



Rizzetta & Company

Reserve at Pradera Community Development District

Board of Supervisors' Regular Meeting February 22, 2024

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

www.reserveatpraderacdd.org

RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT

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

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

www.reserveatpraderacdd.org

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

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

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

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

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

RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT

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February 16, 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, February 22, 2024, at 10:30 a.m.** at the Riverview Public Library located at 9951 Balm Riverview Rd, Riverview, Florida 33569. The following is the agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors
Regular Meeting held on January 25, 2024 Tab 1**
 - B. Consideration of Operations and Maintenance
Expenditures for December 2023 Tab 2**
 - C. Consideration of Operations and Maintenance
Expenditures for January 2024 Tab 3**
- 4. STAFF REPORTS**
 - A. Aquatics Services**
 1. Presentation of Waterway Inspection Report..... Tab 4
 2. Ratification of Advanced Aquatic Contract..... Tab 5
 - B. Landscape Inspection Services**
 1. Presentation of Landscape Inspection Report..... Tab 6
 2. Landscape Update
 3. Discussion of Cul-de-sac Design Options
 - C. District Counsel**
 1. Discussion of Board Member Voting
 2. Update on District Management Service Proposals..... Tab 7
 3. Discussion of Towing Policy..... Tab 8
 - D. District Engineer**
 - E. District Manager**
 1. Presentation of District Manager's Report..... Tab 9
- 5. BUSINESS ITEMS**
 - A. Ratification of Securiteam Contract..... Tab 10**
 - B. Consideration of Resignation..... Tab 11**
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

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

Sincerely,

Christina Newsome

Christina Newsome
District Manager

Tab 1

MINUTES OF MEETING

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

**RESERVE AT PRADERA
COMMUNITY DEVELOPMENT DISTRICT**

The meeting of the Board of Supervisors of the Reserve at Pradera Community Development District was held on **Thursday, January 25, 2023, at 6:03 p.m.** at the office of Rizzetta & Company, Inc, located at 2700 S. Falkenburg Rd, Ste 2745, Riverview, Florida 33578

Present and constituting a quorum:

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

Also present were:

Christina Newsome	District Manager; Rizzetta & Co., Inc.
Matthew Huber	Regional District Manager; Rizzetta & Co
Scott Steady	District Counsel; Burr Forman LLP
Antonio Serbia	District Engineer; Half Associates, Inc
John Fowler	Landscape Specialist; Rizzetta & Co.
Doug Agnew	Representative; Advanced Aquatic (via Phone)
David Manfrin	Representative; LMP
Garth Renard	Representative; LMP
Chris Beck	Representative; Securiteam

Audience: **Not Present.**

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Audience Comments

There were no audience comments.

THIRD ORDER OF BUSINESS

Consideration of Minutes of Board of Supervisors Regular Meeting held on November 16, 2023

During the meeting held on November 16, 2023, Mr. Caines presented the Minutes of the Board of Supervisors Regular Meeting. Ms. Newsome clarified that the minutes from September 21, 2023, did capture a motion presented by Ms. Tayman. The motion proposed that the Board should request photos of any damage or repairs for verification purposes before

50 submitting payment.
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On a Motion by Ms. Wyatt, seconded by Mr. Perrette, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors regular meeting held on November 16, 2023, for the Reserve at Pradera Community Development District.

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53 **FOURTH ORDER OF BUSINESS**

**Consideration of Operations
and Maintenance Expenditures
for November 2023**

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57 Mr. Caines presented the Operations and Maintenance Expenditures for October 2023. Ms.
58 Newsome informed the Board that she would contact EGIS to pay the insurance policy in
59 full, subject to the Board's approvals.
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On a Motion by Mr. Caines, seconded by Ms. Tayman, with all in favor, the Board of Supervisors motioned to pay the EGIS insurance in full, for the Reserve at Pradera Community Development District.

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62 During the meeting, Ms. Tayman brought up the issue of the December 2023 Operations
63 and Maintenance Expenditures and asked about their current whereabouts. She
64 expressed her concern that she had been in touch with several vendors regarding work
65 that was currently in progress and was informed that payment for the contractors' work
66 had not been received. To avoid such situations in the future, Ms. Tayman requested that
67 Operations and Maintenance Expenditures be presented before the end of each month.
68

On a Motion by Mr. Caines, seconded by Ms. Wyatt, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures report for November 2023 (\$41,474.40), for the Reserve at Pradera Community Development District.

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70 **FIFTH ORDER OF BUSINESS**

Staff Reports

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72 **A. Aquatics Services**

73 **1. Presentation of Waterway Inspection Report**
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75 During the meeting, Mr. Agnew presented the Waterway Inspection Report to the Board. He
76 informed the Board that he received a photo of Spatterdock and explained that they cannot
77 spray the spatterdock if it is intertwined with a native plant. Ms. Tayman had some questions
78 regarding the process of the Aquatics Team treating the ponds by ATV or boat. She also
79 pointed out that there were discrepancies in the photos submitted by the staff to be included
80 in the reports, as they did not match what Ms. Tayman saw in person. Mr. Agnew assured
81 the Board that he would have better photo perspectives on the pond treatments for the next
82 report.
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On a Motion by Ms. Tayman, seconded by Mr. Caines, with all in favor, the Board of Supervisors motioned to approve the invoices for January services for \$250 due to contract renewal being tabled, pending the approval of further payments, for the Reserve at Pradera Community Development District.

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B. Landscape Inspection Services

1. Presentation of Landscape Inspection Report

During the meeting, Mr. Fowler presented the Landscape Inspection Report to the Board. He pointed out that picture #2 showed an accumulation of low-hanging moss on the trees, and pictures #7, #8, #12, and #18 had random weeds growing in different areas. He emphasized that both of these issues were covered under the Landscaping contract provided by LMP and should be addressed. Additionally, Mr. Fowler informed the Board that ant mounts were predominated in pictures #9, #15, and #28. His main concern was the removal of the dead trees on Green Chop St. as they could pose a potential hazard for the District.

The Board was also informed that a resident had planted a tree on CDD property, and they were exploring options on how to address the issue

In another update, Mr. Steady informed the Board about a letter that was sent to a homeowner regarding the concerns and safety of a Staff member. He had spoken with the homeowner but had not heard back from the HOA. He assured the Board that he would stay in contact with the homeowner to ensure no problems would arise.

2. Consideration of Rizzetta's First Addendum for Professional Landscape Inspection Services

Ms. Newsome presented Rizzetta's First Addendum for Professional Landscape Inspection Services to the Board. Ms. Tayman asked about Mr. Fowler's position and role in the Landscape Inspection Services department.

On a Motion by Mr. Perrette seconded by Ms. Wyatt with all in favor, the Board of Supervisors motioned to accept the Rizzetta First Addendum for Professional Landscape Inspection Services, for the Reserve at Pradera Community Development District.

3. Landscape Update

I. LMP Landscape Update

The Board reviewed LMP's responses to the Landscape Inspection Report provided by Mr. Fowler.

II. Consideration of Top Choice Treatment for Ants

During the meeting, Mr. Caines presented the proposal for Top Choice Treatment for Ants to the Board. He inquired whether the proposal covered the entire CDD property or just specific areas where ant mounts were causing a problem. Ms. Newsome informed the Board that the proposed cost did not match the contract amount and requested clarification on the amount change. The Board took the necessary action.

III. Consideration of Removal of Tree Stakes

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Mr. Caines presented the Removal of Tree Stakes proposal to the Board.

On a Motion by Ms. Tayman seconded by Ms. Wyatt with all in favor, the Board of Supervisors motioned to accept proposal #87251, Removal of Stakes from Palm Trees and Straps, for the Reserve at Pradera Community Development District.

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IV. Consideration of Removal of Sabal Palm

Mr. Caines presented the Removal of Sabal Palm proposal to the Board.

On a Motion by Ms. Tayman seconded by Ms. Wyatt with all in favor, the Board of Supervisors motioned to accept proposal #87249, Removal of Sabal Palm Trees, for the Reserve at Pradera Community Development District.

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V. Consideration of Installation of Annuals

The Board discussed options for installments of annuals. Mr. Fowler and LMP will work together to get a landscape design mapped out for the next meeting.

On a Motion by Ms. Tayman seconded by Ms. Wyatt with one opposing vote from Mr. Perrette, the Board of Supervisors motioned to accept proposal #86754, Installation of Annuals at the entrance island, for the Reserve at Pradera Community Development District.

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VI. Consideration of Palm Tree Removal

Mr. Caines presented the Palm Tree Removal proposal to the Board.

On a Motion by Ms. Tayman seconded by Ms. Wyatt with all in favor, the Board of Supervisors motioned to accept proposal #86724, Removal of Palm Tree, for the Reserve at Pradera Community Development District.

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4. Discussion of Irrigation System

During the meeting, Ms. Newsome provided an update to the Board on the current irrigation system and its design layout. Ms. Tayman expressed her uncertainty about the location of the irrigation system and the possibility of duplicate work being done on sprinklers within the district. She also mentioned that the Landscape contract had included a weekly report of the irrigation system and requested more detailed information from LMP regarding the layout and coverage of the spray zones and drip line irrigation. Ms. Newsome agreed to send a digital copy of the irrigation system layout. Ms. Tayman also inquired about the LMP weekly reports that have not been received, to which Ms. Newsome responded that she had only received two reports over a few months. Mr. Huber suggested that the Board could discuss the issue of not receiving weekly reports from LMP at the next meeting if they were unhappy.

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C. District Counsel

1. Discussion of Registered Offender

During the meeting, Mr. Steady notified the Board about an email he received from a member of the HOA Board concerning a sex offender residing in the community. However, he also clarified that the District is not authorized to take any action on this matter.

Additionally, Mr. Steady updated the Board about the HOA's communication, stating that he has not received any response from them regarding the easement. He also informed the Board that he will be working on a towing agreement, as per the Board's request.

D. District Engineer

1. Update on Pond 12 Conservation Signs

During the meeting, Ms. Newsome provided an update to the Board about the Pond 12 Conservation Signs. She informed everyone that the conservation signs have already been installed at pond 12. Additionally, Mr. Serbia discussed with the Board the installation of a stoplight on Balm Riverview Road and the work that needs to be done on the splash pad. Ms. Tayman inquired about the options that Mr. Serbia has looked into for the splash pad. Mr. Serbia explained to Ms. Tayman that the paver is the issue and that he will be coordinating with the Staff to find a solution.

On a Motion by Ms. Tayman seconded by Ms. Wyatt with all in favor, the Board of Supervisors motioned to accept a proposal for the Reserve at Pradera Community Development District.
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E. District Manager

1. Presentation of District Manager's Report

Ms. Newsome reminded the Board of the next meeting on Thursday, February 22, 2024, at 10:30 a.m.

During the meeting, Ms. Newsome presented her report as the District Manager to the Board. She informed the Board that the next meeting will be held at the Riverview Public Library. She also informed the Board about the next Election, which will take place in 2024. Ms. Newsome updated the Board on their budget for the District, informing them that they are currently operating \$60,000 under budget. She also informed the Board about her on-site visit from TruClean and requested a proposal. Unfortunately, the proposal was not completed in time. The DDD fence has been placed on hold since TruClean is currently working on bigger projects and have not found a suitable time to come and look at the work requested by the Board. Ms. Newsome also informed the Board about an update from Manny's Electric for more secure lighting. The mailbox kiosks have been power washed before the HomeTeam pest treatment. Finally, Ms. Newsome informed the Board that the exercise equipment, which Ms. Tayman asked staff to

investigate, needs to be serviced by a handyman instead of the exercise equipment vendor

2. Presentation of Website Audit

There was a clean audit.

On a Motion by Mr. Perrette seconded by Ms. Wyatt with all in favor, the Board of Supervisors motioned to accept the 4th Quarter Website Audit, for the Reserve at Pradera Community Development District.

SIXTH ORDER OF BUSINESS

Presentation of Revised Securiteam Proposal

Mr. Beck informed the Board that he provided the Board with two different lease options, which both come with a repair service contract. The main difference between the lease option and paying for the equipment upfront is including new technology or the product that the District is using, will be replaced with an option that is feasible to the vendor. Securiteam does have another option for a contract, which details a 72-month contract with a 36-month buyout option, meaning if the Board is dissatisfaction with their work, they have the option to buy out the equipment provided by the vendor.

On a Motion by Mr. Caines seconded by Ms. Tayman with all in favor, the Board of Supervisors motioned to send a 30-day notice to Envera to discontinue using their service, for the Reserve at Pradera Community Development District.

On a Motion by Mr. Caines seconded by Ms. Tayman with all in favor, the Board of Supervisors motioned to accept the leasing options contract for 60-months for \$1,020.00 from Securiteam subject to a revised contract to include a breakdown of monthly cost and services, for the Reserve at Pradera Community Development District.

SEVENTH ORDER OF BUSINESS

Presentation of Standard Commercial Security Agreement

This business item was discussed in the Seventh Order of Business.

EIGHTH ORDER OF BUSINESS

Presentation of Standard Commercial Security Lease and Services Agreement

This business item was discussed in the Seventh Order of Business.

NINTH ORDER OF BUSINESS

Discussion of Limiting Chair and Supervisors Authority

During the Board meeting, Mr. Steady reported that he could not find any Florida statutes that did not authorize the Chair to cancel meetings.

On a Motion by Ms. Tayman seconded by Ms. Wyatt with one opposing vote and a sustaining vote, the Board of Supervisors motioned to hold meetings if a quorum is received, regardless of status, motioned failed, for the Reserve at Pradera Community Development District.

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On a Motion by Mr. Caines seconded by Ms. Wyatt with one opposing vote from Ms. Tayman, the Board of Supervisors motioned to limit supervisor authority and have all work go through management, for the Reserve at Pradera Community Development District.

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TENTH ORDER OF BUSINESS

**Discussion of District
Management Services**

A discussion ensued. Ms. Wyatt would like to see proposals from Vista for District Management Services.

On a Motion by Ms. Wyatt seconded by Mr. Caines with all in favor, the Board of Supervisors motioned to direct District Counsel to seek proposals for District Management Services, for the Reserve at Pradera Community Development District.

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ELEVENTH ORDER OF BUSINESS

**Presentation of Proposed
Tow Agreement**

Mr. Caines presented the proposed towing agreement to the Board.

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TWELFTH ORDER OF BUSINESS

Presentation of Stonework Proposals

Ms. Newsome presented the stonework proposals that were received to the Board. She also suggested adding a line item to the budget to cover the sealing of the stonework.

On a Motion by Ms. Wyatt seconded by Mr. Caines with all in favor, the Board of Supervisors motioned to accept Luxury Stoneworks proposal in the amount of \$5692.78, for the Reserve at Pradera Community Development District.

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THIRTEENTH ORDER OF BUSINESS

Presentation of Janitorial Proposals

During the board meeting, Mr. Caines presented the janitorial proposals. Ms. Newsome later informed the board that she had spoken with the vendor and was able to obtain a proposal that met all the board's needs at a reduced price. However, the board would like to have more information before making a final decision.

FOURTEENTH ORDER OF BUSINESS

Ratification of TCM Addendum

On a Motion by Mr. Caines seconded by Mr. Perrette with all in favor, the Board of Supervisors motioned to ratify the TCM Addendum, for the Reserve at Pradera Community Development District.

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FIFTEENTH ORDER OF BUSINESS

**Ratification of Fiscal Year
2022-2023 Audit Engagement Letter**

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On a Motion by Mr. Caines seconded by Mr. Perrette with all in favor, the Board of Supervisors motioned to ratify the Fiscal Year 2022-2023 Audit Engagement Letter, for the Reserve at Pradera Community Development District.

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SIXTEENTH ORDER OF BUSINESS **Ratification of Aqua Sentry
Contract Addendum**

On a Motion by Ms. Wyatt seconded by Mr. Caines with all in favor, the Board of Supervisors motioned to ratify the Aqua Sentry Contract Addednum, for the Reserve at Pradera Community Development District.

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SEVENTEENTH ORDER OF BUSINESS **Presentation of Advanced
Aquatic Contract**

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This has been tabled.

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EIGHTEENTH ORER OF BUSINESS **Supervisor Requests**

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There were no supervisor requests.

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NINETEENTH ORDER OF BUSINESS **Adjournment**

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On a Motion by Mr. Caines seconded by Ms. Wyatt, with all in favor, the Board of Supervisors adjourned the meeting at 8:36 p.m., for the Reserve at Pradera Community Development District.

