



Rizzetta & Company

Reserve at Pradera Community Development District

Board of Supervisors' Regular Meeting March 28, 2024

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

www.reserveatpraderacdd.org

RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT

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

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

www.reserveatpraderacdd.org

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

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

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

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

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

RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT

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

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

WWW.RESERVEATPRADERACDD.ORG

March 26, 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, March 28, 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 February 22, 2024.....Tab 1
 - B.** Consideration of Operations and Maintenance
Expenditures for February 2024Tab 2
- 4. STAFF REPORTS**
 - A.** Aquatics Services
 1. Presentation of Waterway Inspection Report.....Tab 3
 - B.** Landscape Inspection Services
 1. Presentation of Landscape Inspection Report..... USC
 2. Landscape Update..... Tab 4
 3. Consideration of Installment of Dwarf Lxora..... Tab 5
 4. Consideration of Vegetative Removal..... Tab 6
 - C.** District Counsel
 - D.** District Engineer
 1. Discussion of Splash Pad Proposal Options.....Tab 7
 - E.** District Manager
 1. Presentation of District Manager's Report.....Tab 8
 2. Presentation of Website Audit.....Tab 9
- 5. BUSINESS ITEMS**
 - A.** Presentation of Resumes for Board Vacancy.....Tab 10
 - B.** Consideration of Fence Repair Proposal..... Tab 11
 - C.** Consideration of Soffit Repair Proposal..... Tab 12
 - D.** Consideration of Exercise Equipment Repair..... USC
 - E.** Acceptance of Resignation..... Tab 13
- 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, February 22, 2024, at 11:02 a.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

Also present were:

Christina Newsome	District Manager; Rizzetta & Co., Inc.
Matthew Huber	Regional District Manager; Rizzetta & Co (via Phone)
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
Chris Beck	Representative; Securiteam

Audience: Present.

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Audience Comments

There were no audience comments.

THIRD ORDER OF BUSINESS

Consideration of Minutes of Board of Supervisors Regular Meeting held on January 25, 2024

Ms. Newsome presented the minutes of the January 25, 2024, meeting to the Board. There was a few clarifications that were needed to a couple of motion boxes on lines 248 and 249.

On a Motion by Mr. Perrette, seconded by Mr. Caines, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors regular meeting held on January 25, 2024, as amended, for the Reserve at Pradera Community Development District.

Mr. Steady informed the Board that they cannot refrain from voting on a topic discussed by the Board unless there is a true conflict.

FOURTH ORDER OF BUSINESS

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

Mr. Caines presented the Operations and Maintenance Expenditures for December 2023.

On a Motion by Ms. Wyatt, seconded by Mr. Perrette, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures report for December 2023 (\$114,180.72), for the Reserve at Pradera Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Operations
and Maintenance Expenditures
for January 2024**

Mr. Caines presented the Operations and Maintenance Expenditures for January 2024.

On a Motion by Ms. Wyatt, seconded by Mr. Perrette with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures report for January 2024 (\$34,999.33), for the Reserve at Pradera Community Development District.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Aquatics Services

1. Presentation of Waterway Inspection Report

During the meeting, Mr. Agnew presented the Waterway Inspection Report to the Board. He informed the Board that starting in April 2024, he plans to include more photos of the ponds from two different perspectives in his waterway inspection report. Mr. Agnew also answered all questions related to pond maintenance that were asked by the Board.

2. Ratification of Advanced Aquatic Contract

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

B. Landscape Inspection Services

1. Presentation of Landscape Inspection Report

81 During the meeting, Mr. Fowler presented the Landscape Inspection Report to the Board. He
82 informed the Board that before discussing landscape designs for the District, the dead material
83 along Balm Riverview Rd should be removed. Mr. Steady also informed the Board that he had
84 been contacted by a resident who had a problem with LMP Landscapers. He stated that he would
85 try to contact other residents in the area to ensure that the landscapers could perform their jobs
86 without encountering any issues with the homeowners.

87
88 **2. Landscape Update**

89
90 Mr. Manfrin provided an update on the landscaping for the Board. He informed the Board of the
91 upcoming landscaping schedule.

92
93 **3. Discussion of Cul-de-sac Design Options**

94
95 Ms. Newsome asked about the irrigation design options for the cul-de-sac. Mr. Fowler updated the
96 Board that if they decide to proceed, his team will create a landscape design rendering and a list of
97 approved plants. They will provide a formal proposal to the Board after that.

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On a Motion by Ms. Wyatt seconded by Mr. Perrette with all in favor, the Board of Supervisors motioned to accept the proposal for rendering landscape designs for \$525, with Chair execution outside of the meeting, for the Reserve at Pradera Community Development District.

100 **C. District Counsel**

101 **1. Discussion of Board Member Voting**

102
103 A discussion ensued.

104
105 **2. Update on District Management Service Proposals**

106
107 Mr. Steady informed the Board that he is still working on getting proposals for District Management
108 services.

109

On a Motion by Mr. Gaines seconded by Ms. Wyatt with all in favor, the Board of Supervisors motioned for District Counsel to solicit proposals for District Management Services with a submittal date of May 23, 2024, for the Reserve at Pradera Community Development District.

110
111 **3. Discussion of Towing Policy**

112
113 During the meeting, Mr. Steady brought up the issue of towing policy and asked the Board if they
114 had any specific timeframe for parking or if they preferred a different option. After discussing the
115 matter, the Board agreed to have a set timeframe of 10:00 p.m. to 5:00 a.m. for no overnight
116 parking. Ms. Wyatt suggested the option of a parking pass, which the Board found favorable. Ms.
117 Wyatt and Mr. Steady will work together to create a map of the district to determine the locations
118 where "no overnight parking" signs will be installed.

119

On a Motion by Ms. Wyatt seconded by Mr. Perrette with all in favor, the Board of Supervisors motioned for District Counsel to draft a towing policy for no overnight parking in the District from 10:00 p.m. to 5:00 p.m., for the Reserve at Pradera Community Development District.

D. District Engineer

During the Board meeting, Ms. Newsome updated on the status of the splash pad. To replace the splash pad, Mr. Serbia is to work on design alternatives. The Board requested designs for sun shading throughout the District.

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.

Ms. Newsome presented her report as the District Manager to the Board. She informed the Board that she thinks it will be beneficial to hold a budget workshop meeting ahead of the proposed budget meeting that will be in May. She also reminded the Board of the CDD meeting location at Riverview Public Library.

On a Motion by Ms. Wyatt seconded by Mr. Perrette with all in favor, the Board of Supervisors motioned for Staff to gather additional proposals from DDD Fence., for the Reserve at Pradera Community Development District.

SEVENTH ORDER OF BUSINESS

Ratification of Securiteam Contract

During the meeting, Mr. Steady expressed his dissatisfaction with the Contract offered by Securiteam. He pointed out a few important things that he wanted the Board to be aware of. Firstly, the contract is for a 5-year term, so if the Board decides to terminate it, a 30-day notice will be required. Secondly, after one year of the contract, Securiteam has the right to increase the monthly charges by up to 9% per year. However, Mr. Beck informed the Board that Securiteam is willing to negotiate this percentage. The Board instructed the Staff to negotiate the amount before agreeing to the contract. Additionally, Securiteam wants the District to insure the equipment provided by them. Mr. Steady brought these items to the Board's attention before they signed the contract.

On a Motion by Ms. Wyatt seconded by Mr. Caines with all in favor, the Board of Supervisors motioned to ratify the Securiteam contract, subject to changes needed from Securiteam, for the Reserve at Pradera Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of Resignation

Ms. Newsome informed the Board that Charla Johnson has resigned on February 10, 2024.

On a Motion by Mr. Caines seconded by Mr. Perrette with all in favor, the Board of Supervisors motioned to accept the resignation from Charla Johnson, for the Reserve at Pradera Community Development District.

156 The Board heard from audience members who were interested in joining the CDD Board.

157

158 **NINTH ORDER OF BUSINESS**

Supervisor Requests

159

160 Ms. Wyatt inquired about approving community service performed by teenagers.

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162 **TENTH ORDER OF BUSINESS**

Adjournment

163

On a Motion by Mr. Caines seconded by Ms. Wyatt, with all in favor, the Board of Supervisors adjourned the meeting at 12:17 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 February 2024 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2024 through February 29, 2024. This does not include expenditures previously approved by the Board.

