storm Surcharge	1,033 kWh @ \$0.00225/kWh	\$2.32
Florida Gross Receipt Tax		\$4.12
Electric Service Cost		\$164.93

Avg kWh Used Per Day



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Total Current Month's Charges \$164.93

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- 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.



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

Account #: 211004654029
Statement Date: February 21, 2024
Charges Due: March 13, 2024

We continue to add more solar to our fuel mix

Tampa Electric has reduced its use of coal by 94% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. From 2017 to 2023, Tampa Electric's solar generation has saved our customers approximately \$200 million in fuel costs. Our diverse fuel mix for the 12 months ending Dec. 2023 includes Natural Gas 81%, Purchased Power 8%, Solar 8% and Coal 3%.



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


Statement Date: February 16, 2024

Amount Due:	\$3,160.78
Due Date:	March 08, 2024
Account #:	211024076591

Account Summary

Current Service Period: January 13, 2024 - February 12, 2024	
Previous Amount Due	\$3,152.34
Payment(s) Received Since Last Statement	-\$3,152.34
Current Month's Charges	\$3,160.78
Amount Due by March 08, 2024	\$3,160.78

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



Scan here to view your account online.

An audit you can look forward to.

Schedule a FREE energy audit and one of our certified auditors will identify ways you can save energy and money.

TampaElectric.com/BizSave

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: March 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:	\$3,160.78
Payment Amount:	\$ _____

613112596288

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.

6131125962882110240765910000003160780



Service For:
 PRADERA PH 4
 RIVERVIEW, FL 33579

Account #: 211024076591
Statement Date: February 16, 2024
Charges Due: March 08, 2024

Service Period: Jan 13, 2024 - Feb 12, 2024

Rate Schedule: Lighting Service

Charge Details

⚡ Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 31 days		
Lighting Energy Charge	714 kWh @ \$0.03406/kWh	\$24.32
Fixture & Maintenance Charge	51 Fixtures	\$1171.38
Lighting Pole / Wire	51 Poles	\$1713.09
Lighting Fuel Charge	714 kWh @ \$0.03806/kWh	\$27.17
Storm Protection Charge	714 kWh @ \$0.03877/kWh	\$27.68
Clean Energy Transition Mechanism	714 kWh @ \$0.00036/kWh	\$0.26
Storm Surcharge	714 kWh @ \$0.00074/kWh	\$0.53
Florida Gross Receipt Tax		\$2.05
Franchise Fee		\$194.30
Lighting Charges		\$3,160.78

Total Current Month's Charges \$3,160.78

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.


We continue to add more solar to our fuel mix


Tampa Electric has reduced its use of coal by 94% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. From 2017 to 2023, Tampa Electric's solar generation has saved our customers approximately \$200 million in fuel costs. Our diverse fuel mix for the 12 months ending Dec. 2023 includes Natural Gas 81%, Purchased Power 8%, Solar 8% and Coal 3%.


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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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.: 6530
Terms: Due on receipt
Invoice date: 03/04/2024
Due date: 03/04/2024

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

Note to customer

Thank you for your business.

RECEIVED
03/04/24