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Assistant Secretary

Chair / Vice Chair

Tab 2

RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA

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

WWW.RESERVEATPRADERACDD.ORG

Operation and Maintenance Expenditures December 2023 For Board Approval

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

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

Approval of Expenditures:

____ Chairperson

____ Vice Chairperson

____ Assistant Secretary

Reserve at Pradera Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2023 Through December 31, 2023

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

Reserve at Pradera Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2023 Through December 31, 2023

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

Reserve at Pradera Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2023 Through December 31, 2023

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

Reserve at Pradera Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2023 Through December 31, 2023

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

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

11/1/2023
10550589
\$2,015.00

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

Due Date
Net 30
12/1/2023

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

Quarterly Fountain Maintenance Billed Monthly. 80.00

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

RECEIVED
10/19/23

\$2,015.00

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

10/1/2023
10551414
\$2,095.00

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

Due Date
Net 30
10/31/2023

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

Quarterly Fountain Maintenance Billed Monthly. 80.00

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

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

\$2,095.00

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

11/9/2023
10551499
\$150.00

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

Due Date
Net 30
12/9/2023

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

150.00

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

\$150.00

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

12/1/2023
10551814
\$2,095.00

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

Due Date
Net 30
12/31/2023

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

Quarterly Fountain Maintenance Billed Monthly. 83.00

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

\$2,095.00

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



INVOICE

BILL TO

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

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

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

BALANCE DUE **\$825.00**

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



INVOICE

BILL TO

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

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

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

BALANCE DUE **\$844.95**



DDD Fencing Invoice

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

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

Customer Name: Reserve at Pradera

Job Description/Location:

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

DUE NOW: \$700.00

Acknowledgment And Approval

DDD FENCING: Alexa Vigneau



Berger, Toombs, Elam,
Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

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

RECEIVED
OCT 20 2023

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

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

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

Total Invoice Amount \$ 3,300.00

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

Fort Pierce / Stuart



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

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

RECEIVED
DEC - 8 2023

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

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

AMOUNT ENCLOSED \$ _____

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

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

We now accept Visa and MasterCard.

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



Berger, Toombs, Elam, Gaines & Frank

Fort Pierce / Stuart



Blitzen Lighting

Office 727-331-9014

www.blitzenlighting.com

info@blitzenlighting.com

Bill To:

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

Invoice

Invoice No: 1494

Invoice Date: May 24, 2023

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

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

Thank you for your Business!



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

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

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

0026855 RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT
0000001 General Governmental Matters

BILL SUMMARY THROUGH SEPTEMBER 30, 2023

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

WIRING INSTRUCTIONS:

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

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

REMITTANCE COPY

PLEASE INCLUDE THE INVOICE NUMBER or CLIENT ID WITH YOUR PAYMENT

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

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

BURR & FORMAN LLP

0026855 RESERVE AT PRADERA COMMUNITY DEVELOPMENT
 0000001 General Governmental Matters

31 Oct 2023
 Invoice # 1426833
 Page 2

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

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

EMPLOYER I.D. #63-0322727

0026855 RESERVE AT PRADERA COMMUNITY DEVELOPMENT
 DISTRICT
 0000001 General Governmental Matters

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

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

Total Services and Disbursements	<u>\$235.95</u>
TOTAL NOW DUE	<u>\$235.95</u>

BURR & FORMAN LLP

0026855 RESERVE AT PRADERA COMMUNITY DEVELOPMENT
0000001 General Governmental Matters

31 Oct 2023
Invoice # 1426833
Page 3

SUMMARY OF SERVICES

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



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

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

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

0026855 RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT
0000001 General Governmental Matters

BILL SUMMARY THROUGH OCTOBER 31, 2023

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

WIRING INSTRUCTIONS:

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

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

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

BURR & FORMAN LLP

0026855 RESERVE AT PRADERA COMMUNITY DEVELOPMENT
0000001 General Governmental Matters

20 Nov 2023
Invoice # 1433037
Page 2

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

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

EMPLOYER I.D. #63-0322727

0026855 RESERVE AT PRADERA COMMUNITY DEVELOPMENT
DISTRICT
0000001 General Governmental Matters

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

BURR & FORMAN LLP

0026855 RESERVE AT PRADERA COMMUNITY DEVELOPMENT
 0000001 General Governmental Matters

20 Nov 2023
 Invoice # 1433037
 Page 3

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

SUMMARY OF SERVICES

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

BURR & FORMAN LLP

0026855 RESERVE AT PRADERA COMMUNITY DEVELOPMENT
0000001 General Governmental Matters

20 Nov 2023
Invoice # 1433037
Page 4

PREVIOUS BALANCE DETAIL

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



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

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

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

0026855 RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT
0000001 General Governmental Matters

BILL SUMMARY THROUGH NOVEMBER 30, 2023

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

WIRING INSTRUCTIONS:

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

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

Financial Institution: Synovus Bank
1137 1st Avenue
Columbus, GA 31901

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

Please list the Invoice Number and Client-Matter Number in the Reference field.
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Please direct inquiries to Ereina Guzman at eguzman@burr.com or BFReceivables@burr.com

BURR & FORMAN LLP

0026855 RESERVE AT PRADERA COMMUNITY DEVELOPMENT
0000001 General Governmental Matters

14 Dec 2023
Invoice # 1439227
Page 2

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

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

EMPLOYER I.D. #63-0322727

0026855 RESERVE AT PRADERA COMMUNITY DEVELOPMENT
DISTRICT
0000001 General Governmental Matters

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

BURR & FORMAN LLP

0026855 RESERVE AT PRADERA COMMUNITY DEVELOPMENT
 0000001 General Governmental Matters

14 Dec 2023
 Invoice # 1439227
 Page 3

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

SUMMARY OF SERVICES

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

RESERVE AT PRADERA CDD
Meeting Date: October 26, 2023

SUPERVISOR PAY REQUEST

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

(*) Does not get paid

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

10/31/23

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

Time Over _____ (?) Hours:

Total at \$ _____ per Hour:

ADDITIONAL OR CONTINUED MEETING TIMECARD

Meeting Date:	
Additional or Continued Meeting?	
Total Meeting Time:	
Total at \$175 per Hour:	\$0.00

Business Mileage Round Trip	
IRS Rate per Mile	\$0.655
Mileage to Charge	\$0.00

DM Signature: *E. Newsome*

RESERVE AT PRADERA CDD
Meeting Date: November 16, 2023

SUPERVISOR PAY REQUEST

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

(*) Does not get paid

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

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

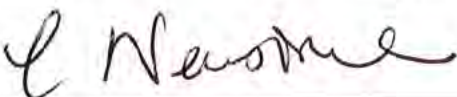
Time Over _____ (?) Hours: _____

Total at \$ _____ per Hour: _____

ADDITIONAL OR CONTINUED MEETING TIMECARD

Meeting Date:	
Additional or Continued Meeting?	
Total Meeting Time:	
Total at \$175 per Hour:	\$0.00

Business Mileage Round Trip	
IRS Rate per Mile	\$0.655
Mileage to Charge	\$0.00

DM Signature: 



11749 Crestridge Loop
Trinity, FL 34655



Invoice

Date	Invoice #
10/18/2023	3182

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

P.O. No.	Terms

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

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

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

POOL RULES

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

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

FountainKings



INVOICE

Fountain Kings Inc.

13514 Blue Sunfish Ct.

Riverview, FL 33569

813-833-8610

PO#:

Invoice #: 087

DATE

9/28/2023

BILL TO

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

Payment due by:

10/28/2023

Site Address: Reserve at Pradera CDD

12051 Pradera Reserve Blvd,

Riverview, FL 33579

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

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

FountainKings



INVOICE

Fountain Kings Inc.

13514 Blue Sunfish Ct.

Riverview, FL 33569

813-833-8610

Invoice #: 122

DATE

11/3/2023

BILL TO

Reserve at Pradera CDD

Contact: Christina Newsome, CDD District Manager

813-533-2950 ext: 6582

Payment due by:

12/3/2023

Site Address: Reserve at Pradera CDD

12051 Pradera Reserve Blvd,

Riverview, FL 33579

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

Thank you for your business!

SUBTOTAL	\$385.00
TAX RATE	0.000%
TAX	-
TOTAL	\$ 385.00

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



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

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

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

For Professional Services Rendered through: September 24, 2023

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

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

Notes from Project Manager:

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

Remit payment to P.O. Box 4897, Dept 331, Houston, TX 77210
Reference Project 039405.001 and Invoice 10105835
Contact Tina Horn at tHorn@Halff.com with any billing questions.

Half Associates, Inc.
P.O. Box 4897, Dept 331
Houston, TX 77210

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

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

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

Professional Services thru September 24, 2023

Phase 000P01 Misc. Services

Professional Personnel

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

Phase 000P89 Reimbursable Expenses

Total this Invoice \$1,027.64



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

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

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

For Professional Services Rendered through: November 19, 2023

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

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

Notes from Project Manager:

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

Outstanding Invoices:

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

Remit payment to P.O. Box 4897, Dept 331, Houston, TX 77210
 Reference Project 039405.001 and Invoice 10109274
 Contact Tina Horn at tHorn@Halff.com with any billing questions.

Half Associates, Inc.
P.O. Box 4897, Dept 331
Houston, TX 77210

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

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

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

Professional Services thru November 19, 2023

Phase 000P01 Misc. Services

Professional Personnel

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

Phase 000P89 Reimbursable Expenses

Total this Invoice \$2,165.37

Outstanding Invoices

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

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

RECEIVED
 NOV - 9 2023

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

Page 1

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

IMPORTANT MESSAGES

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

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

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

Return Service Requested

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

Net Due: \$3,063.00

Amount Enclosed: _____

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

3645

REMIT TO:

Envera
 PO Box 2086
 Hicksville, NY 11802



Hillsborough County Florida

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

Service Address: 12051 PALMERA RESERVE DR

S-Page 1 of 1

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

Service Address Charges

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

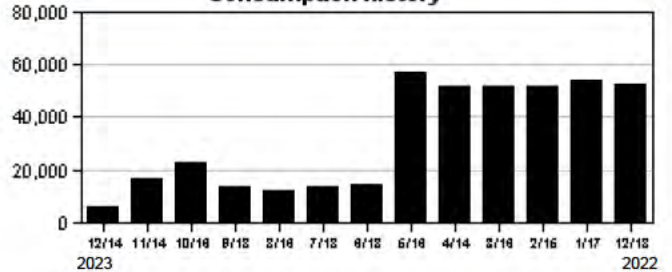
Summary of Account Charges

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

Important Message

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

Consumption History



Hillsborough County Florida

Make checks payable to: BOCC

ACCOUNT NUMBER: 3629519463



ELECTRONIC PAYMENTS BY CHECK OR

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



THANK YOU!



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

106 8

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

0036295194637 00000244657

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

Service Slip / Invoice

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

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

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

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

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



 TECHNICIAN SIGNATURE

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

PLEASE PAY FROM THIS INVOICE

 Customer Unavailable to Sign
 CUSTOMER SIGNATURE

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

Service Slip / Invoice

INVOICE: 96248667
 DATE: 10/02/23
 ORDER:

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

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

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

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

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

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

X _____
 CUSTOMER SIGNATURE

PLEASE PAY FROM THIS INVOICE

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

Service Slip / Invoice

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

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

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

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

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



 TECHNICIAN SIGNATURE

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

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

PLEASE PAY FROM THIS INVOICE

Customer Unavailable to Sign

 CUSTOMER SIGNATURE

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

Service Slip / Invoice

INVOICE: 96942501
 DATE: 11/06/23
 ORDER:

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

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

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

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

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

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

X _____
 CUSTOMER SIGNATURE

PLEASE PAY FROM THIS INVOICE

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

Service Slip Invoice

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

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

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

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

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

11/28/23

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

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

X _____

CUSTOMER SIGNATURE

PLEASE PAY FROM THIS INVOICE

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

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

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

IMPORTANT

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

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

Go Green!

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



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

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

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

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

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

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

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

DETACH HERE

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

PREBIL (10/16) Copyright 2018 IPFS Corporation

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

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

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

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

PAYMENT DUE:

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

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

GAA0D412741 00001450561

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

State Wildlife Trapper
2103 w rio vista ave
Tampa, FL 33603 US
trapperjerry@gmail.com



INVOICE

BILL TO

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

INVOICE # 1823

DATE 11/15/2023

DUE DATE 11/30/2023

TERMS Net 15

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

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

Note:

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

Thank you for doing business with us.

Make all checks payable to: Jerry Richardson

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

If you have any questions concerning this invoice, please contact:

Jerry Richardson, Phone 813-390-9578;
email - trapperjerry@gmail.com

A 30 day notice is required to terminate trapping service in writing.
Termination fees may apply.

Set-up and removal fee of #385.00 will be added to first and final invoices.

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

INVOICE

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

trapperjerry@gmail.com
813-390-9578



Reserve at Pradera CDD

Bill to

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

Invoice details

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

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

Total **\$1,100.00**

Note to customer

Thank you for doing business with us.

Make all checks payable to: Jerry Richardson

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

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

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



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

Invoice

Date	Invoice #
10/1/2023	178840

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

Property Information

Services for the month of October 2023

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

			Total	\$15,117.91
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits	\$0.00
	Net 30	10/31/2023	Balance Due	\$15,117.91



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

Invoice

Date	Invoice #
11/1/2023	179570

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

Property Information

Services for the month of November 2023

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

			Total	\$15,117.91
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits	\$0.00
	Net 30	12/1/2023	Balance Due	\$15,117.91



Invoice

Corporate Office
 PO Box 267
 Seffner, FL 33583

813-757-6500
 813-757-6501

Date	Invoice #
10/31/2023	179841

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

Property Information

Estimate #

Work Order #

PO / PA #

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

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



Invoice

Corporate Office
 PO Box 267
 Seffner, FL 33583

813-757-6500
 813-757-6501

Date	Invoice #
10/31/2023	179842

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

Property Information

Estimate #

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Pest control services	1	500.00	500.00

Oct. 2023	Total	\$500.00
-----------	-------	----------

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



Corporate Office
 PO Box 267
 Seffner, FL 33583

813-757-6500
 813-757-6501

Invoice

Date	Invoice #
12/1/2023	180203

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

Property Information

Services for the month of December 2023

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

			Total	\$15,117.91
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits	\$0.00
	Net 30	12/31/2023	Balance Due	\$15,117.91



Invoice

Date	Invoice #
11/30/2023	180444

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

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

Property Information

Estimate #

Work Order #

PO / PA #

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

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



Invoice

Date	Invoice #
11/30/2023	180445

Corporate Office
 PO Box 267
 Seffner, FL 33583

813-757-6500
 813-757-6501

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

Property Information

Estimate #

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Pest control services	1	500.00	500.00

Nov. 2023	Total	\$500.00
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Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits	\$0.00
	Net 30	12/30/2023	Balance Due	500.00

MARC SECURITY SERVICES

5118 N 56th St Ste 122

FL US

+1 8772626372

invoices@marcss.com



BILL TO

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

INVOICE 1170

DATE 10/15/2023 TERMS Net 30

DUE DATE 11/14/2023

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

SUBTOTAL

1,755.14

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

MARC SECURITY SERVICES

5118 N 56th St Ste 122
TAMPA, FL 33610 US
+1 8772626372
invoices@marcss.com



BILL TO

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

INVOICE 1185

DATE 11/06/2023 TERMS Net 15

DUE DATE 11/27/2023

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

SUBTOTAL	1,727.20
TAX	0.00
TOTAL	1,727.20

TOTAL DUE

\$1,727.20

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

Invoice

Date	Invoice #
12/1/2023	INV0000085712

Bill To:

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

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

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

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

Invoice



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

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

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

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

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



A Security & Technology Company

13745 N. Nebraska Ave.

Tampa, FL 33613

Phone: 813-909-7775

Invoice

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

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

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

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

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



November 19, 2023

Invoice Number: 2490284111923

Account Number: 8337 12 029 2490284

Security Code:

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

Auto Pay Notice

NEWS AND INFORMATION

Contact Us

Visit us at SpectrumBusiness.net

Or, call us at 855-252-0675

Summary

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

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

NOV 27 2023
DEPOSITED



Thank you for choosing Spectrum Business.