The total items being presented: **\$56,458.93**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Reserve at Pradera Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2024 Through February 29, 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.	100292	10552602	Pond Maintenance 02/24	\$ 2,345.00
Advanced Aquatic Services, Inc.	100303	10550589-224	Pond Maintenance 11/23	\$ 80.00
Aqua Sentry	100300	10508	Pool Service Contract 01/24	\$ 996.25
Crosscreek Environmental, Inc.	100305	15106	Drainage Pipe Restoration & Stabilization 09/23	\$ 4,985.00
Heidi A Tayman	100297	HT012524	Board of Supervisors 01/25/24	\$ 200.00
Hillsborough County BOCC	ACH	3629519463 12/23	12051 Palmera Reserve Drive 12/23	\$ 235.58
IPFS Corporation	100299	GAA-D41274 Early Payoff	Insurance Installment Early Payoff 02/24	\$ 9,297.07
Jayson Caines	100293	JC012524	Board of Supervisors 01/25/24	\$ 200.00
Jayson Caines	100306	JC022224	Board of Supervisors 02/22/24	\$ 200.00
Landscape Maintenance Professionals, Inc.	100294	181466	Monthly Landscaping 02/24	\$ 15,117.91
Landscape Maintenance Professionals, Inc.	100301	181663	Pest Control Services 01/24	\$ 500.00
Maya Wyatt	100295	MW012524	Board of Supervisors 01/25/24	\$ 200.00
Maya Wyatt	100307	MW022224	Board of Supervisors 02/22/24	\$ 200.00
Nicholas Perrette	100296	NP012524	Board of Supervisors 01/25/24	\$ 200.00
Nicholas Perrette	100308	NP022224	Board of Supervisors 02/22/24	\$ 200.00

Reserve at Pradera Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2024 Through February 29, 2024

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta & Company, Inc.	100291	INV0000087050	District Management Services 02/24	\$ 4,770.58
Securiteam, Inc.	100298	17689	Service Call 01/24	\$ 1,192.68
Spectrum	ACH	2490284011924	Internet Service 01/24	\$ 167.97
TECO	ACH	TECO Summary 01/24	Tampa Electric Summary 1/24	\$ 14,320.89
Total Community Maintenance, LLC	100302	6389	Monthly Cleaning & Maintenance 02/24	<u>\$ 1,050.00</u>
Report Total				<u>\$ 56,458.93</u>

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

2/1/2024
10552602
\$2,345.00

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

Due Date
Net 30
3/2/2024

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
01/25/24

\$2,345.00

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

11/1/2023
10550589
\$80.00

Remaining balance: \$80.00

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

Quarterly Fountain Maintenance Billed Monthly. 83.00

This is a REVISED Invoice for November with Monthly Increases as per signed contract. Please DISREGARD the Invoice with the \$2,015 Total emailed on 10-19-23.

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 # 10508
DATE 12/31/2023
DUE DATE 01/30/2024
TERMS Net 30

ACTIVITY	QTY	RATE	AMOUNT
Full Service Monthly Cleaning:Reserve at Pradera Full Service cleaning and maintenance	1	795.00	795.00
Replaced Equipment Replaced POOL RX Copper based algaecide prevention system in pump.	1	135.00	135.00
Extra Visit:Extra Visit Monthly rate for 12 visits per month. Extra visit for the month daily charge 13 visits in Jan. $795/12=$	1	66.25	66.25

BALANCE DUE **\$996.25**

RECEIVED
12/31/23



Crosscreek Environmental Inc.

111 61st Street East
Palmetto, FL 34221

Invoice

Date 9/22/2023
Invoice # 15106

Bill To
The Reserve at Pradera
c/o Rizzetta & Co.
2700 S. Falkenburg Rd, Suite 2745
Riverview, FL 33578
Attn: Christina Newsome

Project Info

P.O. #
Terms

Ship Date 9/22/2023
Due Date 9/22/2023

Description	Qty	Price	Amount
Pond Behind Pool Area Restoration & Stablization of the drainage pipe behind pool area. Scope Includes: * Repair of erosion around drain inlet * Placement of proper pipe grate cover over drain pipe * Removal of sediment control fabric covering pipe * Excavation of pipe between sidewalk and pond to repair pipe disconnect * Repair of erosion around pipe outlet into pond * Removal of accumulated sediment in front of pipe discharge * Resodding of all disturbed area with Bahia sod	1	4,985.00	4,985.00

30% deposit due prior to commencement of work. Amount to be deducted from final invoice.

**It will be the Owners responsibility to keep sod watered once Contract Work has been completed.

Thank you for your business	Subtotal	\$4,985.00
	Sales Tax (0.0%)	\$0.00
	Total	\$4,985.00
	Payments/Credits	\$0.00
	Balance Due	\$4,985.00

Crosscreek Environmental Inc.

RESERVE AT PRADERA CDD

Meeting Date: January 25, 2024

SUPERVISOR PAY REQUEST

<u>Name of Board Supervisor</u>	<u>Check if paid</u>
Nicholas Perrette	<input checked="" type="checkbox"/>
Jayson Caines	<input checked="" type="checkbox"/>
Maya Wyatt	<input checked="" type="checkbox"/>
Heidi Tayman	<input checked="" type="checkbox"/>
Charla Johnson	<input type="checkbox"/>

NP012524

JC012524

MW012524

HT012524

(*) Does not get paid

NOTE: Supervisors are only paid if checked.

RECEIVED
01/26/24

EXTENDED MEETING TIMECARD

Meeting Start Time:	6:03P
Meeting End Time:	8:30P
Total Meeting Time:	2H 33M

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

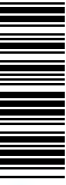
DM Signature: _____

E Newsome



Hillsborough County Florida

CUSTOMER NAME RESERVES AT PRADERA CDD	ACCOUNT NUMBER 3629519463	BILL DATE 01/18/2024	DUE DATE 02/08/2024
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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	12/14/2023	24629	01/17/2024	24678	4900 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$5.63
Purchase Water Pass-Thru	\$14.80
Water Base Charge	\$51.83
Water Usage Charge	\$4.70
Sewer Base Charge	\$128.78
Sewer Usage Charge	\$29.84

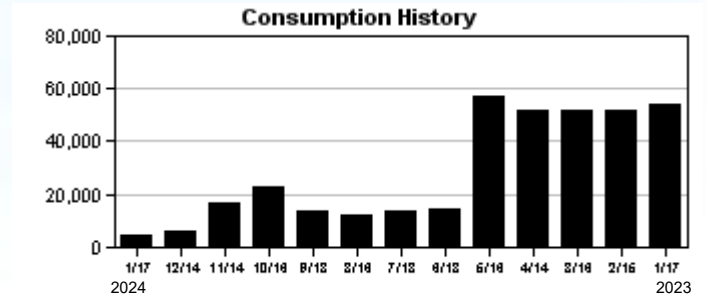
Summary of Account Charges

Previous Balance	\$244.65
Net Payments - Thank You	\$-244.65
Total Account Charges	\$235.58
AMOUNT DUE	\$235.58

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.

RECEIVED
01/19/24



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

528

DUE DATE	02/08/2024
AMOUNT DUE	\$235.58
AMOUNT PAID	

0036295194637 00000235580

IPFS CORPORATION
400 NORTHRIDGE ROAD
SUITE 450
ATLANTA, GA 30350
Phone: (877)513-9487

Fax: (770)225-2866

Agent:
EGIS INSURANCE & RISK ADVISORS
150 E PALMETTO PARK RD
SUITE 705
BOCA RATON, FLORIDA 33432-4827
Phone: (561)693-4515
Fax:

Client:
RESERVE AT PRADERA CDD
3434 COLWELL AVE., STE 200
TAMPA, FLORIDA 33614
Phone: (813)994-1001
Fax:

Account # D41274

	PRINCIPAL	9,203.59
	INTEREST/PR FEE	93.48
PAY-OFF QUOTE	LATE CHARGE	0.00
	CANCELLATION	0.00
AS OF	NSF FEE	0.00
02/22/24	CHECK FEE	0.00
	CREDIT	0.00
	<hr/> <hr/>	
	TOTAL PAY-OFF	9,297.07

CALC METHOD

Modified Rule of 78

RECEIVED
02/12/24

RESERVE AT PRADERA CDD
Meeting Date: February 22, 2024

SUPERVISOR PAY REQUEST

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

NP022224
 JC022224
 MW022224

(*) Does not get paid

NOTE: Supervisors are only paid if checked.

RECEIVED
 02/27/24

EXTENDED MEETING TIMECARD

Meeting Start Time:	1102
Meeting End Time:	1217
Total Meeting Time:	

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



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

Invoice

Date	Invoice #
2/1/2024	181466

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 February 2024

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

			Total	\$15,117.91
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits	\$0.00
	Net 30	3/2/2024	Balance Due	\$15,117.91



Invoice

Corporate Office
 PO Box 267
 Seffner, FL 33583

813-757-6500
 813-757-6501

Date	Invoice #
1/31/2024	181663

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
January 2024		Total	\$500.00
Questions regarding this invoice? Please e-mail arpayments@lmpro.com or call 813-757-6500 and ask for Accounts Receivable. If paying by credit card, please add a 3% processing fee of the Invoice total. Thank you.	Terms	Due Date	Payments/Credits
	Net 30	3/1/2024	Balance Due
			\$500.00

RECEIVED
 02/01/24

Application Record



Sprayer operator 1 **Gabriel Miron** **Date** **1/26/24**

Property Reserve at Padera CDD **License #** JE 201115 **Time In**

Address 12501 Pradera Reserve Blvd, Riverview Fl 33579 **Sprayer operator 2** **License #** #N/A **Time Out**

Incomplete **Truck #** 88

Place an 'X' if you did NOT spray. Coloque una 'X' si NO roció

Products Used	Active Ingredients	Application Rate	Total Used	EPA #	Method
Round Up Quick Pro	Glyphosate - Diquat	1.5 oz -1 gal	6 oz	524-535	
Round Up Quick Pro	Glyphosate - Diquat	1.5 oz -1 gal		524-535	
Round Up Quick Pro	Glyphosate - Diquat	1.5 oz -1 gal		524-535	
Round Up Quick Pro	Glyphosate - Diquat	1.5 oz -1 gal		524-535	
Round Up Quick Pro	Glyphosate - Diquat	1.5 oz -1 gal		524-535	
Round Up Quick Pro	Glyphosate - Diquat	1.5 oz -1 gal		524-535	
Round Up Quick Pro	Glyphosate - Diquat	1.5 oz -1 gal		524-535	
Round Up Quick Pro	Glyphosate - Diquat	1.5 oz -1 gal		524-535	
Round Up Quick Pro	Glyphosate - Diquat	1.5 oz -1 gal		524-535	
Round Up Quick Pro	Glyphosate - Diquat	1.5 oz -1 gal		524-535	