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

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



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8337 1200 NO RP 19 11202023 NNNNNNNN 01 000366 0003

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

November 19, 2023

RESERVE AT PRADERA CDD

Invoice Number: 2490284111923

Account Number: 8337 12 029 2490284

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

Total Due by Auto Pay

\$167.97



CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186



833712029249028400167973



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

RESERVE AT PRADERA CDD

Contact Us

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

8337 1200 NO RP 19 11202023 NNNNNNNN 01 000986 0003

Charge Details

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

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

Spectrum Business™ Internet

Spectrum Business Internet	129.99
Business WIFI	7.99
Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Static IP 5	29.99
\$167.97	
Spectrum Business™ Internet Total	\$167.97
Current Charges	\$167.97
Total Due by Auto Pay	\$167.87

Billing Information

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

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

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

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

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

Billing Practices - Spectrum Business mails monthly, itemized invoices for all monthly services in advance. A full payment is required on or before the due date indicated on this invoice. Payments made after the indicated due date may result in a late payment processing charge. Failure to pay could result in the disconnection of all your Spectrum Business service(s). Disconnection of Business Voice service may also result in the loss of your phone number.

Changing Business Locations - Please contact Spectrum Business before moving your Business Voice modem to a new address. To establish service at your new location or return equipment, please contact Spectrum Business at least twenty-one (21) business days prior to your move.

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

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



Local Spectrum Store: 12970 S US Hwy 301, Suite 105, Riverview FL 33579 Store Hours: Mon thru Sat - 10:00am to 8:00pm; Sun - 12:00pm to 5:00pm

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



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



Reserve At Pradera

TECO Summary 12/23

Account #	Amount	Service Address	GL Code	Obj Code
211004653369	\$ 2,125.75	Reserve at Pradera PH1Blvd	53100	4301
211004653575	\$ 1,168.36	Reserve at Pradera PH 1A	53100	4301
221006977807	\$ 2,305.32	Reserve at Pradera PH2	53100	4301
221006978961	\$ 817.86	Reserve at Pradera PH2Blvd	53100	4301
221006978920	\$ 933.12	Reserve at Pradera PH3	53100	4301
221006978904	\$ 467.35	Reserve at Pradera Amenity	53100	4301
211004653823	\$ 533.33	13411 Balm Riverview Rd Sign	53100	4301
211004654664	\$ 1,577.31	The Reserve at Pradera PH1B	53100	4301
211004654276	\$ 603.10	12051 Pradera Reserve Blvd PO	53100	4301
211004654458	\$ 489.62	12053 Pradera Reserve Blvd	53100	4301
211004654029	\$ 344.94	13309 Pradera Reserve Dr IR	53100	4301
211024076591	\$ 3,019.30	Pradera PH 4	53100	4301
Total	\$ 14,385.36			
Total By Code	4301	\$ 14,385.36	Utilities	

12/21/23



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


Statement Date: December 18, 2023

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

Account Summary

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

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



Scan here to view your account online.



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: January 08, 2024

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

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

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

648914920301

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

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

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

6489149203012110046533690000002125750



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

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

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

Rate Schedule: Lighting Service

Charge Details

Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 33 days		
Lighting Energy Charge	532 kWh @ \$0.03511/kWh	\$18.68
Fixture & Maintenance Charge	38 Fixtures	\$910.10
Lighting Pole / Wire	35 Poles	\$1153.60
Bracket & Maintenance Charge	1 PT Bracket	\$4.72
Lighting Fuel Charge	532 kWh @ \$0.05169/kWh	\$27.50
Storm Protection Charge	532 kWh @ \$0.01466/kWh	\$7.80
Clean Energy Transition Mechanism	532 kWh @ \$0.00036/kWh	\$0.19
Storm Surcharge	532 kWh @ \$0.00326/kWh	\$1.73
Florida Gross Receipt Tax		\$1.43
Lighting Charges		\$2,125.75

Total Current Month's Charges \$2,125.75

Important Messages

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

Lower bills starting January 2024
 The Florida Public Service Commission (PSC) approved Tampa Electric's request for 2024 rates. Effective in January, the typical residential customer's monthly energy bill will decrease by about 11 percent, or \$17.65, to \$143.48 for 1,000 kilowatt-hours (kWh) of use, down from the \$161.13 customers pay today. Commercial and industrial customers will see a decrease between 10 percent and 18 percent, depending on usage. Tampa Electric bills will be below the national average and among the lowest in Florida. Visit TampaElectric.com/RateCommunications to learn more.

Important Rate Information for Lighting Customers

The Florida Public Service Commission (PSC) approved Tampa Electric's request for 2024 rates. Visit TampaElectric.com/RateCommunications to review the new lighting rates, which take effect in January 2024.

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

Ways To Pay Your Bill

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

Contact Us

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

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



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

Statement Date: December 18, 2023

Amount Due: \$1,168.36

Due Date: January 08, 2024

Account #: 211004653575

Account Summary

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

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



Scan here to view your account online.



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

Account #: 211004653575

Due Date: January 08, 2024



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$1,168.36

Payment Amount: \$ _____

648914920302

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

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

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

6489149203022110046535750000001168363



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

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

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

Rate Schedule: Lighting Service

Charge Details

Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 33 days		
Lighting Energy Charge	280 kWh @ \$0.03511/kWh	\$9.83
Fixture & Maintenance Charge	20 Fixtures	\$479.00
Lighting Pole / Wire	20 Poles	\$659.20
Lighting Fuel Charge	280 kWh @ \$0.05169/kWh	\$14.47
Storm Protection Charge	280 kWh @ \$0.01466/kWh	\$4.10
Clean Energy Transition Mechanism	280 kWh @ \$0.00036/kWh	\$0.10
Storm Surcharge	280 kWh @ \$0.00326/kWh	\$0.91
Florida Gross Receipt Tax		\$0.75
Lighting Charges		\$1,168.36

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

Important Messages

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- 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
THE RESERVE @ PRADERA PH2
RIVERVIEW, FL 33579-0000


Statement Date: December 18, 2023

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

Account Summary

Current Service Period: November 10, 2023 - December 12, 2023	
Previous Amount Due	\$2,305.32
Payment(s) Received Since Last Statement	-\$2,305.32
Current Month's Charges	\$2,305.32
Amount Due by January 08, 2024	\$2,305.32

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



Scan here to view your account online.



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



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

Account #: 221006977807
Due Date: January 08, 2024

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

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

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

655087722891

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

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

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

6550877228912210069778070000002305325




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

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

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

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 33 days		
Lighting Energy Charge	588 kWh @ \$0.03511/kWh	\$20.64
Fixture & Maintenance Charge	42 Fixtures	\$857.64
Lighting Pole / Wire	42 Poles	\$1384.32
Lighting Fuel Charge	588 kWh @ \$0.05169/kWh	\$30.39
Storm Protection Charge	588 kWh @ \$0.01466/kWh	\$8.62
Clean Energy Transition Mechanism	588 kWh @ \$0.00036/kWh	\$0.21
Storm Surcharge	588 kWh @ \$0.00326/kWh	\$1.92
Florida Gross Receipt Tax		\$1.58
Lighting Charges		\$2,305.32

Total Current Month's Charges \$2,305.32

Important Messages






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Ways To Pay Your Bill

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-  **In-Person**
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-  **Mail A Check**
Payments:
 TECO
 P.O. Box 31318
 Tampa, FL 33631-3318
 Mail your payment in the enclosed envelope.
-  **Credit or Debit Card**
 Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
-  **Phone**
 Toll Free: **866-689-6469**
- All Other Correspondences:**
 Tampa Electric
 P.O. Box 111
 Tampa, FL 33601-0111

Contact Us

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

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


Statement Date: December 18, 2023

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

Account Summary

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

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



Scan here to view your account online.



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



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

Account #: 221006978961
Due Date: January 08, 2024

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

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

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

655087722894

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

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

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

6550877228942210069789610000000817865



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

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

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

Rate Schedule: Lighting Service

Charge Details

Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 33 days		
Lighting Energy Charge	196 kWh @ \$0.03511/kWh	\$6.88
Fixture & Maintenance Charge	14 Fixtures	\$335.30
Lighting Pole / Wire	14 Poles	\$461.44
Lighting Fuel Charge	196 kWh @ \$0.05169/kWh	\$10.13
Storm Protection Charge	196 kWh @ \$0.01466/kWh	\$2.87
Clean Energy Transition Mechanism	196 kWh @ \$0.00036/kWh	\$0.07
Storm Surcharge	196 kWh @ \$0.00326/kWh	\$0.64
Florida Gross Receipt Tax		\$0.53
Lighting Charges		\$817.86

Total Current Month's Charges \$817.86

Important Messages

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 Tampa, FL 33631-3318
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- Phone**
 Toll Free: **866-689-6469**
- All Other Correspondences:**
 Tampa Electric
 P.O. Box 111
 Tampa, FL 33601-0111

Contact Us

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

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


Statement Date: December 18, 2023

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

Account Summary

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

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




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

Account #: 221006978920
Due Date: January 08, 2024

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

655087722893

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

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

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

6550877228932210069789200000000933124



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

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

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

Rate Schedule: Lighting Service

Charge Details

Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 33 days		
Lighting Energy Charge	238 kWh @ \$0.03511/kWh	\$8.36
Fixture & Maintenance Charge	17 Fixtures	\$347.14
Lighting Pole / Wire	17 Poles	\$560.32
Lighting Fuel Charge	238 kWh @ \$0.05169/kWh	\$12.30
Storm Protection Charge	238 kWh @ \$0.01466/kWh	\$3.49
Clean Energy Transition Mechanism	238 kWh @ \$0.00036/kWh	\$0.09
Storm Surcharge	238 kWh @ \$0.00326/kWh	\$0.78
Florida Gross Receipt Tax		\$0.64
Lighting Charges		\$933.12

Total Current Month's Charges \$933.12

Important Messages

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Contact Us

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


Statement Date: December 18, 2023

Amount Due:	\$467.35
Due Date:	January 08, 2024
Account #:	221006978904

Account Summary

Current Service Period: November 10, 2023 - December 12, 2023	
Previous Amount Due	\$467.35
Payment(s) Received Since Last Statement	-\$467.35
Current Month's Charges	\$467.35
Amount Due by January 08, 2024	
	\$467.35

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Account #: 221006978904
Due Date: January 08, 2024

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

Amount Due:	\$467.35
Payment Amount:	\$ _____

655087722892

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

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

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

6550877228922210069789040000000467350



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

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

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

Rate Schedule: Lighting Service

Charge Details

Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 33 days		
Lighting Energy Charge	112 kWh @ \$0.03511/kWh	\$3.93
Fixture & Maintenance Charge	8 Fixtures	\$191.60
Lighting Pole / Wire	8 Poles	\$263.68
Lighting Fuel Charge	112 kWh @ \$0.05169/kWh	\$5.79
Storm Protection Charge	112 kWh @ \$0.01466/kWh	\$1.64
Clean Energy Transition Mechanism	112 kWh @ \$0.00036/kWh	\$0.04
Storm Surcharge	112 kWh @ \$0.00326/kWh	\$0.37
Florida Gross Receipt Tax		\$0.30
Lighting Charges		\$467.35

Total Current Month's Charges \$467.35

Important Messages

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

Statement Date: December 20, 2023

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

Account Summary

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

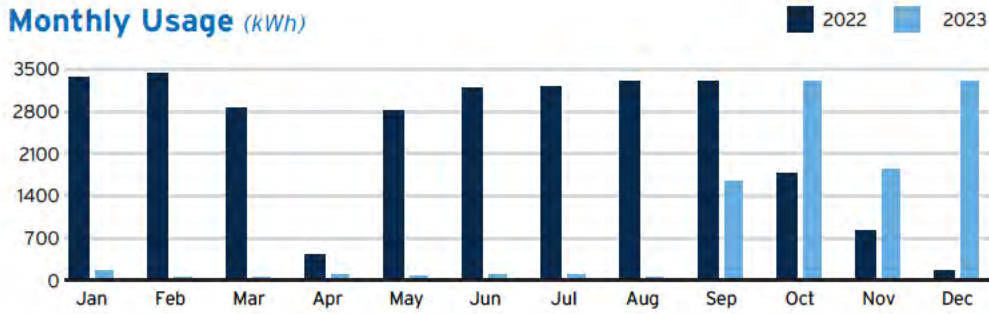
Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight

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

Scan here to view your account online.

Monthly Usage (kWh)



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

Share FEEL-GOOD ENERGY

Together we help brighten the holidays for those in need.

TampaElectric.com/Share



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

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

Account #: 211004653823
Due Date: January 10, 2024

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

634100167590

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

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

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

634100167590211004653823000000533334



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

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

Meter Read

Meter Location: Sgn

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

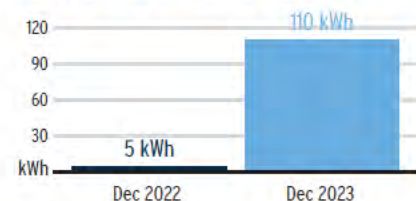
Rate Schedule: General Service - Non Demand

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

Charge Details

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

Avg kWh Used Per Day



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Total Current Month's Charges

\$533.33

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



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Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

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7-1-1

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


Statement Date: December 20, 2023

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

Account Summary

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

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



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

Account #: 211004654664
Due Date: January 10, 2024

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

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

634100167594

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

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

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

6341001675942110046546640000001577313



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

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

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

Rate Schedule: Lighting Service

Charge Details

Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 30 days		
Lighting Energy Charge	378 kWh @ \$0.03511/kWh	\$13.27
Fixture & Maintenance Charge	27 Fixtures	\$646.65
Lighting Pole / Wire	27 Poles	\$889.92
Lighting Fuel Charge	378 kWh @ \$0.05169/kWh	\$19.54
Storm Protection Charge	378 kWh @ \$0.01466/kWh	\$5.54
Clean Energy Transition Mechanism	378 kWh @ \$0.00036/kWh	\$0.14
Storm Surcharge	378 kWh @ \$0.00326/kWh	\$1.23
Florida Gross Receipt Tax		\$1.02
Lighting Charges		\$1,577.31

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

Important Messages

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

Lower bills starting January 2024
 The Florida Public Service Commission (PSC) approved Tampa Electric's request for 2024 rates. Effective in January, the typical residential customer's monthly energy bill will decrease by about 11 percent, or \$17.65, to \$143.48 for 1,000 kilowatt-hours (kWh) of use, down from the \$161.13 customers pay today. Commercial and industrial customers will see a decrease between 10 percent and 18 percent, depending on usage. Tampa Electric bills will be below the national average and among the lowest in Florida. Visit TampaElectric.com/RateCommunications to learn more.

Important Rate Information for Lighting Customers
 The Florida Public Service Commission (PSC) approved Tampa Electric's request for 2024 rates. Visit TampaElectric.com/RateCommunications to review the new lighting rates, which take effect in January 2024.

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

Contact Us

- 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
 12051 PRADERA RESERVE BLVD
 RIVERVIEW, FL 33579-0000

Statement Date: December 20, 2023

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

Account Summary

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

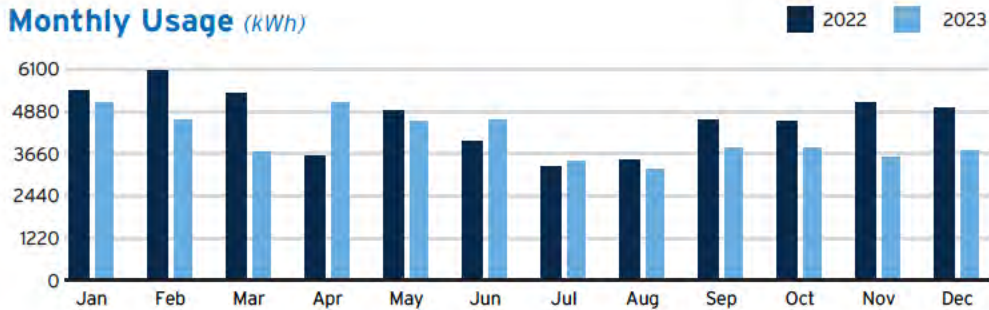
Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight

- Your average daily kWh used was **24.24% lower** than the same period last year.
- Your average daily kWh used was **2.46% higher** than it was in your previous period.

Scan here to view your account online.