Disease/pest or weed target treatment

Non-selective herbicide application

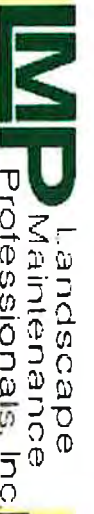
Observations

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

Manager signature: **Abid Mamtarin**

Operator signature *Gabriel Miron*

Application Record



Property		Sprayer operator 1	Jose Montiel	Date	1/26/24
Reserve at Padera CDD		License #	JE 329450	Time In	
Address		Sprayer operator 2		Time Out	
12501 Pradera Reserve Blvd, Riverview FL 33579		License #	#N/A	Lunch	
Place an 'X' if you did NOT spray. Coloque una 'X' si NO roció		Completed		Truck #	40

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

Disease/pest or weed target treatment

Non-selective herbicide application

Observations

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

Manager signature: David Manfrin

Operator signature _____

Property : Reserve at Padera CDD
 Address : 12501 Pradera Reserve Blvd

City : Riverview
 State : FL

Zip Code : 33579

Date 1/8/2024

Time In 11:30 am

Time Out 3:30 pm

Tech 1: Nelson Calderon
 ID Card #: JE 186565
 Tech 2: Adolfo Vega
 ID Card #: JE344314

Truck # 100
 Tank Size Gals 100
 Spray Rate 3 Gals Per 1000 Sq. Ft.
 Coverage Sq Ft / Tank 33,333

Sprayer #
 Tank Size
 Spray Rate
 Coverage / Tank

Chemical	Description	EPA #	Target Pest	Area Treated	Rate / 1000 Sq. Ft.	Weight	Qty Used	Gals Used
Triple Crown TAO	Insecticide	279-3458	Ants	Beds and Turf	.8 oz Turf - .23 oz Om	52.8	10.5	7
	0	0			0	0		
	0	0			0	0		
	0	0			0	0		
	0	0			0	0		
	0	0			0	0		
	0	0			0	0		
	0	0			0	0		
	0	0			0	0		
	0	0			0	0		

Complete

Property Notes / Conditions :

- Safety Cones
- Safety Vest
- Safety Glasses
- Safety Gloves
- Tray Clean/Organized
- Gas Can
- Reg Gas can
- Flags and Sticks
- Blower
- Backpack Sprayer
- All Chemicals Needed
- Equipment Clean / Issue free
- Equipment Clean / Issue free
- Pump Filters Clean
- Air Filters Truck
- Air Filters Equipment
- Checked Equipment
- Truck Oil Check
- Equipment Clean / Issue free
- Jump Oil Checked
- Tire Pressure Equipment
- Tire Pressure Truck

Application Record



Property
Reserve at Padera CDD

Address
12501 Pradera Reserve Blvd, Riverview FL 33579

Place an 'X' if you did NOT spray. Coloque una 'X' si NO roció

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

Disease/pest or weed target treatment

Non-selective herbicide application

Observations

TURN IN SPRAY SHEET WHETHER YOU SPRAYED OR NOT.

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

Manager signature:

David Martin

Operator signature

Date
1/12/24

Time In

Time Out

Lunch

Truck #
126

Sprayer operator 1
Sotero Ramos
JE 277849

License #

Sprayer operator 2

License #

Completed

Completed

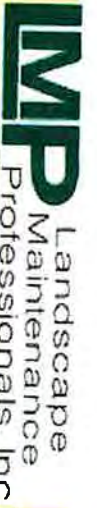
Application Rate

Total Used

EPA #

Method

Application Record



Property

Reserve at Padera CDD

Address

12501 Pradera Reserve Blvd, Riverview Fl 33579

Place an 'X' if you did NOT spray. Coloque una 'X' si NO roció

Products Used	Active Ingredients	Application Rate	Total Used	EPA #	Method	Sprayer operator 1	Gabriel Miron	Date	1/12/24
Round Up Quick Pro	Glyphosate - Diquat	1.5 oz -1 gal	9 0 ² 2	524-535		License #	JE 201115	Time In	
Round Up Quick Pro	Glyphosate - Diquat	1.5 oz -1 gal		524-535		Sprayer operator 2		Time Out	
Round Up Quick Pro	Glyphosate - Diquat	1.5 oz -1 gal		524-535		License #	#N/A	Lunch	
Round Up Quick Pro	Glyphosate - Diquat	1.5 oz -1 gal		524-535		Completed		Truck #	88
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: **Dabid Martrin**

Operator signature: *Gabriel Miron*

Work Order

Property : Reserve at Padera CDD
 Address : 12501 Padera Reserve Blvd

Date : 1/17/2024

City : Riverview
 State : FL

Time In : 11:30

Zip Code : 33579

Time Out : 2:20

Tech 1 : Anthony Carter
 ID Card # : JE344313
 Tech 2 : Adolfo Vega
 ID Card # : JE344314

Truck # : 65
 Tank Size Gals : 200
 Spray Rate : 3 Gals Per 1000 Sq. Ft.
 Coverage Sq Ft / Tank : 66,967

Sprayer # :
 Tank Size :
 Spray Rate :
 Coverage / Tank :

Chemical	Description	EPA #	Target Pest	Area Treated	Rate / 1000 Sq. Ft.	Weight	Qty Used	Gals Used
Triple Crown T&O	Insecticide	276-3456	Turf Insects	Beds / Turf	26.6624 10.0001 .8 oz	Ounces	53.334	200
Blindside	Selective Herbicide	432 - 1519	Turf Weeds	St Augustine	10.0001 0 0 0 0 0 0 0	Ounces	10.0001	100
					0		0	
					0		0	
					0		0	
					0		0	
					0		0	
					0		0	
					0		0	
					0		0	

Property Notes / Conditions :

Safety Cones Safety Vest Safety Glasses Safety Gloves Gas Can Rtg Gas can Bags and Sticks Power
 Backpack Sprayer Chemicals Needed Tank clean / Organized Equipment Clean / Issue free Equipment Clean / Issue free
 Pump Filters Clean Filters Truck Filters Equipment Checked Equipment Trip Oil Check Pump Oil Checked
 Tire Pressure Equipment Tire Pressure Truck

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

Invoice

Date	Invoice #
2/1/2024	INV0000087050

Bill To:

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

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

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

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

RECEIVED
 01/29/24



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

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

Date	Invoice #	P.O. No.	Terms	Due Date
01/29/2024	17689		Net 30	02/28/2024

QTY	Description
2	Card Reader
2	<p>Service Labor - 1 hour minimum (ahartman - Andrew Hartman - Dec 08, 2023 8:15 PM Replaced blade with 3 other blades until one worked. Programmed readers and outputs on blades and tested. Need to return to replace basketball reader that was found to be bad during first service call in the summer.</p> <p>Tested and working at playground.</p> <p>DanielG - Daniel Gainza - 12/7/2023 8:46:17 AM - We have spare blades in the office ready to install.</p> <p>ahartman - Andrew Hartman - Dec 06, 2023 12:43 PM Replaced playground reader and tested. Reader seemed to be working fine, but the gate wouldn't release. Contacted Christina and got the keys to the headend. In there found the spectrum equipment wasn't powered up. Got lucky and guessed the correct IP address of the panel and was able to login. No wiegand data getting back to panel. Metered the power at the reader and the wiegand power was too low. Switched the reader to another port and changed it in the system also. Got good power readings, but the data still wasn't reporting back to the panel. Tried reader on a working port and it worked without issue.</p> <p>Need to replace a blade to get the playground gate working again. The new blade would allow us to get the basketball gate working also. It looks like whatever caused the playground and basketball readers to go bad also took out the reader ports.</p> <p>Need to return with a blade once customer gets board approval. Customer needs a quote to present to board</p> <p>DanielG - Daniel Gainza - 12/5/2023 4:03:40 PM - replaced 2 reader at Reserve at Pradera</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 USA

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

Date	Invoice #	P.O. No.	Terms	Due Date
01/29/2024	17689		Net 30	02/28/2024

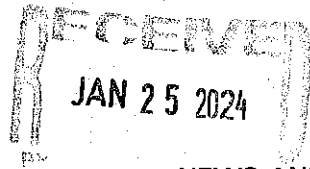
QTY	Description
	1- Pool Gate 2- Playground Gate)

	Subtotal	\$1,192.68
	Sales Tax (0.0%)	\$0.00
	Total	\$1,192.68
	Payments/Credits	\$0.00
	Balance Due	\$1,192.68



January 19, 2024
 Invoice Number: 2490284011924
 Account Number: 8337 12 029 2490284

Auto Pay Notice



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

NEWS AND INFORMATION

Contact Us

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

IMPORTANT BILLING UPDATE

At Spectrum Business, we continue to expand our offerings to ensure all customers have products and packages that best meet their needs. While our services have been impacted by rising costs, we work hard on your behalf to keep prices as low as possible.

Effective with your next statement, the following pricing will change:

- Spectrum Business WiFi will increase by \$2.01 per month
- Payment Processing Charge of \$5.00 per month will be added*

*As a valued Spectrum Business customer enrolled in Auto Pay, you will receive a credit of \$5.00 per month. As a result, there will be no impact from the Payment Processing Charge.