Monthly Usage (kWh)



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



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

Account #: 211004654276
Due Date: January 10, 2024

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

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

Amount Due:	\$603.10
Payment Amount:	\$ _____

634100167592

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

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

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

6341001675922110046542760000000603109



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

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

Meter Read

Meter Location: PO

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

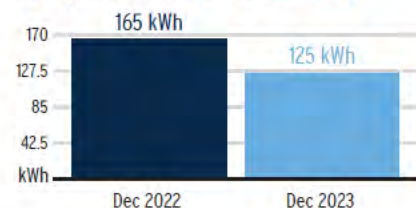
Rate Schedule: General Service - Non Demand

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

Charge Details

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

Avg kWh Used Per Day



Important Messages

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Total Current Month's Charges

\$603.10

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Ways To Pay Your Bill



Bank Draft

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In-Person

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Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other

Correspondences:
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P.O. Box 111
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Contact Us

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

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Statement Date: December 20, 2023

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

Account Summary

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

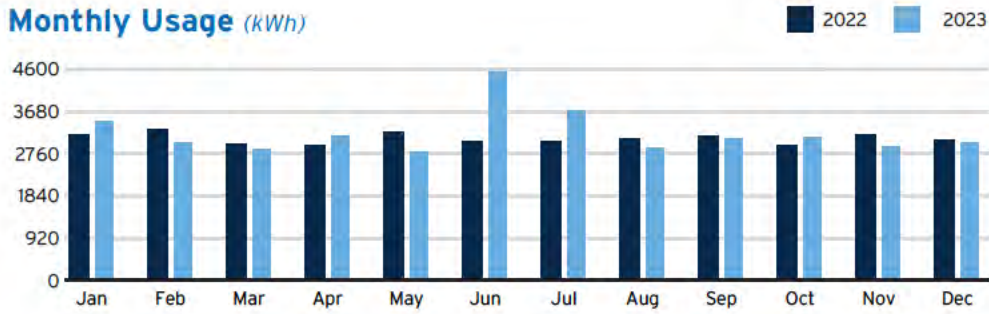
Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight

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

Scan here to view your account online.

Monthly Usage (kWh)



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



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

Account #: 211004654458
Due Date: January 10, 2024

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

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

Amount Due:	\$489.62
Payment Amount:	\$ _____

634100167593

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

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

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

634100167593211004654458000000489626



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

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

Meter Read

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

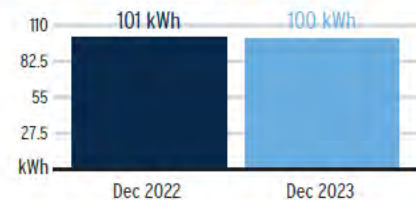
Rate Schedule: General Service - Non Demand

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

Charge Details

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

Avg kWh Used Per Day



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Total Current Month's Charges

\$489.62

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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
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Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

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TampaElectric.com

Phone:

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

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Statement Date: December 20, 2023

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

Account Summary

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

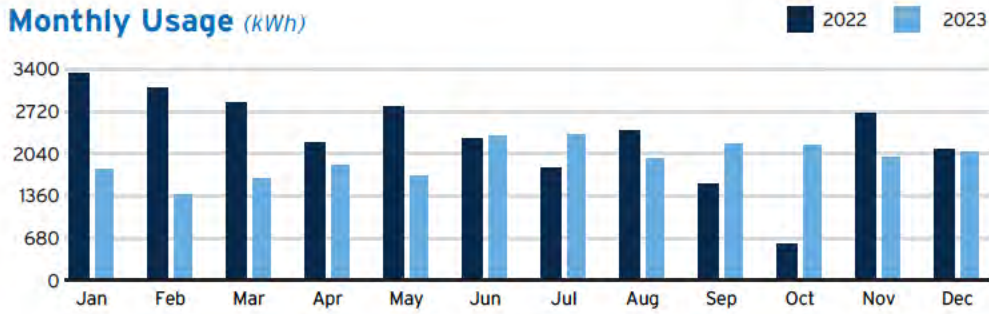
Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight

- Your average daily kWh used was **1.43% lower** than the same period last year.
- Your average daily kWh used was **1.47% higher** than it was in your previous period.

Scan here to view your account online.

Monthly Usage (kWh)



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



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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.

Account #: 211004654029
Due Date: January 10, 2024

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

634100167591

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

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

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

6341001675912110046540290000000344949



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

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

Meter Read

Meter Location: IR

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

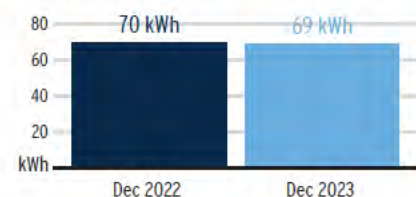
Rate Schedule: General Service - Non Demand

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

Charge Details

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

Avg kWh Used Per Day



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Total Current Month's Charges

\$344.94

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All Other

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

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Statement Date: December 18, 2023

Amount Due: \$3,019.30

Due Date: January 08, 2024

Account #: 211024076591

Account Summary

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

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

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

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



Scan here to view your account online.



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



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

Account #: 211024076591

Due Date: January 08, 2024



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$3,019.30

Payment Amount: \$ _____

622989067432

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

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

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

6229890674322110240765910000003019303




Service For:
 PRADERA PH 4
 RIVERVIEW, FL 33579

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

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

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 33 days		
Lighting Energy Charge	714 kWh @ \$0.03511/kWh	\$25.07
Fixture & Maintenance Charge	51 Fixtures	\$1150.85
Lighting Pole / Wire	51 Poles	\$1680.96
Lighting Fuel Charge	714 kWh @ \$0.05169/kWh	\$36.91
Storm Protection Charge	714 kWh @ \$0.01466/kWh	\$10.47
Clean Energy Transition Mechanism	714 kWh @ \$0.00036/kWh	\$0.26
Storm Surcharge	714 kWh @ \$0.00326/kWh	\$2.33
Florida Gross Receipt Tax		\$1.92
Franchise Fee		\$190.52
Lighting Charges		\$3,099.29

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

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






Important Messages

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

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 Find list of Payment Agents at TampaElectric.com
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 P.O. Box 31318
 Tampa, FL 33631-3318
 Mail your payment in the enclosed envelope.
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 Toll Free:
866-689-6469
-  **Credit or Debit Card**
 Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- All Other Correspondences:**
 Tampa Electric
 P.O. Box 111
 Tampa, FL 33601-0111

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Tampa Bay Times

tampabay.com

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

ADVERTISING INVOICE

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

PAYMENT DUE UPON RECEIPT

OCT 10 2023

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

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

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

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

ADVERTISING INVOICE

Thank you for your business.

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

REMIT TO:

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

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

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

STATE OF FLORIDA
COUNTY OF Hillsborough

} ss

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

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



Signature Affiant

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



Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____

NOTICE OF PUBLIC MEETING DATES
RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT

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

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

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

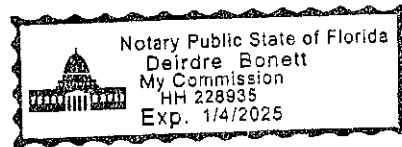
A copy of the agenda may be obtained at the offices of the District Manager, Rizzetta & Company Inc., located at 2700 S. Falkenburg Road, Suite 2745, by phone at (813) 533-2950, during normal business hours, by email at cnewsome@rizzetta.com, or on the District website, www.reserveatpraderacdd.org.

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

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

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

0000307444



Tampa Bay Times
Published Daily

OCT 10 2023

STATE OF FLORIDA
COUNTY OF Hillsborough

} ss

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NOTICE OF PUBLIC MEETING DATES
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- July 25, 2024
- August 22, 2024***
- September 26, 2024

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

0000307444

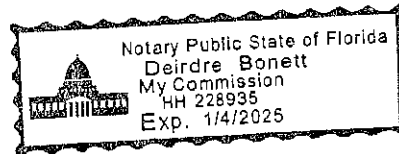
Signature Affiant

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

Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____



INVOICE

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

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



The Reserve At Pradera CDD

Bill to

he Reserve At Pradera CDD

Invoice details

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

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

Note to customer

Thank you for your business.

INVOICE

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

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



The Reserve At Pradera CDD

Bill to

he Reserve At Pradera CDD

Invoice details

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

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

Note to customer

Thank you for your business.

INVOICE

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

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



The Reserve At Pradera CDD

Bill to

The Reserve At Pradera CDD

Invoice details

Invoice no.: 6277
Terms: Due on receipt
Invoice date: 12/11/2023
Due date: 12/11/2023

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

Subtotal \$300.00

Sales tax \$21.00

Total \$321.00

\$300.00

Note to customer

Thank you for your business.

Tab 3

RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA

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

WWW.RESERVEATPRADERACDD.ORG

**Operation and Maintenance Expenditures
January 2024
For Board Approval**

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

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

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Reserve at Pradera Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2024 Through January 31, 2024

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

Reserve at Pradera Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2024 Through January 31, 2024

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

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

1/1/2024
10552205
\$2,345.00

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

Due Date
Net 30
1/31/2024

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

Quarterly Fountain Maintenance Billed Monthly. 83.00

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

RECEIVED
12/22/23

\$2,345.00



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

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

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

0026855 RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT
0000001 General Governmental Matters

BILL SUMMARY THROUGH DECEMBER 31, 2023

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

WIRING INSTRUCTIONS:

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

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

Financial Institution: Synovus Bank
1137 1st Avenue
Columbus, GA 31901

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

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

REMITTANCE COPY

PLEASE INCLUDE THE INVOICE NUMBER or CLIENT ID WITH YOUR PAYMENT

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

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

BURR & FORMAN LLP

0026855 RESERVE AT PRADERA COMMUNITY DEVELOPMENT
0000001 General Governmental Matters

24 Jan 2024
Invoice # 1447161
Page 2

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

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

EMPLOYER I.D. #63-0322727

0026855 RESERVE AT PRADERA COMMUNITY DEVELOPMENT
DISTRICT
0000001 General Governmental Matters

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

SUMMARY OF SERVICES

<u>Name</u>	<u>Rank</u>	<u>Rate</u>	<u>Hours</u>	<u>Amount</u>
Scott I. Steady	Partner	\$350.00	1.40	\$490.00
TOTALS			1.40	\$490.00



11749 Crestridge Loop
Trinity, FL 34655



Invoice

Date	Invoice #
1/18/2024	3244

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

P.O. No.	Terms

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

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

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

RECEIVED
01/18/24

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

Service Slip / Invoice

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

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

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

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

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

RECEIVED
 12/21/23



TECHNICIAN SIGNATURE

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

PLEASE PAY FROM THIS INVOICE

Customer Unavailable to Sign
 CUSTOMER SIGNATURE

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

Service Slip / Invoice

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

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

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

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

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



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

X _____
 CUSTOMER SIGNATURE

PLEASE PAY FROM THIS INVOICE

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

Service Slip / Invoice

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

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

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

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

Service	Description	Amount
MS	Rodent Service - Ongoing	\$100.00

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

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

RECEIVED
01/04/24



TECHNICIAN SIGNATURE

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

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

PLEASE PAY FROM THIS INVOICE

Customer Unavailable to Sign
CUSTOMER SIGNATURE



INVOICE

BILL TO

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

INVOICE # 21924

DATE 01/01/2024

DUE DATE 01/16/2024

TERMS Net 15

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

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

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

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

IMPORTANT

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

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

Go Green!

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



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

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

RECEIVED
 01/12/2024

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

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

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

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

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

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

DETACH HERE

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

PREBIL (10/16) Copyright 2018 IPFS Corporation

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

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

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

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

PAYMENT DUE:

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

A LATE FEE WILL APPLY \$69.07

PLEASE PAY THIS AMOUNT

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

GAA0D412741 00001450561

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

INVOICE

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

trapperjerry@gmail.com
813-390-9578



Reserve at Pradera CDD

Bill to

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

Invoice details

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

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

Total **\$1,100.00**

Note to customer

Thank you for doing business with us.

Make all checks payable to: Jerry Richardson

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

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

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



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

Invoice

Date	Invoice #
1/1/2024	180886

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

Property Information

Services for the month of January 2024

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

RECEIVED
12/26/23

			Total	\$15,117.91
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits	\$0.00
	Net 30	1/31/2024	Balance Due	\$15,117.91



Invoice

Date	Invoice #
12/30/2023	181049

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

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

Property Information

Estimate #

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Pest control services	1	500.00	500.00

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

Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits	\$0.00
	Net 30	1/29/2024	Balance Due	\$500.00

RECEIVED
 01/04/24

W.O. Date : 12/21/2023

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

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

Work To Be Done

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

330
99
49.5
24.75

Other Comments or Special Instructions

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

Tech Signature: Nelson Calderon

Completed Date: 12-21-23

Manager Signature: David Mason

Date: _____

Backpack Sprayer = 4 gallons
Z - Spray = 2 30 gallon Tanks
Gator / Truck = 100 gallons
Exmark = 20 gallons

1 gallon equals 1000 sq ft
Each Tank sprays 1 gallon Per 1000 sqft = 30,000 Sqft per tank
Tank sprays at 3 gallons per 1000 sqft = 33,000 sqft per tank
Tank sprays at 64 oz per 1000 sqft = 40,000 sqft per tank

W.O. Date: 12/21/2023

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

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

Work To Be Done

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

230
 99
 49
 24
 1-
 7.59

Other Comments or Special Instructions

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

Tech Signature: 

Manager Signature: David Mason

Completed Date: 12/21/23

Date: _____

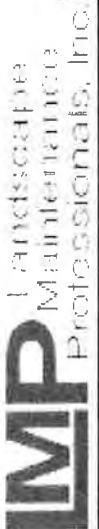
Backpack Sprayer = 4 gallons 1 gallon equals 1000 sq ft

Z - Spray = 2 30 gallon Tanks Each Tank sprays 1 gallon Per 1000 sqft = 30,000 Sqft per tank

Gator / Truck = 100 gallons Tank sprays at 3 gallons per 1000 sqft = 33,000 sqft per tank

Exmark = 20 gallons Tank sprays at 64 oz per 1000 sqft = 40,000 sqft per tank

Application Record



Property		Sprayer operator 1	Sotero Ramos	Date	12/15/23
Reserve at Padera CDD		License #	JE 277849	Time In	
Address		Sprayer operator 2		Time Out	
12501 Pradera Reserve Blvd, Riverview FL 33579		License #	0	Lunch	
_____ Place an 'X' if you did NOT spray. Coloque una 'X' si NO roció		Incomplete		Truck #	126
Products Used	Active Ingredients	Application Rate	Total Used	EPA #	Method
Round Up Quick Pro	Glyphosate - Diquat	1.5 oz -1 gal		524-535	
Round Up Quick Pro	Glyphosate - Diquat	1.5 oz -1 gal		524-535	
Round Up Quick Pro	Glyphosate - Diquat	1.5 oz -1 gal		524-535	
Round Up Quick Pro	Glyphosate - Diquat	1.5 oz -1 gal		524-535	
Round Up Quick Pro	Glyphosate - Diquat	1.5 oz -1 gal		524-535	
Round Up Quick Pro	Glyphosate - Diquat	1.5 oz -1 gal		524-535	
Round Up Quick Pro	Glyphosate - Diquat	1.5 oz -1 gal		524-535	
Round Up Quick Pro	Glyphosate - Diquat	1.5 oz -1 gal		524-535	
Round Up Quick Pro	Glyphosate - Diquat	1.5 oz -1 gal		524-535	
Round Up Quick Pro	Glyphosate - Diquat	1.5 oz -1 gal		524-535	
Round Up Quick Pro	Glyphosate - Diquat	1.5 oz -1 gal		524-535	

Disease/pest or weed target treatment

Non-selective herbicide application

Observations

Manager signature: _____

David Manyrin

Operator signature _____

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

Application Record



Property		Auner Lopez		Date	12/15/23
Reserve at Padera CDD		License #	JE 243116	Time In	
Address		Sprayer operator 2		Time Out	
12501 Pradera Reserve Blvd, Riverview FL 33579		License #	0	Lunch	
Place an 'X' if you did NOT spray. Coloque una 'X' si NO roció		Incomplete		Truck #	56
		Completed			
Products Used	Active Ingredients	Application Rate	Total Used	EPA #	Method
Round Up Quick Pro	Glyphosate - Diquat	1.5 oz -1 gal	Round up	524-535	
Round Up Quick Pro	Glyphosate - Diquat	1.5 oz -1 gal	Water	524-535	
Round Up Quick Pro	Glyphosate - Diquat	1.5 oz -1 gal		524-535	
Round Up Quick Pro	Glyphosate - Diquat	1.5 oz -1 gal		524-535	
Round Up Quick Pro	Glyphosate - Diquat	1.5 oz -1 gal		524-535	
Round Up Quick Pro	Glyphosate - Diquat	1.5 oz -1 gal		524-535	
Round Up Quick Pro	Glyphosate - Diquat	1.5 oz -1 gal		524-535	
Round Up Quick Pro	Glyphosate - Diquat	1.5 oz -1 gal		524-535	
Round Up Quick Pro	Glyphosate - Diquat	1.5 oz -1 gal		524-535	
Round Up Quick Pro	Glyphosate - Diquat	1.5 oz -1 gal		524-535	