Summary *Service from 01/19/24 through 02/18/24 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 02/05/24</i>	
Total Due by Auto Pay	\$167.87

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
 8833 2390 NO RP 19 01202024 NNNNNNNN 01 001054 0003

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

January 19, 2024
 RESERVE AT PRADERA CDD

Invoice Number: 2490284011924
 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: 2490284011924
Account Number: 8337 12 029 2490284

RESERVE AT PRADERA CDD

Contact Us

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

8833 2390 NO RP 19 01202024 NNNNNNNN 01 001054 0009

Charge Details

Previous Balance		167.97
EFT Payment	01/05	-167.97
Remaining Balance		\$0.00

Payments received after 01/19/24 will appear on your next bill.

Service from 01/19/24 through 02/18/24

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	\$167.97

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.



Reserve At Pradera

TECO Summary 01/24

Account #	Amount	Service Address	GL Code	Obj Code
211004653369	\$ 2,076.36	Reserve at Pradera PH1Blvd	53100	4301
211004653575	\$ 1,141.26	Reserve at Pradera PH 1A	53100	4301
221006977807	\$ 2,351.09	Reserve at Pradera PH2	53100	4301
221006978961	\$ 834.10	Reserve at Pradera PH2Blvd	53100	4301
221006978920	\$ 951.64	Reserve at Pradera PH3	53100	4301
221006978904	\$ 476.61	Reserve at Pradera Amenity	53100	4301
211004653823	\$ 524.96	13411 Balm Riverview Rd Sign	53100	4301
211004654664	\$ 1,541.06	The Reserve at Pradera PH1B	53100	4301
211004654276	\$ 593.04	12051 Pradera Reserve Blvd PO	53100	4301
211004654458	\$ 479.89	12053 Pradera Reserve Blvd	53100	4301
211004654029	\$ 198.54	13309 Pradera Reserve Dr IR	53100	4301
211024076591	\$ 3,152.34	Pradera PH 4	53100	4301
Total	\$ 14,320.89			
Total By Code	4301	\$ 14,320.89		Utilities



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


Statement Date: January 19, 2024

Amount Due:	\$2,076.36
Due Date:	February 09, 2024
Account #:	211004653369

Account Summary

Current Service Period: December 13, 2023 - January 12, 2024	
Previous Amount Due	\$2,125.75
Payment(s) Received Since Last Statement	-\$2,125.75
Miscellaneous Credits	-\$91.65
Credit balance after payments and credits	-\$91.65
Current Month's Charges	\$2,168.01
Amount Due by February 09, 2024	
	\$2,076.36

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



Scan here to view your account online.



DOWNED IS DANGEROUS!
If you see a downed power line, move a safe distance away and call 911.
For more safety tips, visit TampaElectric.com/PowerLineSafety

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: February 09, 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:	\$2,076.36
Payment Amount:	\$ _____

642742134889

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.

6427421348892110046533690000002076364



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

Account #: 211004653369
Statement Date: January 19, 2024
Charges Due: February 09, 2024

Service Period: Dec 13, 2023 - Jan 12, 2024

Rate Schedule: Lighting Service

Charge Details

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

Total Current Month's Charges **\$2,168.01**

Miscellaneous Credits	
Interest for Cash Security Deposit - Electric	-\$91.65
Total Current Month's Credits	-\$91.65

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.

Annual Deposit Interest Credit. This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

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 PH1A
 RIVERVIEW, FL 33579-0000

Statement Date: January 19, 2024


Amount Due: **\$1,141.26**

Due Date: February 09, 2024
Account #: 211004653575

Account Summary

Current Service Period: December 13, 2023 - January 12, 2024	
Previous Amount Due	\$1,168.36
Payment(s) Received Since Last Statement	-\$1,168.36
Miscellaneous Credits	-\$50.31
Credit balance after payments and credits	-\$50.31
Current Month's Charges	\$1,191.57
Amount Due by February 09, 2024	
	\$1,141.26

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



Scan here to view your account online.



DOWNED IS DANGEROUS!

If you see a downed power line, move a safe distance away and call 911.
 For more safety tips, visit TampaElectric.com/PowerLineSafety

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 #: 211004653575
Due Date: February 09, 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: **\$1,141.26**

Payment Amount: \$ _____

642742134890

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.

6427421348902110046535750000001141268




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

Account #: 211004653575
Statement Date: January 19, 2024
Charges Due: February 09, 2024


Service Period: Dec 13, 2023 - Jan 12, 2024

Rate Schedule: Lighting Service

Charge Details

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

Total Current Month's Charges **\$1,191.57**

 Miscellaneous Credits	
Interest for Cash Security Deposit - Electric	-\$50.31
Total Current Month's Credits	-\$50.31






Important Messages

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Annual Deposit Interest Credit. This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

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

Ways To Pay Your Bill

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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 PH2
RIVERVIEW, FL 33579-0000

Statement Date: January 19, 2024

Amount Due: \$2,351.09

Due Date: February 09, 2024

Account #: 221006977807

Account Summary

Current Service Period: December 13, 2023 - January 12, 2024	
Previous Amount Due	\$2,305.32
Payment(s) Received Since Last Statement	-\$2,305.32
Current Month's Charges	\$2,351.09
Amount Due by February 09, 2024	\$2,351.09

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



Scan here to view your account online.



DOWNED IS DANGEROUS!

If you see a downed power line, move a safe distance away and call 911.

For more safety tips, visit

TampaElectric.com/PowerLineSafety

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: February 09, 2024

Amount Due: \$2,351.09

Payment Amount: \$ _____

635334745106



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.

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.

6353347451062210069778070000002351094




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

Account #: 221006977807
Statement Date: January 19, 2024
Charges Due: February 09, 2024

Service Period: Dec 13, 2023 - Jan 12, 2024

Rate Schedule: Lighting Service

Charge Details

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





Total Current Month's Charges **\$2,351.09**

Important Messages

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


Statement Date: January 19, 2024

Amount Due:	\$834.10
Due Date:	February 09, 2024
Account #:	221006978961

Account Summary

Current Service Period: December 13, 2023 - January 12, 2024	
Previous Amount Due	\$817.86
Payment(s) Received Since Last Statement	-\$817.86
Current Month's Charges	\$834.10
Amount Due by February 09, 2024	
	\$834.10

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 #: 221006978961
Due Date: February 09, 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:	\$834.10
Payment Amount:	\$ _____

635334745109

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.

6353347451092210069789610000000834107



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

Account #: 221006978961
Statement Date: January 19, 2024
Charges Due: February 09, 2024

Service Period: Dec 13, 2023 - Jan 12, 2024

Rate Schedule: Lighting Service

Charge Details

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






Total Current Month's Charges **\$834.10**

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


Statement Date: January 19, 2024

Amount Due:	\$951.64
Due Date:	February 09, 2024
Account #:	221006978920

Account Summary

Current Service Period: December 13, 2023 - January 12, 2024	
Previous Amount Due	\$933.12
Payment(s) Received Since Last Statement	-\$933.12
Current Month's Charges	\$951.64
Amount Due by February 09, 2024	
	\$951.64

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Account #: 221006978920
Due Date: February 09, 2024

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

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

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

635334745108

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.

6353347451082210069789200000000951644



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

Account #: 221006978920
Statement Date: January 19, 2024
Charges Due: February 09, 2024

Service Period: Dec 13, 2023 - Jan 12, 2024

Rate Schedule: Lighting Service

Charge Details

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

Total Current Month's Charges \$951.64

Important Messages

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

Statement Date: January 19, 2024

Amount Due: \$476.61

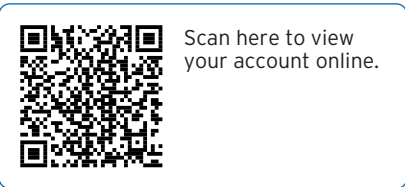
Due Date: February 09, 2024

Account #: 221006978904

Account Summary

Current Service Period: December 13, 2023 - January 12, 2024	
Previous Amount Due	\$467.35
Payment(s) Received Since Last Statement	-\$467.35
Current Month's Charges	\$476.61
Amount Due by February 09, 2024 \$476.61	

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 #: 221006978904

Due Date: February 09, 2024

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

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

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

635334745107

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.

6353347451072210069789040000000476614



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

Account #: 221006978904
Statement Date: January 19, 2024
Charges Due: February 09, 2024

Service Period: Dec 13, 2023 - Jan 12, 2024

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 31 days

Lighting Energy Charge	112 kWh @ \$0.03406/kWh	\$3.81
Fixture & Maintenance Charge	8 Fixtures	\$195.04
Lighting Pole / Wire	8 Poles	\$268.72
Lighting Fuel Charge	112 kWh @ \$0.03806/kWh	\$4.26
Storm Protection Charge	112 kWh @ \$0.03877/kWh	\$4.34
Clean Energy Transition Mechanism	112 kWh @ \$0.00036/kWh	\$0.04
Storm Surcharge	112 kWh @ \$0.00074/kWh	\$0.08
Florida Gross Receipt Tax		\$0.32
Lighting Charges		\$476.61

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Total Current Month's Charges

\$476.61

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Phone

Toll Free:
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All Other

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

Statement Date: January 23, 2024

Amount Due: **\$524.96**

Due Date: February 13, 2024
Account #: 211004653823

Account Summary

Current Service Period: December 15, 2023 - January 17, 2024


Previous Amount Due	\$533.33
Payment(s) Received Since Last Statement	-\$533.33
Miscellaneous Credits	-\$7.50
Credit balance after payments and credits	-\$7.50
Current Month's Charges	\$532.46

Amount Due by February 13, 2024 **\$524.96**

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

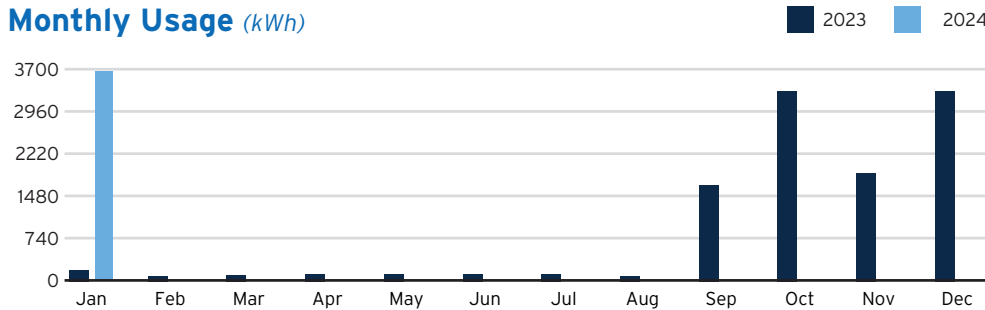
Your Energy Insight

- Your average daily kWh used was **2060% higher** than the same period last year.
- Your average daily kWh used was **1.82% lower** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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




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

Account #: 211004653823
Due Date: February 13, 2024

Amount Due: **\$524.96**

Payment Amount: \$ _____

631631056159

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.

631631056159211004653823000000524965



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

Account #: 211004653823
Statement Date: January 23, 2024
Charges Due: February 13, 2024

Meter Read

Meter Location: Sgn

Service Period: Dec 15, 2023 - Jan 17, 2024

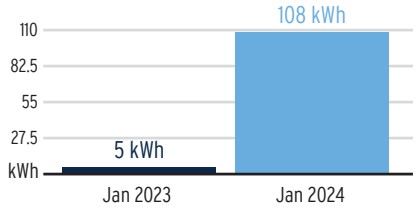
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000841112	01/17/2024	64,771		61,104		3,667 kWh	1	34 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	34 days @ \$0.75000	\$25.50
Energy Charge	3,667 kWh @ \$0.08192/kWh	\$300.40
Fuel Charge	3,667 kWh @ \$0.03843/kWh	\$140.92
Storm Protection Charge	3,667 kWh @ \$0.00775/kWh	\$28.42
Clean Energy Transition Mechanism	3,667 kWh @ \$0.00427/kWh	\$15.66
Storm Surcharge	3,667 kWh @ \$0.00225/kWh	\$8.25
Florida Gross Receipt Tax		\$13.31
Electric Service Cost		\$532.46

Avg kWh Used Per Day



Total Current Month's Charges \$532.46

Miscellaneous Credits	
Interest for Cash Security Deposit - Electric	-\$7.50
Total Current Month's Credits	-\$7.50

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

Statement Date: January 23, 2024

Amount Due: \$1,541.06
Due Date: February 13, 2024
Account #: 211004654664

Account Summary

Current Service Period: December 15, 2023 - January 17, 2024	
Previous Amount Due	\$1,577.31
Payment(s) Received Since Last Statement	-\$1,577.31
Miscellaneous Credits	-\$67.56
Credit balance after payments and credits	-\$67.56
Current Month's Charges	\$1,608.62
Amount Due by February 13, 2024 \$1,541.06	

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

Scan here to view your account online.

DOWNED IS DANGEROUS!
If you see a downed power line, move a safe distance away and call 911.
For more safety tips, visit TampaElectric.com/PowerLineSafety

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 #: 211004654664
Due Date: February 13, 2024

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

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

Amount Due: \$1,541.06
Payment Amount: \$ _____

631631056163

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.

6316310561632110046546640000001541066



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

Account #: 211004654664
Statement Date: January 23, 2024
Charges Due: February 13, 2024

Service Period: Dec 15, 2023 - Jan 17, 2024

Rate Schedule: Lighting Service

Charge Details

Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 34 days		
Lighting Energy Charge	378 kWh @ \$0.03406/kWh	\$12.87
Fixture & Maintenance Charge	27 Fixtures	\$658.26
Lighting Pole / Wire	27 Poles	\$906.93
Lighting Fuel Charge	378 kWh @ \$0.03806/kWh	\$14.39
Storm Protection Charge	378 kWh @ \$0.03877/kWh	\$14.66
Clean Energy Transition Mechanism	378 kWh @ \$0.00036/kWh	\$0.14
Storm Surcharge	378 kWh @ \$0.00074/kWh	\$0.28
Florida Gross Receipt Tax		\$1.09
Lighting Charges		\$1,608.62

Total Current Month's Charges **\$1,608.62**

Miscellaneous Credits	
Interest for Cash Security Deposit - Electric	-\$67.56
Total Current Month's Credits	-\$67.56

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.

Annual Deposit Interest Credit. This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

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Ways To Pay Your Bill

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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

Contact Us

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

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

Statement Date: January 23, 2024

Amount Due: \$593.04

Due Date: February 13, 2024
Account #: 211004654276

Account Summary

Current Service Period: December 15, 2023 - January 17, 2024


Previous Amount Due	\$603.10
Payment(s) Received Since Last Statement	-\$603.10
Miscellaneous Credits	-\$19.92
Credit balance after payments and credits	-\$19.92
Current Month's Charges	\$612.96

Amount Due by February 13, 2024 \$593.04

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

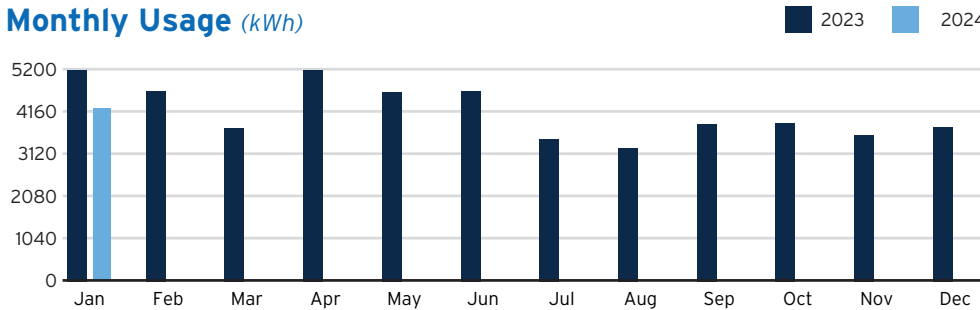
Your Energy Insight

- Your average daily kWh used was **17.22% 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



DOWNED IS DANGEROUS!

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

Account #: 211004654276
Due Date: February 13, 2024

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

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

Amount Due: \$593.04

Payment Amount: \$ _____

631631056161

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.

631631056161211004654276000000593040



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

Account #: 211004654276
Statement Date: January 23, 2024
Charges Due: February 13, 2024

Meter Read

Meter Location: PO

Service Period: Dec 15, 2023 - Jan 17, 2024

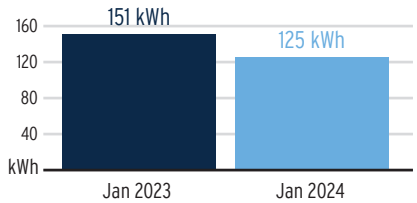
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000489694	01/17/2024	95,176		90,926		4,250 kWh	1	34 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	34 days @ \$0.75000	\$25.50
Energy Charge	4,250 kWh @ \$0.08192/kWh	\$348.16
Fuel Charge	4,250 kWh @ \$0.03843/kWh	\$163.33
Storm Protection Charge	4,250 kWh @ \$0.00775/kWh	\$32.94
Clean Energy Transition Mechanism	4,250 kWh @ \$0.00427/kWh	\$18.15
Storm Surcharge	4,250 kWh @ \$0.00225/kWh	\$9.56
Florida Gross Receipt Tax		\$15.32
Electric Service Cost		\$612.96

Avg kWh Used Per Day



Total Current Month's Charges **\$612.96**

Miscellaneous Credits		
Interest for Cash Security Deposit - Electric		-\$19.92
Total Current Month's Credits		-\$19.92

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

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

Statement Date: January 23, 2024

Amount Due: \$479.89

Due Date: February 13, 2024
Account #: 211004654458

Account Summary

Current Service Period: December 15, 2023 - January 17, 2024


Previous Amount Due	\$489.62
Payment(s) Received Since Last Statement	-\$489.62
Miscellaneous Credits	-\$17.49
Credit balance after payments and credits	-\$17.49
Current Month's Charges	\$497.38

Amount Due by February 13, 2024 **\$479.89**

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

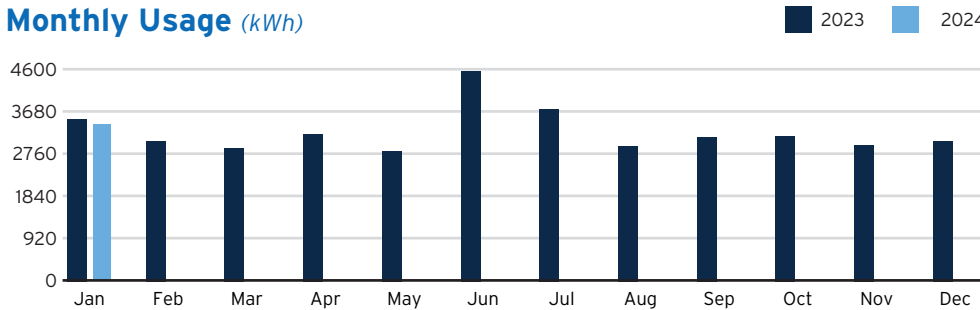
Your Energy Insight

- Your average daily kWh used was **1.96% lower** than the same period last year.
- Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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DOWNED IS DANGEROUS!