Disease/pest or weed target treatment

Non-selective herbicide application

Observations

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

Manager signature: *David Manfren*

Operator signature: *[Signature]*

W.O. Date: 12/8/2023

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

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

Work To Be Done

Treat Muhly grass for scale

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

Other Comments or Special Instructions

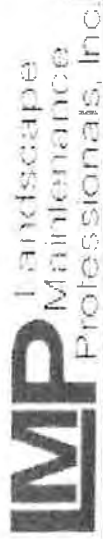
1)	<i>Complete</i>
2)	
3)	
4)	
5)	
6)	
7)	
8)	
9)	
10)	

Tech
Signature: Nelson Calderon
Manager
Signature: David Mason

Completed Date: 12-8-23
Date: _____

Backpack Sprayer = 4 gallons 1 gallon equals 1000 sq ft
 Z - Spray = 2 30 gallon Tanks Each Tank sprays 1 gallon Per 1000 sqft = 30,000 Sqft per tank
 Gator / Truck = 100 gallons Tank sprays at 3 gallons per 1000 sqft = 33,000 sqft per tank
 Exmark = 20 gallons Tank sprays at 64 oz per 1000 sqft = 40,000 sqft per tank

Application Record



Property		Sprayer operator 1	Miguel Jesus Martinez	Date	12/1/23
Reserve at Padera CDD		License #	JF 329515	Time In	
Address		Sprayer operator 2		Time Out	
12501 Pradera Reserve Blvd, Riverview FL 33579		License #	0	Lunch	
Place an 'X' if you did NOT spray. Coloque una 'X' si NO roció		Incomplete		Truck #	114 81
Products Used	Active Ingredients	Completed	Total Used	EPA #	Method
Round Up Quick Pro	Glyphosate - Diquat			524-535	
Round Up Quick Pro	Glyphosate - Diquat			524-535	
Round Up Quick Pro	Glyphosate - Diquat			524-535	
Round Up Quick Pro	Glyphosate - Diquat			524-535	
Round Up Quick Pro	Glyphosate - Diquat			524-535	
Round Up Quick Pro	Glyphosate - Diquat			524-535	
Round Up Quick Pro	Glyphosate - Diquat			524-535	
Round Up Quick Pro	Glyphosate - Diquat			524-535	
Round Up Quick Pro	Glyphosate - Diquat			524-535	
Round Up Quick Pro	Glyphosate - Diquat			524-535	
Round Up Quick Pro	Glyphosate - Diquat			524-535	
Round Up Quick Pro	Glyphosate - Diquat			524-535	
Round Up Quick Pro	Glyphosate - Diquat			524-535	

Disease/pest or weed target treatment

Non-selective herbicide application

Observations

TURN IN SPRAY SHEET WHETHER YOU SPRAYED OR NOT.

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

Manager signature: *David Manfain*

Operator signature

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

Invoice

Date	Invoice #
1/1/2024	INV0000086433

Bill To:

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

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

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

RECEIVED
 12/22/23

Subtotal	\$4,770.58
Total	\$4,770.58

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

Invoice

Date	Invoice #
1/1/2024	INV0000086358

Bill To:

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

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

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

RECEIVED
 12/22/23



A Security & Technology Company

Tampa, FL 33613

Phone: 813-909-7775

Invoice

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

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

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

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

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



A Security & Technology Company

Tampa, FL 33613

Phone: 813-909-7775

Invoice

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

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

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

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

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





A Security & Technology Company

Tampa, FL 33613
Phone: 813-909-7775

Invoice

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

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

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

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

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



December 19, 2023

Auto Pay Notice

Invoice Number: 2490284121923
Account Number: 8337 12 029 2490284
Security Code:
Service At: 12051 PRADERA RESERVE
BLVD PLHS
RIVERVIEW FL 33579-9323

NEWS AND INFORMATION

Contact Us

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

Summary

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

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

RECEIVED
DEC 27 2023



Thank you for choosing Spectrum Business.

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

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



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

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

December 19, 2023

RESERVE AT PRADERA CDD

Invoice Number: 2490284121923
Account Number: 8337 12 029 2490284
Service At: 12051 PRADERA RESERVE
BLVD PLHS
RIVERVIEW FL 33579-9323

Total Due by Auto Pay \$167.97



CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186



833712029249028400167973



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

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

8633 2390 NO RP 19 12202023 NNNNNNNN 01 001017 0003

Charge Details

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

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

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

Spectrum Business™ Internet

Spectrum Business	129.99
Internet	
Business WiFi	7.99
Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Static IP 5	29.99
	\$167.97

Spectrum Business™ Internet Total \$167.97

Current Charges \$167.97

Total Due by Auto Pay \$167.97

Billing Information

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

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

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

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

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

Billing Practices - Spectrum Business mails monthly, itemized invoices for all monthly services in advance. A full payment is required on or before the due date indicated on this invoice. Payments made after the indicated due date may result in a late payment processing charge. Failure to pay could result in the disconnection of all your Spectrum Business service(s). Disconnection of Business Voice service may also result in the loss of your phone number.

Changing Business Locations - Please contact Spectrum Business before moving your Business Voice modem to a new address. To establish service at your new location or return equipment, please contact Spectrum Business at least twenty-one (21) business days prior to your move.

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

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



Local Spectrum Store: 12970 S US Hwy 301, Suite 105, Riverview FL 33579 Store Hours: Mon thru Sat - 10:00am to 8:00pm; Sun - 12:00pm to 5:00pm

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



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



RECEIVED

Tampa Bay Times

tampabay.com

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

ADVERTISING INVOICE

OCT 20 2023

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

PAYMENT DUE UPON RECEIPT

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

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

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

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

ADVERTISING INVOICE

Thank you for your business.

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

REMIT TO:

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

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

Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Hillsborough

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

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

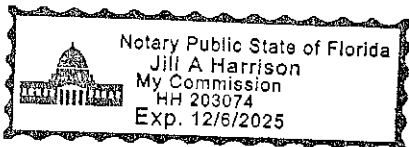
Signature Affiant

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

Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____



RECEIVED
OCT 20 2023

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

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

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

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

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

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

Reserve at Pradera CDD
Christina Newsome, District Manager
10/18/2023

0000312475

} ss

Tampa Bay Times

tampabay.com

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

ADVERTISING INVOICE

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

PAID
JAN 22 2024

PAYMENT DUE UPON RECEIPT

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

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

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

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

ADVERTISING INVOICE

Thank you for your business.

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYBLE TO: TIMES PUBLISHING COMPANY

REMIT TO:

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

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

Tampa Bay Times
Published Daily

RECEIVED
JAN 22 2024

STATE OF FLORIDA
COUNTY OF Hillsborough

} SS

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

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

Signature Affiant

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

Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____

**Notice of BOS Meeting
Reserve at Pradera
Community Development District**

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

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

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

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

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

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

0000325664



INVOICE

**TOTAL COMMUNITY MAINTENANCE
LLC**

29642 Birds Eye Drive
Wesley Chapel, FL 33543

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



The Reserve At Pradera CDD

Bill to

The Reserve At Pradera CDD

Invoice details

Invoice no.: 6323

Terms: Due on receipt

Invoice date: 01/03/2024

Due date: 01/03/2024

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

Note to customer

Thank you for your business.

RECEIVED
01/03/24

Tab 4



Reserve at Pradera

Community Development District



Waterway Inspection Report

Reason for Inspection:

Quality Assurance

Inspection Date:

1/8/2024

Prepared for:

Reserve at Pradera

Community Development District

Prepared by:

Doug Agnew, Senior Environmental Consultant

John Eberhart, Operations Director

www.AdvancedAquatic.com

lakes@advancedaquatic.com

292 S. Military Trail, Deerfield Beach, FL 33442

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

1-800-491-9621



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Site Assessments

Pond 1

Comments:

Site Looks Good

Trace amounts of Torpedograss and Spatterdock observed and treated.

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



Pond 2

Comments:

Site Looks Good

Trace amount of Torpedograss observed and treated.

Very healthy growth of the native aquatic plant Jointed Spikerush.



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lakes@advancedaquatic.com

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1-800-491-9621



Site Assessments

Pond 3

Comments:

Site Looks Good

Trace amount of Torpedograss observed and treated.

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



Pond 4

Comments:

Normal Growth Observed

Torpedograss and Spatterdock observed and treated.

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

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



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lakes@advancedaquatic.com

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Site Assessments

Pond 5

Comments:

Normal Growth Observed

Trace amount of Torpedograss and Spatterdock observed and treated.

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



Pond 6

Comments:

Normal Growth Observed

Torpedograss and Spatterdock observed and treated.

Very healthy growth of the native aquatic plant Jointed Spikerush.



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Site Assessments

Pond 7

Comments:

Normal Growth Observed

Trace amounts of Torpedograss and Hydrilla observed and treated.

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



Pond 8

Comments:

Site Looks Good

Trace amount of Torpedograss and Spatterdock observed and treated.

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





Site Assessments

Pond 9

Comments:

Site Looks Good

Trace amount of Torpedograss observed and treated.

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



Pond 10

Comments:

Site Looks Good

Trace amount of Torpedograss and algae observed and treated.

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



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Site Assessments

Pond 11

Comments:

Normal Growth Observed

Trace amount of Torpedograss observed and treated.



Pond 12

Comments:

Normal Growth Observed

Torpedograss observed and treated.



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

1-800-491-9621



Site Assessments

Pond 13

Comments:

Site Looks Good

Trace amount of Torpedograss and Cattail observed and treated.



Pond 14

Comments:

Normal Growth Observed

Trace amount of Torpedograss and Spatterdock observed and treated.



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lakes@advancedaquatic.com

292 S. Military Trail, Deerfield Beach, FL 33442

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



Map

#915 Reserve at Pradera CDD

12051 Pradera Reserve Blvd
Riverview, FL 33579



www.AdvancedAquatic.com
lakes@advancedaquatic.com

292 S. Military Trail, Deerfield Beach, FL 33442

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

Tab 5

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

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

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

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

RECITALS

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

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

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

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

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

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

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

Section 2. DESCRIPTION OF WORK AND SERVICES.

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

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

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

Section 3. COMPENSATION; TERM.

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

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

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

Section 4. INSURANCE.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Tampa, Florida 33614

Attn: District Manager

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

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

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

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

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

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

Section 16. INDEMNIFICATION.

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

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

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

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

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

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

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

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

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

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

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

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

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

[Signatures on following page.]

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

Attest:

RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT


Secretary/Assistant Secretary




Chairperson, Board of Supervisors

Witness:


ADVANCED AQUATIC SERVICES, INC.



Signature of Witness


Jennifer Peck

Print Name

By: 

Print Name: Jack R. Anderson

Title: President

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

EXHIBIT A

Pond Maintenance

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

Ponds:

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

Shoreline Weed Control Included

Management Reporting Included

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

EXHIBIT B

Fountain Maintenance

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

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

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

Quarterly fountain maintenance at \$83.00 billed per month.

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

Tab 6

THE RESERVE AT PRADERA

LANDSCAPE INSPECTION REPORT



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



Rizzetta & Company
Professionals in Community Management

Summary, Pradera Reserve Blvd., Quackgrass

General Updates, Recent & Upcoming Maintenance Events

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

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

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



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



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

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

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

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



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

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



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

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

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

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

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

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

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



Tab 7

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

Vesta District Services

Inframark

Governmental Management Services

Halifax Solutions

PFM

Rizzetta & Company

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

I. General Information.

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

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

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

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

III. Submittal of Proposals.

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

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

V. Scope of Services.

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

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

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

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

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

a. Company Information

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

b. Qualifications and Staffing

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

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

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

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

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

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

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

XI. Right to Waive Mistakes and Variations.

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

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

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

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

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

XV. Required Disclosure:

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

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

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

Thank you for your interest in the District.

Exhibit A
Scope of Services for District Management Services

I. District Management Services

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

A. Meetings, Workshops, and Hearings

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

B. District Operations

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

Exhibit A
Scope of Services for District Management Services

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

C. Accounting, Reporting, and Audit Support

1. Implement an integrated management reporting system compliant with Generally Accepted Accounting Principles (GAAP) and) and Government Accounting Standards Board (GASB) for government and fund accounting which will allow the District to represent fairly and with full disclosure the financial position of the District. The District's accounting activities should be overseen by a degreed accountant.
2. Track and oversee the District's general, capital, reserve, and bond fund activities and provide monthly and annual financial statements (including budget to actual summary).
3. Administer the processing, review, approval, and timely payment of all bills, invoices, and purchase orders (including construction requisitions).
4. Recommend and implement investment policies and procedures pursuant to Florida law, and provide cash management services to obtain maximum earnings for District operations through investment of surplus funds to the State Board of Administration.
5. Prepare reports as appropriate under applicable law, accounting standards, and bond trust indenture requirements.
6. Provide audit support to auditors for the required Annual Audit and ensure completion of the Annual Audit and Annual Financial Statements in compliance with Florida law.

D. Budgeting

1. Prepare and provide for a proposed budget for Board approval and submission to the City/County in compliance with Florida law.

Exhibit A
Scope of Services for District Management Services

2. Prepare final budget and backup material for and present the budget at all budget meetings, workshops, and hearings.
3. Administer the adopted budget and prepare budget amendments on an ongoing basis as necessary.

E. Assessments & Revenue Collection

1. Develop and administer the annual assessment roll for the District. This includes administering the tax roll for the District for assessments collected by the County tax collector and administering assessments for off tax roll parcels/lots.
2. Provide payoff information and pre-payment amounts as requested by property owners and collect prepayment of assessments as necessary.
3. Issue estoppel letters as needed for property transfers.
4. Maintain the District's Lien Book, in which is recorded the details of any District debt and the related debt service assessments. The Lien Book will account for all District debt and show the allocation of debt principal to assessed properties within the District.

F. Bond Compliance and Dissemination Agent

1. Oversee and implement bond issue related compliance. For example:
 - i. coordination of annual arbitrage report as required.
 - ii. transmittal of the Annual Audit, budget, and other required information to the trustee and other parties as required.
 - iii. annual/quarterly disclosure reporting as required.

G. Records

1. Maintain the "Record of Proceedings" for the District at a location within the boundaries of the County in which the District is located and include meeting minutes, resolutions, and other records required by law and provide access to such records in compliance with Florida's public records laws.
2. Serve as the District's Records Management Liaison Officer for reporting to the Department of Library and Archives pursuant to Section 257.36(5)(a), Florida Statutes.
3. Serve as the District's designated custodian of all public records of the District and comply or coordinate the compliance with the responsibilities imposed by Chapter 119, Florida Statutes. For example:
 - i. protect the integrity, confidentiality, or exemption of all public records.
 - ii. respond to public records requests in a timely, professional, and efficient manner.
 - iii. recommend best practices and services to ensure all public records of the District (including emails of the Board) are preserved pursuant to Florida law requirements.

H. Board Email Backup and Retention Services

1. Provide for the backing up and retention of emails of the Board in compliance with Florida's public records laws.

Tab 8

**RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT
RULE RELATING TO PARKING AND PARKING ENFORCEMENT**

In accordance with Chapters 120 and 190 of the Florida Statutes, on _____, 2024, at a duly noticed public meeting and after a duly noticed public hearing, the Board of Supervisors of the Reserve at Pradera Community Development District adopted the following Rule to govern parking and parking enforcement within the District. This Rule repeals and supersedes all prior rules governing the same subject matter.

SECTION 1. INTRODUCTION. This Rule authorizes parking in designated areas within the Reserve at Pradera Community Development District (“**District**”) as well as the towing or removal of unauthorized Vehicles and Vessels parked on certain areas of District property designated as Tow-Away Zones, which areas are identified on the attached **Exhibit A**.