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

Account #: 211004654458
Due Date: February 13, 2024

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

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

Amount Due: \$479.89

Payment Amount: \$ _____

631631056162

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.

6316310561622110046544580000000479895



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

Account #: 211004654458
Statement Date: January 23, 2024
Charges Due: February 13, 2024

Meter Read

Service Period: Dec 15, 2023 - Jan 17, 2024

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000489693	01/17/2024	35,584		32,171		3,413 kWh	1	34 Days

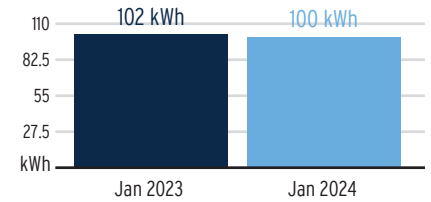
Charge Details

Electric Charges			
Daily Basic Service Charge	34 days @ \$0.75000		\$25.50
Energy Charge	3,413 kWh @ \$0.08192/kWh		\$279.59
Fuel Charge	3,413 kWh @ \$0.03843/kWh		\$131.16
Storm Protection Charge	3,413 kWh @ \$0.00775/kWh		\$26.45
Clean Energy Transition Mechanism	3,413 kWh @ \$0.00427/kWh		\$14.57
Storm Surcharge	3,413 kWh @ \$0.00225/kWh		\$7.68
Florida Gross Receipt Tax			\$12.43
Electric Service Cost			\$497.38

Total Current Month's Charges **\$497.38**

Miscellaneous Credits	
Interest for Cash Security Deposit - Electric	-\$17.49
Total Current Month's Credits	-\$17.49

Avg kWh Used Per Day



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 P.O. Box 31318
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- Phone**
 Toll Free: **866-689-6469**
- All Other Correspondences:**
 Tampa Electric
 P.O. Box 111
 Tampa, FL 33601-0111

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863-299-0800 (Polk County)
888-223-0800 (All Other Counties)
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RESERVE AT PRADERA COMM DEV DIST
 RESERVE AT PRADERA COMMU
 13309 PRADERA RESERVE DR
 RIVERVIEW, FL 33579-0000

Statement Date: January 23, 2024

Amount Due:	\$198.54
Due Date:	February 13, 2024
Account #:	211004654029


Account Summary

Current Service Period: December 15, 2023 - January 17, 2024	
Previous Amount Due	\$344.94
Payment(s) Received Since Last Statement	-\$344.94
Miscellaneous Credits	-\$8.49
Credit balance after payments and credits	-\$8.49
Current Month's Charges	\$207.03
Amount Due by February 13, 2024	
\$198.54	

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

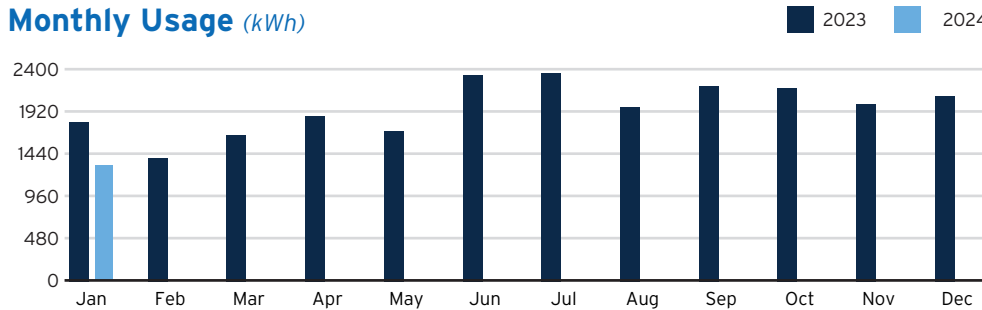
Your Energy Insight

- Your average daily kWh used was **25% lower** than the same period last year.
- Your average daily kWh used was **43.48% lower** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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

Account #: 211004654029
Due Date: February 13, 2024

Amount Due:	\$198.54
Payment Amount:	\$ _____

631631056160

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.

6316310561602110046540290000000198548



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

Account #: 211004654029
Statement Date: January 23, 2024
Charges Due: February 13, 2024

Meter Read

Meter Location: IR

Service Period: Dec 15, 2023 - Jan 17, 2024

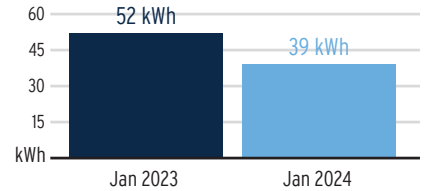
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000851388	01/17/2024	56,105		54,795		1,310 kWh	1	34 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	34 days @ \$0.75000	\$25.50
Energy Charge	1,310 kWh @ \$0.08192/kWh	\$107.32
Fuel Charge	1,310 kWh @ \$0.03843/kWh	\$50.34
Storm Protection Charge	1,310 kWh @ \$0.00775/kWh	\$10.15
Clean Energy Transition Mechanism	1,310 kWh @ \$0.00427/kWh	\$5.59
Storm Surcharge	1,310 kWh @ \$0.00225/kWh	\$2.95
Florida Gross Receipt Tax		\$5.18
Electric Service Cost		\$207.03

Avg kWh Used Per Day



Total Current Month's Charges **\$207.03**

Miscellaneous Credits	
Interest for Cash Security Deposit - Electric	-\$8.49
Total Current Month's Credits	-\$8.49

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


Statement Date: January 19, 2024

Amount Due:	\$3,152.34
Due Date:	February 09, 2024
Account #:	211024076591

Account Summary

Current Service Period: December 13, 2023 - January 12, 2024	
Previous Amount Due	\$3,019.30
Payment(s) Received Since Last Statement	-\$3,019.30
Miscellaneous Credits	-\$8.44
Credit balance after payments and credits	-\$8.44
Current Month's Charges	\$3,160.78
Amount Due by February 09, 2024	
	\$3,152.34

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 #: 211024076591
Due Date: February 09, 2024

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

Amount Due:	\$3,152.34
Payment Amount:	\$ _____

602001532657

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.

6020015326572110240765910000003152341



Service For:
 PRADERA PH 4
 RIVERVIEW, FL 33579

Account #: 211024076591
Statement Date: January 19, 2024
Charges Due: February 09, 2024

Service Period: Dec 13, 2023 - Jan 12, 2024

Rate Schedule: Lighting Service

Charge Details

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

Total Current Month's Charges **\$3,160.78**

Miscellaneous Credits	
Interest for Cash Security Deposit - Electric	-\$8.44
Total Current Month's Credits	-\$8.44

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- 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.

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.: 6389
Terms: Due on receipt
Invoice date: 02/01/2024
Due date: 02/01/2024

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

Note to customer

Thank you for your business.

RECEIVED
02/01/24

Tab 3



Reserve at Pradera

Community Development District



Waterway Inspection Report

Reason for Inspection:

Quality Assurance

Inspection Date:

2/28/2024

Prepared for:

Reserve at Pradera

Community Development District

Prepared by:

Tom Donaghy, Service Manager

Doug Agnew, Senior Environmental Consultant

www.AdvancedAquatic.com

lakes@advancedaquatic.com

292 S. Military Trail, Deerfield Beach, FL 33442

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

1-800-491-9621



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Sites 9-10	6
Sites 11-12	7
Sites 13-14	8

Site Map	9
----------------	---



Site Assessments

Pond 1

Comments:

Normal Growth Observed

Torpedograss and Spatterdock observed and treated.

Excellent stand of the native aquatic plant Jointed Spikerush observed.



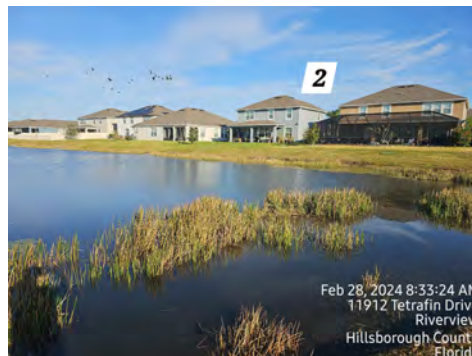
Pond 2

Comments:

Normal Growth Observed

Torpedograss and algae observed and treated.

Several stands of the native aquatic plant Jointed Spikerush observed.



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lakes@advancedaquatic.com

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1-800-491-9621



Site Assessments

Pond 3

Comments:

Normal Growth Observed

Spatterdock and algae observed and treated.

A limited grouping of the native aquatic plant Jointed Spikerush observed.

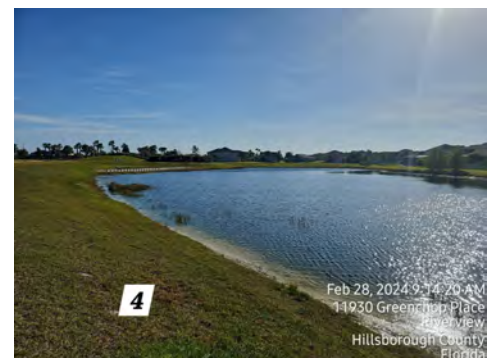


Pond 4

Comments:

Normal Growth Observed

Torpedograss and algae observed and treated.