SECTION 2. DEFINITIONS.

- A. **Vehicle**: Any device in, upon, or by which any person or property is or may be transported or drawn upon a highway, including Recreational Vehicles and Commercial Vehicles as defined herein
- B. **Commercial Vehicle**: Any mobile item which normally uses wheels, whether motorized or not, that (i) is titled, registered or leased to a company and not an individual person, or (ii) is used for business purposes even if titled, registered or leased to an individual person
- C. **Vessel**: Any watercraft, barge, or airboat used or capable of being used as a means of transportation on water
- D. **Recreational Vehicle**: A Vehicle designed for recreational use, including motor homes, campers and trailers
- E. **Parked**: A Vehicle or Vessel left unattended by its owner or user
- F. **Tow-Away Zone**: District property in which parking is prohibited and in which the District is authorized to initiate a towing and/or removal action
- G. **Overnight**: Between the hours of 12:00 PM and 7:00 AM daily

SECTION 3. DESIGNATED PARKING AREAS. Vehicles and Vessels may be parked on property owned by the District only as permitted under this Rule.

- A. **AMENITIES AREAS.** Parking is permitted for Members and Guests (as defined in the Recreational Facilities Rules and Regulations adopted by the District’s Board of Supervisors on October 19, 2017) and District staff, employees, vendors and consultants only in certain areas and during certain hours as set forth below. **ABSENT AN APPLICABLE EXCEPTION SET FORTH IN THIS RULE, NO PARKING IS PERMITTED IN THESE AREAS EXCEPT WITHIN THE STATED HOURS:**

AMENITY PARKING AREA	HOURS
Activity Center Parking Lot	7:00 AM to 10:00 PM

- B. OTHER DISTRICT COMMON AREAS.** Only District staff, employees, vendors and consultants who are working in connection with active projects or construction-related activities may park in other District common areas. **No other parking is permitted in these areas at any time.**

SECTION 4. ESTABLISHMENT OF TOW-AWAY ZONES.

- A. DISTRICT TOW-AWAY ZONES.** All District property in which parking is prohibited by this Rule, either entirely or during specific hours, and as identified on **Exhibit A** attached hereto, is hereby declared a Tow-Away Zone. To the extent that parking on District property is only prohibited during specific hours, that portion of District property shall only be considered a Tow-Away Zone during the period of time in which parking is prohibited. The District's Board of Supervisors may revise **Exhibit A** at any time by passing and adopting a resolution, and such a revision of **Exhibit A** shall not constitute an amendment of the Rule that would otherwise be subject to Section 2.0 of the Rules of Procedure of Reserve at Pradera Community Development District regarding Rulemaking Proceedings.

SECTION 5. EXCEPTIONS.

- A. VENDORS/CONTRACTORS.** To facilitate District business, the District Manager may authorize in writing vendors or consultants to park their company Vehicles in District common areas without charge. All Vehicles so authorized must be identified by a vendor window pass or must have company signage clearly visible on the Vehicle.
- B. PARKING PASSES.** Residents may request a temporary overnight parking pass ("**Overnight Pass**") for their Guests who are visiting from out of town by contacting the District Manager via email. If the District Manager approves the request, he or she will send the Overnight Pass to the Resident by mail. In no event may an Overnight Pass be granted for more than ten (10) consecutive nights per Vehicle as identified by the Vehicle's license plate number. It is the responsibility of the Resident requesting an Overnight Pass to secure all necessary documentation and approval from the District Manager. Failure to do so will result in the towing or removal of the Vehicle. The Overnight Pass must be visibly displayed in the Vehicle at all times that the Vehicle is parked in District parking areas.

SECTION 6. TOWING/REMOVAL PROCEDURES.

- A. SIGNAGE AND LANGUAGE REQUIREMENTS.** Signage for Tow-Away Zones shall be approved by the District's Board of Supervisors. The signs (i) shall comply with the language and posting requirements set forth in Section 715.07, *Florida Statutes*; (ii) shall be placed in conspicuous locations in the areas identified as Tow-Away Zones on **Exhibit A** attached hereto; and (iii) shall identify, if applicable, the hours in which the area is designated as a Tow-Away Zone. The District shall obtain any local permits and approvals necessary for such signage.
- B. TOWING/REMOVAL AUTHORITY.** The District's Board of Supervisors shall enter into and maintain a written agreement with a firm authorized by Florida law to tow/remove unauthorized Vehicles or Vessels from the District's Tow-Away Zones in accordance with Florida law and the policies set forth herein. To effect the towing/removal of a Vehicle or Vessel, the District Manager or his or her designee must verify that the subject Vehicle or Vessel was not authorized under this Rule to park during the period in question and must then contact the towing firm, which must tow/remove the Vehicle or Vessel in accordance with Florida law, specifically the provisions set forth in Section 715.07, *Florida Statutes*.

SECTION 7. PARKING AT YOUR OWN RISK. The District assumes no liability for any theft, vandalism and/or damage that might occur to personal property and/or to Vehicles or Vessels parked on District property and towed or removed pursuant to this Rule.

SECTION 8. SOVEREIGN IMMUNITY. Nothing herein shall constitute or be construed as a waiver of the District's limitation on liability contained in Section 768.28, *Florida Statutes*, or other applicable statutes or law.

SECTION 9. ENFORCEMENT. Pursuant to Sections 120.69(2) and (7) and 190.041, *Florida Statutes*, and other applicable law, if any person is found to have violated any provision of this Rule, the District shall have the right to impose on the violator a fine up to the amount of \$1,000.00 and to collect such fine together with attorney's fees as provided under Florida law. Additionally, the District reserves the right to pursue any other applicable legal action, whether civil or criminal in nature.

EXHIBIT A: Map of Tow-Away Zones

Specific Authority: §§ 120.54, 120.69, 190.011(5), 190.012(3) and 190.041, *Florida Statutes*
Effective Date: _____, 2024

Tab 9



Rizzetta & Company

February 22

District Manager's Report

2024

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UPCOMING DATES TO REMEMBER

- **Next Meeting:** March 28, 2024 @ 10:30a
 - **Location:** Riverview Public Library (Confirmed)
- **Bond Refunding Eligibility:** Series 2015 - May 2026
- **Quarterly Website Compliance Audit:** Completed, 100% in compliance.
- **Next Election:** November 2024

<u>FINANCIAL SUMMARY</u>	<u>1/31/2024</u>
General Fund Cash & Investment Balance:	\$510,406
Reserve Fund Cash & Investment Balance:	\$71,255
Debt Service Fund Investment Balance:	\$385,759
Total Cash and Investment Balances:	\$967,420
General Fund Expense Variance:	Under Budget \$28,772

RASI Reports rasireports@rizzetta.com • CDD Finance Team CDDFinTeam@rizzetta.com



Rizzetta & Company

UPDATES:

- DDD Fence is working to schedule this fix sooner rather than later because the loose panel on the shared fence with Waterleaf has gotten worse.
- Working on plank replacement on exercise equipment.
- A resident reached out regarding the front entrance needing maintenance and Fountain Kings was contacted to come and service the entry fountain.

Tab 10

SECURITEAM
13745 N. Nebraska Avenue
Tampa, Florida 33613
(813) 909-7775

SECURITEAM ONE COMMERCIAL SECURITY LEASE

Agreement dated _____, by and between Securiteam (hereinafter referred to as "Securiteam" or "Security COMPANY") and _____ The Reserve at Pradera CDD _____ (hereinafter referred to as "Subscriber".)

Subscriber Billing Address: 3434 Colwell Ave Ste 200 Phone: 813-933-5571

Subscriber Services Location: 12051 Pradera Reserve Blvd. Riverview, FL 33579 Phone: 813-933-5571

Approximate date work to begin: _____ and be substantially completed: _____

The parties hereto agree that:

1. SECURITY SYSTEM IS LEASED AND REMAINS PERSONAL PROPERTY OF SECURITY COMPANY: SECURITY COMPANY shall lease, instruct Subscriber in the proper use of the security system, install and service on the premises of the Subscriber, located at: _____ 12051 Pradera Reserve Blvd. Riverview, FL 33579 _____ a security system, described herein, including all necessary devices and equipment, for the duration of this agreement, with the understanding that the entire system, including all software, apparatus, equipment, instruments, and wire installed or connected with the security system is and shall always remain the sole personal property of SECURITY COMPANY and shall not be considered a fixture or an addition to, alteration, conversion, improvement, modernization, remodeling, repair or replacement of any part of the realty, and Subscriber shall not permit the attachment thereto of any apparatus not furnished by SECURITY COMPANY. Software programmed by SECURITY COMPANY is the intellectual property of SECURITY COMPANY and any unauthorized use of same, including derivative works, is strictly prohibited and may violate Federal Copyright Laws, Title 17 of the United States Code, and may subject violator to civil and criminal penalties. Subscriber acknowledges that SECURITY COMPANY has offered additional and more sophisticated equipment at a higher lease and service charge. **(See attached Schedule of Installation, Equipment and Services).** SECURITY COMPANY's signs and decals remain the property of SECURITY COMPANY and must be removed upon termination of this agreement.

2. DESCRIPTION OF SECURITEAM ONE EQUIPMENT AND SERVICES: Agreed Value of Installed Leased Equipment
\$ 18,072 (plus applicable taxes)

Check Services Provided:

- Remote Gate Guard Concierge Service (RGGC) Event Based Remote Video Monitoring (EBRVM)
 Radio or Cellular Repair Service Cameras Access Control Alarm Signal Verification
 Other: (See Attached Schedule of Installation, Equipment and Services.)

3. A. INSTALLATION, LEASE AND SERVICE CHARGES

Only services selected are included: All charges are billed in advance and are plus tax, if applicable, [select one option]:

Billing shall be: Monthly Quarter Annually Semi Annually Annually

B. FOR INSTALLATION, LEASE AND LISTED SERVICES: Subscriber agrees to pay SECURITY COMPANY the sum of \$ 1,020 (plus applicable taxes) per month for the Installation, lease, equipment, and services provided by SECURITY COMPANY for the term of this agreement.

(a) ALARM SIGNAL VERIFICATION: If Subscriber selects Alarm Signal Verification as a service to be provided, or if Alarm Signal Verification is required by law, SECURITY COMPANY or its designated Monitoring Center shall verify the alarm signal by electronic telephone communication, video verification or such other verification service deemed appropriate by SECURITY COMPANY or as required by local law and only verified alarm conditions shall be communicated to police or fire department.

(b) REMOTE GATE GUARD CONCIERGE SERVICE (RGGC): Remote Gate Guard Concierge Service consists of: Upon receipt of a "Guest Arrival" signal, company or its designee Monitoring Center shall make every reasonable effort to verify the identity of, any individual(s). Subscriber acknowledges that COMPANY makes no representation that they will or can verify the identity of, nor motives of, any individual (s). Subscriber authorizes COMPANY or its designee communications center to remotely allow access of such individual(s) to Subscribers premises. COMPANY'S sole responsibility, pertaining to allowing remote access to an individual, is to ask the individual to state their identity and purpose for wanting entry into the premises, attempt to remotely unlock a building access door, open a gate and/or record the video and audio signals received during the event. It may be necessary to hold the gate open due to but not limited to: Inclement weather, unusually high traffic volume, loss of power or communication service. Subscriber agrees to provide company with an accurate resident/guest list.

(c) EVENT BASED REMOTE VIDEO MONITORING (EBRVM): EBRVM service consists of warning trespassers and notifying responsible parties and/or local authorities of any human activity in accordance with Securiteam approved, written instructions supplied by subscriber.

(d) VIDEO VERIFICATION REPORTS: This service includes a daily, automated inspection of camera recording integrity by confirming that video from the camera(s) are recording to the Video Recorder. The service will generate a daily inspection report to be delivered via email. It is the Subscriber's responsibility to review the report and notify the company of any issues and if support is required. A compatible internet connection is required.

(e) REMOTE SUPPORT SERVICE: Upon notification of a technical malfunction from the subscriber, the company will connect to the system via internet connection to assess the nature of the problem and adjust if possible. Remote support does not include a technician dispatch to the Subscriber's premises. If a technician is required, normal service rates will apply. A compatible internet connection is required.

4. TERM OF AGREEMENT / RENEWAL: The term of this agreement shall be for a period of **five (5) years** and shall automatically renew year to year thereafter under the same terms and conditions, unless either party gives written notice to the other of their intention not to renew the agreement at least 30 days prior to the expiration of any term. After the expiration of one year from the date hereof SECURITY COMPANY shall be permitted from time to time to increase the monthly charges by an amount not to exceed nine percent each year and Subscriber agrees to pay such increase. SECURITY COMPANY may invoice Subscriber in advance monthly, quarterly, or annually at SECURITY COMPANY'S option. Unless otherwise specified herein, all recurring charges for paragraph 3 services shall commence on the first day of the month next succeeding the date hereof, all payments being due on the first day of the month. In the event SECURITY COMPANY agrees to suspend its services and Subscriber's payments during the suspension period, the term of this agreement shall be deemed extended by the time of the suspension period.

Delayed: In the event the services provided in paragraph 3 of the Standard Commercial Security [the Agreement] Agreement are not intended to commence within one year from the date of execution of the Agreement, then the services and recurring charges specified in paragraph 3 of the Agreement shall commence upon activation of the system or 12 months from the date hereof, whichever is sooner. In the event the paragraph 3 services are delayed and do not commence on the first day of the month following execution of the Agreement then the term of the Agreement specified in paragraph 4 of the Agreement shall be extended by the period of delay so that the recurring charges for the full term shall be paid.

5. SUBSCRIBER'S CARE OF EQUIPMENT / REPAIRS AND ADDITIONS: Subscriber agrees not to tamper with, remove or otherwise interfere with the security system. The equipment shall remain in the same location as installed and Subscriber agrees to bear the cost of repairs, replacement, relocation or additions to the system made necessary as a result of any painting, alteration, remodeling or damage, including damage caused by unauthorized intrusion to the premises, lightning or electrical surge, except for ordinary wear and tear, in which event repair or replacement shall be made by SECURITY COMPANY without additional charge. SECURITY COMPANY may, without prior notice, suspend or terminate its services in event of Subscriber's default in performance of this agreement. Batteries, electrical surges, lightning damage, obsolete components and components exceeding manufacturer's useful life are not included in service and will be repaired or replaced at Subscriber's expense.

6. WIRELESS AND INTERNET ACCESS CAPABILITIES: Subscriber is responsible for supplying high-speed Internet access and/or wireless services at Subscriber's premises. SECURITY COMPANY does not provide Internet service, maintain Internet connection, wireless access or communication pathways, computer, smart phone, electric current connection or supply, or in all cases the remote video server. In consideration of Subscriber making its monthly payments for remote access to the system, SECURITY COMPANY will authorize Subscriber access. SECURITY COMPANY is not responsible for Subscriber's access to the Internet or any interruption of service or down time of remote access caused by loss of Internet service, radio or cellular or any other mode of communication used by Subscriber to access the system. Subscriber acknowledges that Subscriber's security system can be compromised if the codes or devices used for access are lost or accessed by others and SECURITY COMPANY shall have no liability for such third-party unauthorized access. SECURITY COMPANY is not responsible for the security or privacy of any wireless network system or router. Wireless systems can be accessed by others, and it is the Subscriber's responsibility to secure access to the system with pass codes and lock out codes. SECURITY COMPANY is not responsible for access to wireless networks or devices that may not be supported by communication carriers and upgrades to Subscriber's system will be at Subscriber's expense. If Subscriber is Self-Monitoring, no signals will be received unless Subscriber has access to the selected mode of communication pathway such as cellular, radio or Internet service.