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lakes@advancedaquatic.com

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1-800-491-9621



Site Assessments

Pond 5

Comments:

Normal Growth Observed

Torpedograss observed and treated.

Robust groupings of the native aquatic plant Jointed Spikerush observed.



Pond 6

Comments:

Normal Growth Observed

Spatterdock observed and treated.

Robust groupings of the native aquatic plant Jointed Spikerush observed.



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lakes@advancedaquatic.com

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Site Assessments

Pond 7

Comments:

Normal Growth Observed

Torpedograss and Algae observed and treated.

A limited grouping of the native aquatic plant Jointed Spikerush observed.



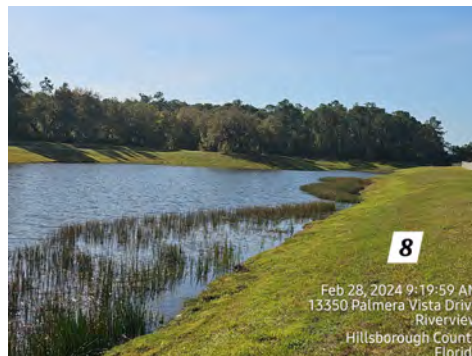
Pond 8

Comments:

Normal Growth Observed

Torpedograss observed and treated.

Robust groupings of the native aquatic plant Jointed Spikerush observed.



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

Pond 9

Comments:

Site Looks Good

Trace amount of Torpedograss observed and treated.

Robust groupings of the native aquatic plant Jointed Spikerush observed.

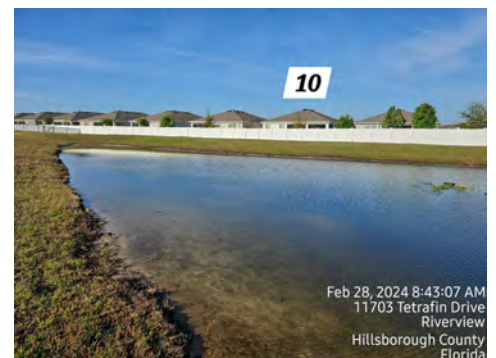


Pond 10

Comments:

Normal Growth Observed

Trace amounts of Spatterdock and algae observed and treated.



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lakes@advancedaquatic.com

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



Site Assessments

Pond 11

Comments:

Normal Growth Observed

Spatterdock observed and treated.

Robust groupings of the native aquatic plant Jointed Spikerush observed.

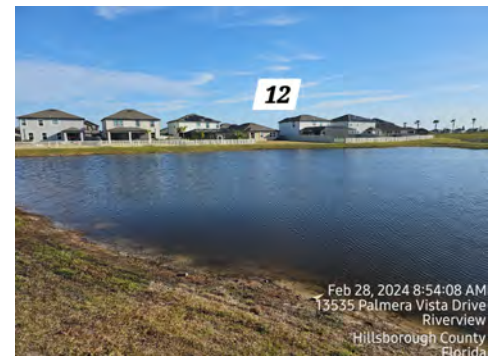
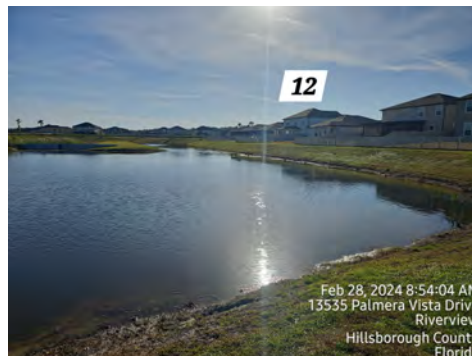


Pond 12

Comments:

Normal Growth Observed

Torpedograss and algae observed and treated.



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lakes@advancedaquatic.com

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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:

Normal Growth Observed

Algae observed and treated.



Pond 14

Comments:

Normal Growth Observed

Torpedograss and algae 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 4



RIZZETTA FIELD INSPECTION REPORT RESPONSE

Date Inspection Report Performed ___Feb 29th___

Date LMP Received Report ___March 18th___

LMP Response Date ___March 26th___

- - Carry Overs
- - Completed
- - LMP Response

1.

Reserve @ Pradera Field Report Answers

Report Item #	Comment		Response
#1	Noting the dead shrubs and Magnolia still line the fence along Balm Riverview ROW. I do not notice any new shrubs dying out.	Gen.	Proposal to be resubmitted for removal of only the dead shrubs.
#2	Noting Flax Lilies are starting to come back at the front of the entrance to the community pool.	Gen.	Correct
#3	Treat broadleaf turf weeds by the mailbox kiosk at the community pool.	Fert.	By end of March
#4	Treat weeds in the beds at the community pool area.	Main.	In pool area- 3/22 Outside pool area- 4/5
#5	Clean out dead material in the Bromeliads inside the pool area.	Main.	By end of 3/22
#6	Check the irrigation on the Northeast side within the pool area. Need to backfill the washout area once the problem is fixed.	Irr.	By end of March
#7	Schedule a rejuvenation cutback for the Thryallis in the beds between the pool and playground area to prevent leggy growth.	Main.	To be completed mid April
#8	Schedule a rejuvenation cutback for the Ornamental Grasses around the playground area.	Main.	By end of 3/22
#9	Treat the Dollarweed in the St. Augustine on the Southside outside the community pool area.	Fert.	By end of March

#10	Overall, the ant mound population has reduced. There are a couple active mounds along the sidewalk by the community basketball courts.	Main.	Treating ants every week as needed.
#11	Dead hanging palm fronds by the playground area that need removal.	Main.	Outside of 15' range, will need to schedule w/Arbor. Possibly 1st week of April.
#12	Treat weeds in the annual flower bed at the bullnose of the intersection of Balm Riverview Rd. and Pradera Reserve Blvd	Main.	To be cleaned 3/22 for annual install.
#13	Asking when approved annuals will be installed at Balm Riverview Rd. and Pradera Reserve Blvd. median?	Enhan.	Delayed due to Fri rain will be by mid week of the 25th.
#14	Remove all the Bromeliads on the second median on Pradera Reserve Blvd. off Balm Riverview Rd.	Main.	By end of 3/22
#15	Noting ruts on the second median on Pradera Reserve Blvd. off Balm Riverview that will need to be repaired.	Enhan.	To be proposed
#16	Treat weeds in the triangle beds around the large Northeast roundabout for Pradera Reserve Blvd. and Palmera Vista Blvd.	Main.	Sprayed on 3/22
#17	Treat weeds in the Jasmine in the large Northeast roundabout for Pradera Reserve Blvd. and Palmera Vista Blvd.	Main.	Hand pulled on 3/22, no round up as rain was in forecast. Round up during next visit.
#18	The dead palm was flush cut and removed on PRB by the community pool. Need to add soil and a couple pieces of turf.	Enhanc.	To be proposed

#19	Noting the weeds have been sprayed out on Quackgrass roundabout. These areas will fill in over the next couple of months	Gen.	This is correct
#20	Remove ball moss and ensure the Crepe Myrtles are fertilized around the dog park. These have struggled since the hurricane	Main/Fert	Fert for Crape to be proposed
#21	Diagnose and treat declining St. Augustine turf in front of the Estancia monument on the Southwest corner of PRB and Palmera Vista Blvd.	Irr	By end of March.
#22	Weeds in the Juniper in the median islands on Pradera Reserve Blvd. from Palmera Vista Blvd. to Grassland Way.	Main.	Hand pulled on 3/22, no round up as rain was in forecast. Round up during next visit.
#23	Pin down bubblers in the Magnolia tree rings on Moss Grass and Bermuda Grass Way	Irr	By the end of March
#24	There are still a couple ant mounds in tree rings on Moss Grass and Bermuda Grass Way, but the number has been greatly reduced	Main	Treated weekly as needed
#25	It appears some of the Bahia was treated in the medians on PRB from Grassland Way to Southeast large roundabout	Fert	With sufficient rains this will come back
#26	Weeds were treated in the bed on the Southwest corner of PRB and Palmera Vista Blvd. Need to now remove the dead material	Main	Hand pulled dead on 3/22
#27	Treat Dollarweed in the St. Augustine turf across the street from the old model homes on Palmera Vista	Fert	By end of March

#28	Need to fill in the two triangle in the beds at the model homes roundabout where annuals use to be. Provide a proposal for perennials	Enhanc.	Proposal to be submitted.
#29	Remove dead fruiting structures in the Bird of Paradise in the beds at the roundabout of the old model houses.	Main	By end of 3/22
#30	The tree was flush cut on Greenchop but now needs soil and turf to cover up the stump. May need to shave it down more or stump grind it. Provide a proposal to do so.	Enhanc.	Need to root prune, soil & sod to be proposed
#31	Treat Dollarweed in turf at Greenchop roundabout	Fert.	By end of March

Tab 5



PO Box 267
 Seffner, FL 33583
 O: 813-757-6500
 F: 813-757-6501

Estimate

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

Date	3/22/2024
Estimate #	88718
LMP REPRESENTATIVE	
DMFRN	
PO #	
Work Order #	

--

DESCRIPTION	QTY	COST	TOTAL
Install Dwarf Ixora at the four corners of dog park. All work includes, clean-up, removal, and disposal of debris generated during the course of work. Note: Irrigation modifications necessary will be invoiced separately as 'time and materials' Note: LMP cannot guarantee or warranty new landscape material(s) that does not qualify for establishment watering under the local water restriction guidelines in effect at the time of installation. Supplemental or hand watering will be an additional cost.			
Ixora - Dwarf nana (red) 3g	60	39.90	2,394.00

TERMS AND CONDITIONS:

TOTAL	\$2,394.00
--------------	-------------------

LMP reserves the right to withdraw this proposal if not accepted within 21 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted if job is substantial in nature with final invoice being submitted at completion of project. No finance charge will be imposed if the total of said work is paid in full within 30 days of invoice date. If not paid in full within 30 days, then customer is subject to finance charges on the balance of the work from the invoice date at a rate of 1.5% per month until paid. LMP shall have the right to stop work under this contract until all outstanding amounts including finance charges are paid in full. Payments will be applied to the oldest invoices. If paying by credit card, please add a 3% processing fee of the Invoice Total.