7. ACCESS CONTROL SYSTEM OPERATION AND LIMITATIONS / ACCESS CONTROL ADMINISTRATION: If Access Control is selected as a service to be provided and included in the Schedule of Installation, Equipment and Services, Access Control equipment shall be connected to a computer supplied by the Subscriber and connected to Subscriber's computer network. If data storage or backup is a selected service, SECURITY COMPANY or its designee shall store and /or backup data received from Subscriber's system for a period of one year. SECURITY COMPANY shall have no liability for data corruption or inability to retrieve data even if caused by SECURITY COMPANY's negligence. Subscriber's data shall be maintained confidential and shall be retrieved and released only to Subscriber or upon Subscriber's authorization or by legal process. Internet access is not provided by SECURITY COMPANY and SECURITY COMPANY has no responsibility for such access or IP address service. SECURITY COMPANY shall have no liability for unauthorized access to the system through the Internet or other communication networks or data corruption or loss for any reason whatsoever. If Access Control Administration is selected as a service to be provided SECURITY COMPANY will maintain the data base for the operation of the Access Control System. Subscriber will advise SECURITY COMPANY of all change in personnel and or changes in access levels of authorization and restrictions, providing access card serial numbers or biometric data and such information that Subscriber deems necessary to identify personnel. All communication by Subscriber to SECURITY COMPANY regarding personnel access must be in writing via email or fax to addresses designated by SECURITY COMPANY. SECURITY COMPANY shall have remote Internet access to the Subscriber's designated access control computer to program and make data base updates to the system. Subscriber is responsible for maintaining its computer, computer network and Internet access.

8. MONITORING CENTER SERVICES: Upon receipt of an alarm signal, video or audio transmission, from Subscriber's security system, SECURITY COMPANY or its designee Monitoring Center shall make every reasonable effort to notify Subscriber and the appropriate municipal police or fire department [First Responders] depending upon the type of signal received. Not all signals or transmissions will require notification to the authorities and Subscriber may obtain a written response policy from SECURITY COMPANY. No response shall be required for supervisory, loss of communication pathway, trouble or low battery signals. Subscriber acknowledges that signals transmitted from Subscriber's premises directly to municipal police or fire departments are not monitored by personnel of SECURITY COMPANY or SECURITY COMPANY's designee Monitoring Center and SECURITY COMPANY does not assume any responsibility for the manner in which such signals are monitored or the response, if any, to such signals. Subscriber acknowledges that signals and transmissions are transmitted over telephone lines, wire, air waves, internet, VOIP, radio or cellular, or other modes of communication, and pass through communication networks wholly beyond the control of SECURITY COMPANY and are not maintained by SECURITY COMPANY except SECURITY COMPANY may own the radio network, and SECURITY COMPANY shall not be responsible for any failure which prevents transmission signals from reaching the Monitoring Center or damages arising therefrom, or for data corruption, theft or viruses to Subscriber's computers if connected to the alarm communication equipment. Subscriber agrees to furnish SECURITY COMPANY with a written Call List of names and telephone numbers of those persons Subscriber wishes to receive notification of alarm signals. Unless otherwise provided in the Call List SECURITY COMPANY will make a reasonable effort to contact the first person reached or notified on the list either via telephone call, text or email message. No more than one call to the list shall be required and any form of notification provided for herein, including leaving a message on an answering machine, shall be deemed reasonable compliance with SECURITY COMPANY's notification obligation. All changes and revisions shall be supplied to SECURITY COMPANY in writing. Subscriber authorizes SECURITY COMPANY to access the control panel to input or delete data and programming. If the equipment contains video or listening devices permitting Monitoring Center to monitor video or sound, then upon receipt of an alarm signal Monitoring Center shall monitor video or sound for so long as Monitoring Center in its sole discretion deems appropriate to confirm an alarm or emergency condition. If Subscriber requests SECURITY COMPANY to remotely activate or deactivate the system, change combinations, openings or closings, or re-program system functions, Subscriber shall pay SECURITY COMPANY \$90.00 (plus applicable taxes) for each such service. SECURITY COMPANY may, without prior notice, suspend or terminate its services, in SECURITY COMPANY's sole discretion, in the event of civil unrest, rioting or natural disaster which renders monitoring or first responder response impractical, or in event of Subscriber's default in performance of this agreement or in event Monitoring Center facility or communication network is nonoperational or Subscriber's alarm system is sending excessive false alarms or runaway signals, without relieving Subscriber's obligation to make payments required in paragraph 3. Upon suspension or termination of services SECURITY COMPANY will notify Subscriber of such termination and the balance owed by Subscriber for the term of this agreement. SECURITY COMPANY is authorized to notify Subscriber by email, First Class Mail delivered by the US Postal Service or text message to Subscriber's cell phone. Monitoring Center is authorized to record and maintain audio and video transmissions, data and communications, and shall be the exclusive owner of such property. All Subscriber information and data shall be maintained confidentially by SECURITY COMPANY unless required by court order or request of law enforcement for exigent circumstances.

9. REPAIR SERVICE: Repair service pursuant to paragraph 3A(c)(ii) includes all parts and labor, and SECURITY COMPANY shall service upon Subscriber's request the security system installed in Subscriber's premises between the hours of 9 a.m. and 5 p.m. Monday through Friday, within reasonable time after receiving notice from Subscriber that service is required, exclusive of Saturdays, Sundays, and legal holidays. All repairs, replacement or alteration of the security system made by reason of alteration to Subscriber's premises, or caused by unauthorized intrusion, water, insects, vermin, lightning or electrical surge, or caused by any means other than normal usage, wear and tear, shall be made at the cost of the Subscriber. Batteries, electrical surges, lightning damage, software upgrades and repairs, communication devices no longer supported by communication pathways, obsolete components and components exceeding manufacturer's useful life are not included in service and will be repaired or replaced at Subscriber's expense. No apparatus or device shall be attached to or connected with the security system as originally installed without SECURITY COMPANY's written consent.

10. AUDIO / VIDEO SYSTEM OPERATION AND LIMITATIONS: If Audio / Video System is selected as a service to be provided and included in the Schedule of Installation, Equipment and Services, and if video equipment is attached to a recorder, it shall not be used for any other purpose. SECURITY COMPANY shall be permitted to access and make changes to the system's operation on site and over the internet. If data storage is a selected service, SECURITY COMPANY shall store data received from Subscriber's system for one year. SECURITY COMPANY shall have no liability for data corruption or inability to retrieve data even if caused by SECURITY COMPANY's negligence. Subscriber's data shall be maintained confidential and shall be retrieved and released only to Subscriber or upon Subscriber's authorization or by legal process. Telephone or internet access is not provided by SECURITY COMPANY and SECURITY COMPANY has no responsibility for such access or IP address service. If system has remote access SECURITY COMPANY is not responsible for the security or privacy of any wireless network system or router, and it is the Subscriber's responsibility to secure access to the system with pass codes and lock outs. SECURITY COMPANY shall have no liability for unauthorized access to the system through the internet or other communication networks or data corruption or loss for any reason whatsoever. If audio or video devices are installed, Subscriber has been advised to independently ascertain that the audio or video devices are used lawfully. SECURITY COMPANY has made no representations and has provided no advice regarding the use of audio or video devices, and it is Subscriber's sole responsibility to use the camera and audio devices lawfully.

11. LIMITED WARRANTY ON EQUIPMENT: The security system is leased and remains personal property of SECURITY COMPANY. This lease includes repair service which exceeds manufacturer warranties. SECURITY COMPANY reserves the option to either replace or repair the alarm equipment and reserves the right to substitute materials of equal quality at time of replacement or to use reconditioned parts in fulfillment of this warranty. This warranty does not include batteries, electrical surges, lightning damage, communication devices that are no longer supported by communication pathways, obsolete components, and components exceeding manufacturer's useful life. SECURITY COMPANY is not the manufacturer of the equipment and other than SECURITY COMPANY's limited warranty Subscriber agrees to look exclusively to the manufacturer of the equipment for repairs under its warranty coverage if any. **Except as set forth in this agreement, SECURITY COMPANY makes no express warranties as to any matter whatsoever, including, without limitation to, unless prohibited by law, the condition of the equipment, its merchantability, or its fitness for any particular purpose and SECURITY COMPANY shall not be liable for consequential damages.** No equipment provided by SECURITY COMPANY is represented to be medical grade, FDA approved, or intended for use by a healthcare professional or healthcare facility or to diagnose, treat, cure or prevent a disease or medical condition unless explicitly stated in the Schedule of Installation, Equipment and Services and no equipment or services are intended to diagnose, treat, cure, prevent, mitigate or minimize the likelihood of communicable disease, infectious agent, bacteria, virus or any illness. SECURITY COMPANY does not represent nor warrant that the security system may not be compromised or circumvented, or that the system will prevent any loss by burglary, hold-up, or otherwise; or that the system will in all cases provide the protection for which it is installed. **SECURITY COMPANY expressly disclaims any implied warranties, including implied warranties of merchantability or fitness for a particular purpose.** The warranty does not cover any damage to material or equipment caused by accident, misuse, attempted or unauthorized repair service, modification, or improper installation by anyone other than SECURITY COMPANY. Subscriber acknowledges that any affirmation of fact or promise made by SECURITY COMPANY shall not be deemed to create an express warranty unless included in this agreement in writing; that Subscriber is not relying on SECURITY COMPANY's skill or judgment in selecting or furnishing a system suitable for any particular purpose and that there are no warranties which extend beyond those on the face of this agreement, and that SECURITY COMPANY has offered additional and more sophisticated equipment for an additional charge which Subscriber has declined. Subscriber's exclusive remedy for SECURITY COMPANY's breach of this agreement or negligence to any degree under this agreement is

to require SECURITY COMPANY to repair or replace, at SECURITY COMPANY's option, any equipment which is non-operational. This Limited Warranty is independent of and in addition to service contracted under paragraph 3A(c)(ii) of this agreement. This Limited Warranty gives you specific legal rights and you may also have other rights which vary from state to state. If required by law, SECURITY COMPANY will procure all permits required by local law and will provide a Certificate of Workman's Compensation prior to starting work.

GENERAL PROVISIONS

12. ALTERATION OF PREMISES FOR INSTALLATION: SECURITY COMPANY is authorized to make preparations such as drilling holes, driving nails, making attachments or doing any other thing necessary in SECURITY COMPANY's sole discretion for the installation and service of the security system, and SECURITY COMPANY shall not be responsible for any condition created thereby as a result of such installation, service, or removal of the security system. SECURITY COMPANY shall not be responsible for the condition of the premises upon removal of the security system and Subscriber represents that the owner of the premises, if other than Subscriber, authorizes the installation of the security system under the terms of this agreement.

13. SUBSCRIBER'S DUTY TO SUPPLY ELECTRIC AND COMMUNICATION SERVICE: Subscriber agrees to furnish, at Subscriber's expense, all AC power and electrical outlets and receptacles, internet connection, high speed broadband cable or DSL and IP Address, telephone hook-ups, RJ31x Block or equivalent, and maintain areas in the premises where active electronics, such as panel, expansion devices and power supplies, between 32 to 122 degrees Fahrenheit, as deemed necessary by SECURITY COMPANY in its sole discretion and to notify SECURITY COMPANY of any change in such service.

14. DELAY IN DELIVERY / INSTALLATION / RISK OF LOSS OF MATERIAL: SECURITY COMPANY shall not be liable for any damage or loss sustained by Subscriber as a result of delay in delivery and/or installation of equipment, equipment failure, or for interruption of service due to electric failure, strikes, walk-outs, war, acts of God, or other causes, including SECURITY COMPANY's negligence or failure to perform any obligation. The estimated date work is to be substantially completed is not a definite completion date and time is not of the essence. In the event the work is delayed through no fault of SECURITY COMPANY, SECURITY COMPANY shall have such additional time for performance as may be reasonably necessary under the circumstances. Subscriber agrees to pay SECURITY COMPANY the sum of \$1,000 (plus applicable taxes) per day for each business day the work is re-scheduled or delayed by Subscriber or others engaged by Subscriber through no fault of SECURITY COMPANY on less than 24-hour notice to SECURITY COMPANY. If installation is delayed for more than one year from date hereof by Subscriber or other contractors engaged by Subscriber and through no fault of SECURITY COMPANY, Subscriber agrees to pay an additional 5% of the installation charge, if any, upon installation. Subscriber assumes all risk of loss of material once delivered to the job site. The pricing to be paid by Subscriber in this agreement is based on current pricing by SECURITY COMPANY's suppliers and vendors. In view of supply shortage and inflation Subscriber agrees to pay any increase for equipment or services to SECURITY COMPANY by SECURITY COMPANY's suppliers and vendors in connection with equipment and services to be provided by SECURITY COMPANY to Subscriber. SECURITY COMPANY will notify Subscriber of any such increase, and Subscriber shall have the option of paying the increase or selecting alternative equipment and services, if available, for the prices set forth in this agreement.

15. TESTING OF SECURITY SYSTEM: The parties hereto agree that the security equipment, once installed, is in the exclusive possession and control of the Subscriber, and it is Subscriber's responsibility to test the operation of the security equipment and to notify SECURITY COMPANY if any equipment is in need of repair. Service, if provided, is pursuant to paragraphs 3 and 9. SECURITY COMPANY shall not be required to service the security equipment unless it has received notice from Subscriber, and upon such notice, SECURITY COMPANY shall, during the warranty or repair service plan period, service the security equipment to the best of its ability within 36 hours, exclusive of Saturday, Sunday and legal holidays, during the business hours of 9 a.m. and 5 p.m. Subscriber agrees to test and inspect the security equipment and to advise SECURITY COMPANY of any defect, error or omission in the security equipment. In the event Subscriber complies with the terms of this agreement and SECURITY COMPANY fails to repair the security equipment within 36 hours after notice is given, excluding Saturdays, Sundays, and legal holidays, Subscriber agrees to send notice that the security equipment is in need of repair to SECURITY COMPANY, in writing, by certified or registered mail, return receipt requested, and Subscriber shall not be responsible for payments due while the security equipment remains inoperable. In any lawsuit between the parties in which the condition or operation of the security equipment is in issue, the Subscriber shall be precluded from raising the issue that the security equipment was not operating unless the Subscriber can produce a post office certified or registered receipt signed by SECURITY COMPANY, evidencing that warranty service or repair service was requested by Subscriber.

16. CARE AND SERVICE OF SECURITY SYSTEM: Subscriber agrees not to tamper with, remove or otherwise interfere with the Security System which shall remain in the same location as installed. All repairs, replacement or alteration to the security system made by reason of alteration to Subscriber's premises, or caused by unauthorized intrusion, lightning or electrical surge, or caused by any means other than normal usage, wear and tear, shall be made at the cost of the Subscriber. Batteries, electrical surges, lightning damage, software upgrades and repairs, communication devices that are no longer supported by communication pathways, obsolete components and components exceeding manufacturer's useful life, are not included under paragraph 3A(c)(ii) and will be repaired or replaced at Subscriber's expense. No apparatus or device shall be attached to or connected with the security system as originally installed without SECURITY COMPANY's written consent.

17. SUBSCRIBER TO INSURE SECURITY EQUIPMENT: Subscriber shall insure SECURITY COMPANY's security equipment against fire and casualty and Subscriber agrees to name SECURITY COMPANY in said insurance policy as "loss payee" to the extent of the value of the equipment as set forth hereinabove. Subscriber shall be responsible for any loss occasioned by fire or casualty and the cost of replacing or restoring the security system. Notwithstanding the condition of Subscriber's premises, or SECURITY COMPANY's impossibility of performance occasioned by condition of Subscriber's premises, Subscriber shall remain liable for monthly payments for the term of this agreement without offset or reduction.

18. INSURANCE / ALLOCATION OF RISK: Subscriber shall maintain a policy of Comprehensive General Liability and Property Insurance for liability, casualty, fire, theft, and property damage under which Subscriber is named as insured and SECURITY COMPANY is named as additional insured proof of which shall be provided to SECURITY COMPANY and which shall on a primary and non-contributing basis cover any loss or damage SECURITY COMPANY's services are intended to detect in an amount deemed sufficient by Subscriber. The parties intend that the Subscriber assume all potential risk and damage that may arise by reason of failure of the equipment or SECURITY COMPANY's services and that Subscriber will look to its own insurance carrier for any loss or assume the risk of loss. SECURITY COMPANY shall not be responsible for any portion of any loss or damage which is recovered or recoverable by Subscriber from insurance covering such loss or damage or for such loss or damage against which Subscriber is indemnified or insured. Subscriber and all those claiming rights under Subscriber waive all rights against SECURITY COMPANY and its subcontractors for loss or damages caused by perils intended to be detected by SECURITY COMPANY's services or covered by insurance to be obtained by Subscriber, except such rights as Subscriber or others may have to the proceeds of insurance.

19. INDEMNITY / WAIVER OF SUBROGATION RIGHTS / ASSIGNMENTS: Subscriber agrees to and shall defend, advance expenses for litigation and arbitration, including investigation, legal and expert witness fees, indemnify and hold harmless SECURITY COMPANY, its employees, agents and subcontractors, from and against all claims, lawsuits, including those brought by third-parties or Subscriber, including reasonable attorneys' fees and losses, asserted against and alleged to be caused by SECURITY COMPANY's performance, negligent performance or failure to perform any obligation under or in furtherance of this agreement or failure to detect, mitigate or respond to any communicable disease, infectious agent, bacteria or virus. Parties agree that there are no third-party beneficiaries of this agreement. Subscriber on its behalf and any insurance carrier waives any right of subrogation Subscriber's insurance carrier may otherwise have against SECURITY COMPANY or SECURITY COMPANY's subcontractors arising out of this agreement or the relation of the parties hereto. Subscriber shall not be permitted to assign this agreement without written consent of SECURITY COMPANY, which shall not unreasonably be withheld. SECURITY COMPANY shall have the right to assign this agreement to a company licensed to perform the services and shall be relieved of any obligations created herein upon such assignment.

20. EXCULPATORY CLAUSE: SECURITY COMPANY is not an insurer and no insurance coverage is offered herein. The equipment and SECURITY COMPANY's services are designed to detect and reduce certain risks of loss, though SECURITY COMPANY does not guarantee that no loss or damage will occur. No equipment provided by SECURITY COMPANY is represented to be medical grade, FDA approved, or intended for use by a healthcare professional or healthcare facility or to diagnose, treat, cure or prevent disease or medical condition unless explicitly stated in the Schedule of Installation, Equipment and Services and no equipment or services are intended to diagnose, treat, cure, prevent, mitigate or minimize the likelihood of communicable disease, infectious agent, bacteria, virus or illness. SECURITY COMPANY is not assuming liability, and, therefore, Subscriber agrees SECURITY COMPANY, shall not be liable to Subscriber or any other third party, and Subscriber covenants not to sue SECURITY COMPANY, for any loss, economic or non-economic, business loss or interruption, consequential damages, in contract or tort, data corruption or inability to retrieve data, personal injury, health condition or property damage sustained by Subscriber or others as a result of equipment failure, human error, burglary, theft, hold-up, fire, smoke, water, any communicable disease, infectious agent, bacteria, virus, illness or any other cause whatsoever, regardless of whether or not such loss or damage was caused by or contributed to by SECURITY COMPANY's breach of contract, negligent performance to any degree in furtherance of this agreement, any extra contractual or legal duty, strict products liability, or negligent failure to perform any obligation pursuant to this agreement or any other legal duty, except for gross negligence and willful misconduct.

21. LIMITATION OF LIABILITY: SUBSCRIBER AGREES THAT, EXCEPT FOR SECURITY COMPANY'S GROSS NEGLIGENCE AND WILLFUL MISCONDUCT, SHOULD THERE ARISE ANY LIABILITY ON THE PART OF SECURITY COMPANY AS A RESULT OF SECURITY COMPANY'S BREACH OF THIS CONTRACT, NEGLIGENT PERFORMANCE TO ANY DEGREE OR NEGLIGENT FAILURE TO PERFORM ANY OF SECURITY COMPANY'S OBLIGATIONS PURSUANT TO THIS AGREEMENT OR ANY OTHER LEGAL DUTY, EQUIPMENT FAILURE, HUMAN ERROR, OR STRICT PRODUCTS LIABILITY, WHETHER ECONOMIC OR NON-ECONOMIC, IN CONTRACT OR IN TORT, THAT SECURITY COMPANY'S LIABILITY SHALL BE LIMITED TO THE SUM OF \$250.00 (PLUS APPLICABLE TAXES). IF SUBSCRIBER WISHES TO INCREASE SECURITY

COMPANY'S AMOUNT OF LIMITATION OF LIABILITY, SUBSCRIBER MAY, AS A MATTER OF RIGHT, AT ANY TIME, BY ENTERING INTO A SUPPLEMENTAL AGREEMENT, OBTAIN A HIGHER LIMIT BY PAYING AN ANNUAL PAYMENT CONSONANT WITH SECURITY COMPANY'S INCREASED LIABILITY. THIS SHALL NOT BE CONSTRUED AS INSURANCE COVERAGE. SECURITY COMPANY'S LIABILITY FOR GROSS NEGLIGENCE AND WILLFUL MISCONDUCT SHALL NOT EXCEED ITS AVAILABLE INSURANCE COVERAGE.

SUBSCRIBER ACKNOWLEDGES THAT THIS AGREEMENT CONTAINS EXCULPATORY CLAUSE, INDEMNITY, INSURANCE, AND ALLOCATION OF RISK AND LIMITATION OF LIABILITY PROVISIONS.

22. LEGAL ACTION / BREACH / LIQUIDATED DAMAGES / AGREEMENT TO BINDING ARBITRATION: The parties agree that due to the nature of the services to be provided by SECURITY COMPANY, the payments to be made by the Subscriber for the term of this agreement form an integral part of SECURITY COMPANY's anticipated profits; that in the event of Subscriber's default it would be difficult if not impossible to fix SECURITY COMPANY's actual damages. Therefore, in the event Subscriber defaults in any payment or charges to be paid to SECURITY COMPANY, Subscriber shall have the option of paying 100% of the Agreed Value of the system, which excludes any entry kiosk (if applicable) which Security Company shall remove, or pay any unpaid installation and invoiced charges to date in full plus 75% of the balance of all payments for the entire term of this agreement as LIQUIDATED DAMAGES and SECURITY COMPANY shall be permitted to terminate all its services and remove its system and kiosk. Subscriber shall exercise its option in writing within 7 days of notice of default and failing to exercise its option Security Company shall be permitted exercise Subscriber's option on its behalf which election shall be conclusive and binding. Parties are authorized to notify each other by email or First-Class Mail delivered by the US Postal Service.

SUBSCRIBER ACKNOWLEDGES THAT THIS AGREEMENT CONTAINS A LIQUIDATED DAMAGE CLAUSE. SUBSCRIBER MAY BRING CLAIMS AGAINST SECURITY COMPANY ONLY IN SUBSCRIBER'S INDIVIDUAL CAPACITY, AND NOT AS A CLASS ACTION PLAINTIFF OR CLASS ACTION MEMBER IN ANY PURPORTED CLASS OR REPRESENTATIVE PROCEEDING. ANY DISPUTE BETWEEN THE PARTIES OR ARISING OUT OF THIS AGREEMENT, INCLUDING ISSUES OF ARBITRABILITY, SHALL, AT THE OPTION OF ANY PARTY, BE DETERMINED BY BINDING AND FINAL ARBITRATION BEFORE A SINGLE ARBITRATOR ADMINISTERED BY ARBITRATION SERVICES INC., ITS SUCCESSORS OR ASSIGNS, PURSUANT TO ITS ARBITRATION RULES AT WWW.ARBITRATIONSERVICESINC.COM AND THE FEDERAL ARBITRATION ACT (FAA), EXCEPT THAT NO PUNITIVE OR CONSEQUENTIAL DAMAGES MAY BE AWARDED. The arbitrator shall be bound by the terms of this agreement, and shall on request of a party, conduct proceedings by telephone, video or submission of papers. A party requesting in-person discovery, in-person hearing or a transcript of the discovery proceeding or hearing, shall pay for the cost of such transcript and arbitrator fees charged in connection with the discovery request and in-person hearing, which may be allocated among the parties by the arbitrator in the final award. By arbitrating, the parties waive their right to a trial before a judge or jury, waive their right to appeal the arbitration award and waive their right to participate in a class action. In the event of any litigation between the parties they waive the right to a jury trial unless prohibited by law. Service of process or papers in any legal proceeding or arbitration between the parties may be made by First-Class Mail delivered by the U.S. Postal Service addressed to the party's address designated in this agreement, on file with an agency of the state, or any other address provided by the party in writing to the party making service. The parties submit to the jurisdiction and laws of Florida, except for arbitration which is governed by the FAA and the arbitration rules. The parties are engaged in interstate commerce and the FAA and arbitration rules shall govern, notwithstanding any state law to the contrary. Any action or arbitration between the parties must be commenced within one year of the accrual of the cause of action or shall be barred. The prevailing party in any litigation or arbitration is entitled to recover its legal fees, costs and disbursements so that the party is made whole from the other party. In the event a party commences a proceeding to confirm an arbitration award, the prevailing party shall be entitled to attorney fees, costs and disbursements for such proceeding. All actions, arbitration or proceedings by either party must be based on the provisions of this agreement and any other action that Subscriber may have or bring against SECURITY COMPANY with respect to other services rendered in connection with this agreement shall be deemed to have merged in and be restricted to the terms and conditions of this agreement.

SUBSCRIBER ACKNOWLEDGES THAT THIS AGREEMENT CONTAINS AN AGREEMENT TO ARBITRATE DISPUTES AND THAT ARBITRATION IS BINDING AND FINAL AND THAT SUBSCRIBER IS WAIVING SUBSCRIBER'S RIGHT TO TRIAL IN A COURT OF LAW AND OTHER RIGHTS.

23. ADDITIONAL PAYMENTS: In addition to the payments set forth herein, Subscriber agrees to be liable for and pay to SECURITY COMPANY any excise, sales, property, or other tax, telephone line charges, and any increases thereof, which may be imposed upon SECURITY COMPANY because of this agreement. Should SECURITY COMPANY be required by existing or hereafter enacted law to perform any service or furnish any material not specifically covered by the terms of this agreement Subscriber agrees to pay SECURITY COMPANY for such service or material.

24. FALSE ALARMS / PERMIT FEES / WITNESS FEES: Subscriber is responsible for all alarm permits and fees, agrees to file for and maintain any permits required by applicable law and indemnify or reimburse SECURITY COMPANY for any fees or fines relating to permits or false alarms. SECURITY COMPANY shall have no liability for permit fees, false alarms, false alarm fines, the manner in which police or fire department responds, or the refusal of the police or fire department to respond. In the event of termination of police or fire department response this agreement shall nevertheless remain in full force and Subscriber shall remain liable for all payments provided for herein. In the event Subscriber or any third party subpoenas or summons SECURITY COMPANY requiring any services or appearances, Subscriber agrees to pay SECURITY COMPANY \$150 (plus applicable taxes) per hour for such services and appearances. Subscriber shall reimburse SECURITY COMPANY for any Monitoring Center charges for excessive, run-a-way or false alarm signals.

25. SECURITY COMPANY'S RIGHT TO SUBCONTRACT SPECIAL SERVICES: Subscriber agrees that SECURITY COMPANY is authorized and permitted to subcontract any services to be provided by SECURITY COMPANY to third parties who may be independent of SECURITY COMPANY, and that SECURITY COMPANY shall not be liable for any loss or damage sustained by Subscriber by reason of fire, theft, burglary or any other cause whatsoever caused by the negligence of third parties, and that Subscriber appoints SECURITY COMPANY to act as Subscriber's agent with respect to such third parties, except that SECURITY COMPANY shall not obligate Subscriber to make any payments to such third parties. Subscriber acknowledges that this agreement, and particularly those paragraphs relating to SECURITY COMPANY's disclaimer of warranties, exemption from liability, even for its negligence, limitation of liability and indemnification, inure to the benefit of and are applicable to any assignees, subcontractors, manufacturers, vendors and Monitoring Center of SECURITY COMPANY.

26. NO WARRANTIES OR REPRESENTATIONS / SUBSCRIBER'S EXCLUSIVE REMEDY: SECURITY COMPANY does not represent nor warrant that the security system will prevent any loss, damage or injury to person or property, by reason of burglary, theft, hold-up, fire or other cause, or that the security system will in all cases provide the protection for which it is installed or intended. Subscriber acknowledges that SECURITY COMPANY is not an insurer, and that Subscriber assumes all risk for loss or damage to Subscriber's premises or its contents. SECURITY COMPANY has made no representation or warranties, and hereby disclaims any warranty of merchantability or fitness for any particular use. Subscriber's exclusive remedy for SECURITY COMPANY's default hereunder is to require SECURITY COMPANY to repair or replace, at SECURITY COMPANY's option, any equipment or part of the security system which is non-operational.

27. MOLD, OBSTACLES AND HAZARDOUS CONDITIONS: Subscriber shall notify SECURITY COMPANY in writing of any undisclosed, concealed or hidden conditions in any area where installation is planned, and Subscriber shall be responsible for removal of such conditions. In the event SECURITY COMPANY discovers the presence of suspected asbestos or other hazardous material, SECURITY COMPANY shall stop all work immediately and notify Subscriber. It shall be Subscriber's sole obligation to remove such conditions from the premises, and if the work is delayed due to the discovery of suspected asbestos or other hazardous material or conditions then an extension of time to perform the work shall be allowed and Subscriber agrees to compensate SECURITY COMPANY for any additional expenses caused by the delay but not less than \$1000.00 (plus applicable taxes) per day until work can resume. If SECURITY COMPANY, in its sole discretion, determines that continuing the work poses a risk to SECURITY COMPANY or its employees or agents, SECURITY COMPANY may elect to terminate this agreement on 3-day notice to Subscriber and Subscriber shall compensate SECURITY COMPANY for all services rendered and material provided to date of termination. SECURITY COMPANY shall be entitled to remove all its equipment and uninstalled equipment and material from the job site. Under no circumstances shall SECURITY COMPANY be liable to Subscriber for any damage caused by mold or hazardous conditions or remediation thereof.

28. NON-SOLICITATION: Subscriber agrees that it will not solicit for employment for itself, or any other entity, or employ, in any capacity, any employee of SECURITY COMPANY assigned by SECURITY COMPANY to perform and who performs any service for or on behalf of Subscriber during the term of this agreement, any renewals thereof and for a period of 2 years thereafter. In the event of Subscriber's violation of this provision, in addition to injunctive relief, SECURITY COMPANY shall recover from Subscriber an amount equal to such employee's salary based on the average three months preceding employee's termination of employment with SECURITY COMPANY, times twelve, together with SECURITY COMPANY's counsel and expert witness fees.

29. SECURITY INTEREST / COLLATERAL: To secure Subscriber's obligations under this agreement Subscriber grants SECURITY COMPANY a security interest in the security equipment installed by SECURITY COMPANY and SECURITY COMPANY is authorized to file a financing statement.

30. CREDIT INVESTIGATION: Subscriber and any guarantor authorizes SECURITY COMPANY to conduct credit investigations from time to time to determine Subscriber's and guarantor's credit worthiness.

31. FULL AGREEMENT / SEVERABILITY: This agreement along with the Schedule of Installation, Equipment and Services constitutes the full understanding of the parties and may not be amended, modified or canceled, except in writing signed by both parties. Subscriber acknowledges and represents that Subscriber has not relied on any representation, assertion, guarantee, warranty, collateral agreement or other assurance, except those set forth in this Agreement. Subscriber hereby waives all rights and remedies, at law or in equity, arising, or which may arise, as the result of Subscriber's reliance on such representation, assertion, guarantee, warranty, collateral agreement or other assurance. To the extent this agreement is inconsistent

with any other document or agreement, whether executed prior to, concurrently with or subsequent to this agreement the terms of this agreement shall govern. Should any provision of this agreement be deemed unenforceable, the provision shall be deemed modified and enforceable to the extent deemed enforceable and in any event shall not render any other provision in this agreement unenforceable.

**SUBSCRIBER ACKNOWLEDGES RECEIVING A FULLY EXECUTED COPY OF THIS AGREEMENT WHICH INCLUDES THE SCHEDULE OF INSTALLATION, EQUIPMENT AND SERVICES AT TIME OF EXECUTION.
READ THEM BEFORE YOU SIGN THIS CONTRACT**

SECURITY COMPANY:

SUBSCRIBER:

By: _____
Signature

Name Must Be Printed - Use Full Business Name

By: _____
Signature By Authorized Officer Tax ID or EIN

Print Name, Print Title Address

Subscriber's Email Address: _____

Tab 11

From: charla johnson <charlaj60cdd@yahoo.com>

Sent: Saturday, February 10, 2024 4:57 PM

To: Christina Newsome <CNewsome@rizzetta.com>

Subject: [EXTERNAL]TRAP CCD Board

NOTICE: This email originated from outside of the organization.

Do not click links or open attachments unless you recognize the sender and know the content is safe. Please use the Phish Alert! button to report suspicious messages.

Christina,

This email will serve as my official resignation from the TRAP CCD Board. This resignation is effective immediately.

Charla Johnson

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