ACCEPTANCE OF PROPOSAL: The above prices, scope of work and terms and conditions are hereby satisfactorily agreed upon. LMP, Inc. has been authorized to perform the work as outlined and payment will be made as outlined above. The above pricing does not include any unforeseen modifications to the said irrigation system that could not be reasonably accounted for prior to job start. All plant material carries a one (1) year warranty provided LMP, Inc. is performing landscape maintenance services to the area installed or enhanced at the time of installation. If not, then there is no warranty on the plant material. LMP cannot warranty against Acts of God, including cold weather events & natural disasters. Also, no warranty will be provided on any material that has been transplanted from another part of the property.

OWNER / AGENT

DATE

Tab 6



PO Box 267
 Seffner, FL 33583
 O: 813-757-6500
 F: 813-757-6501

Estimate

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

Date	3/22/2024
Estimate #	88717
LMP REPRESENTATIVE	
DMFRN	
PO #	
Work Order #	

--

DESCRIPTION	QTY	COST	TOTAL
Removal of bushes that have died on the south side of Balm Riverview. All work includes, clean-up, removal, and disposal of debris generated during the course of work. Note: Irrigation modifications necessary will be invoiced separately as 'time and materials'			
Vegetative removal/ clean-up/ disposal	1	1,815.00	1,815.00

TERMS AND CONDITIONS:

TOTAL	\$1,815.00
--------------	-------------------

LMP reserves the right to withdraw this proposal if not accepted within 21 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted if job is substantial in nature with final invoice being submitted at completion of project. No finance charge will be imposed if the total of said work is paid in full within 30 days of invoice date. If not paid in full within 30 days, then customer is subject to finance charges on the balance of the work from the invoice date at a rate of 1.5% per month until paid. LMP shall have the right to stop work under this contract until all outstanding amounts including finance charges are paid in full. Payments will be applied to the oldest invoices. If paying by credit card, please add a 3% processing fee of the Invoice Total.

ACCEPTANCE OF PROPOSAL: The above prices, scope of work and terms and conditions are hereby satisfactorily agreed upon. LMP, Inc. has been authorized to perform the work as outlined and payment will be made as outlined above. The above pricing does not include any unforeseen modifications to the said irrigation system that could not be reasonably accounted for prior to job start. All plant material carries a one (1) year warranty provided LMP, Inc. is performing landscape maintenance services to the area installed or enhanced at the time of installation. If not, then there is no warranty on the plant material. LMP cannot warranty against Acts of God, including cold weather events & natural disasters. Also, no warranty will be provided on any material that has been transplanted from another part of the property.

OWNER / AGENT

DATE

Tab 7

Riverview, Florida

Reserve at Pradera

Splash Pad Re-Imagined

February 21, 2024

Agenda

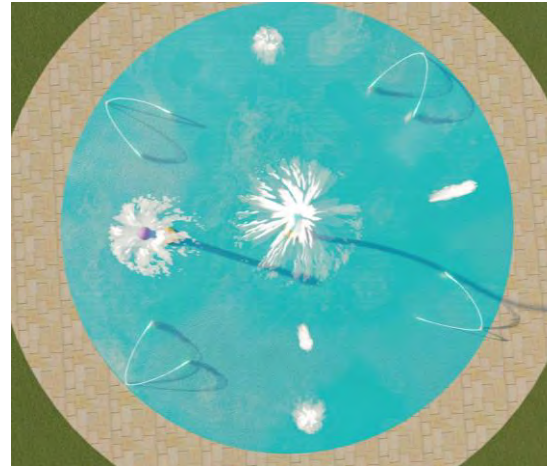
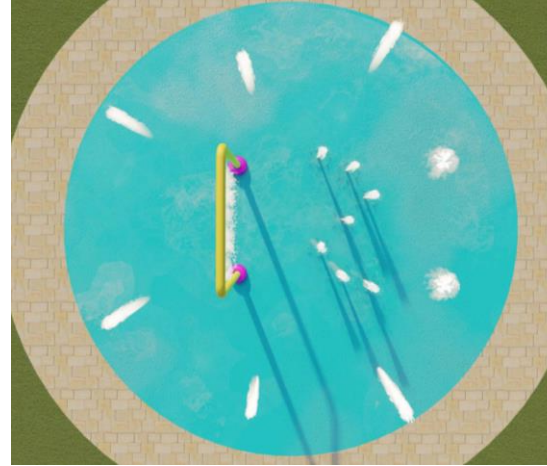
EXPLORING IDEAS

- Splash Pad Redesign
- Create Passive Space
- Create Active Space

Splash Pad Redesign

SPLASH PAD

Exploring the redesign of the splash pad with a variety of features can broaden its appeal to a wider age range.



Options can also include:

- Themed feature(s) (i.e. octopus, bucket drop, pirate, etc.)
- Series of water jets (i.e. smaller scale found at Curtis Hixon Park)

* Fence enclosure will need to remain due to being within 50 feet of swimming pole per Florida Building Code.

Create Passive Space

PASSIVE



MINI SHUFFLEBOARD

Offers a leisurely yet engaging activity that encourages social interaction.

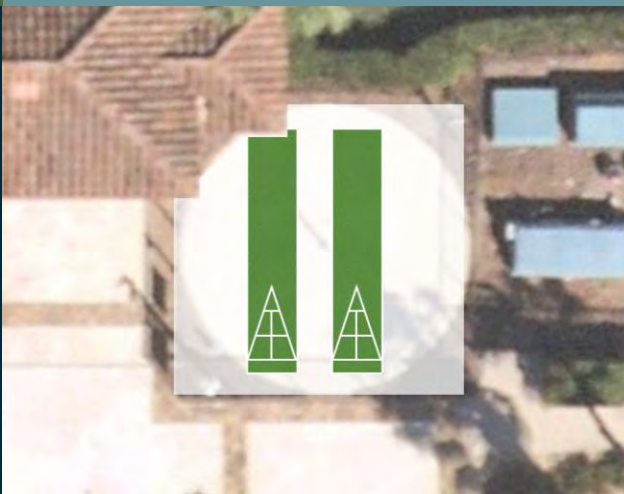


SYNTHETIC TURF

Enables flexible use, accommodating activities such as cornhole, giant Connect 4, and Jenga.

GENERAL LAYOUT

Surface options beyond shuffleboard may include concrete or synthetic turf.



GENERAL LAYOUT

Maintenance requirement for synthetic turf are minimal.





Create Active Space

ACTIVE



FITNESS

Adding more fitness equipment can compliment the existing fitness trail.



GAME TABLES

Promotes physical activity and offers entertainment suitable for a range of ages and abilities.

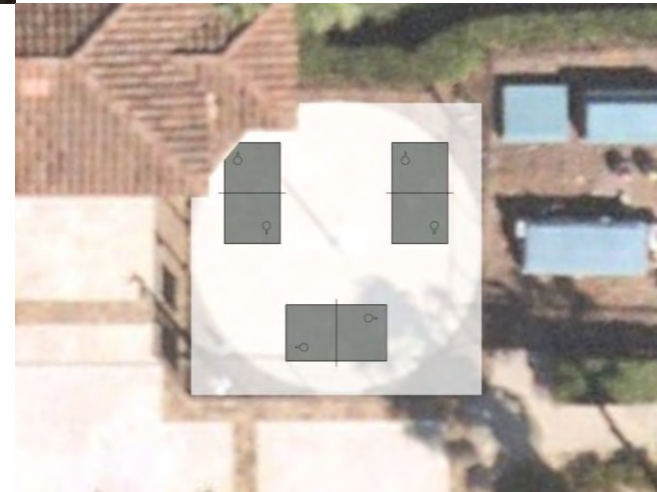
GENERAL LAYOUT

Surface options may include concrete, synthetic turf, or rubber surface.



GENERAL LAYOUT

Surface options may include concrete or synthetic turf.



Order of Magnitude

ORDER OF MAGNITUDE

1



SPLASH PAD

Equipment \$90,000
Construction \$180,000
Demolition \$10,000

2



PASSIVE

Synthetic Turf \$5,000
Mini Shuffleboard \$1,650
Demolition \$10,000

3



ACTIVE

Fitness Equipment
\$7,000.00 - \$23,000/each
Game Table \$ 8,000/each
Concrete Base \$10,500
Synthetic Turf \$5,000
Rubber surface \$7,500
Shade Sail \$15,000
Demolition \$10,000

*Order of magnitude is based upon preliminary ideas and a limited understanding of the existing site.

Q&A

GET IN TOUCH

Antonio Serbia
813-497-4915
halff.com

CONNECT WITH US. LIKE US. FOLLOW US.



Tab 8



Rizzetta & Company

March 28

District Manager's Report

2024

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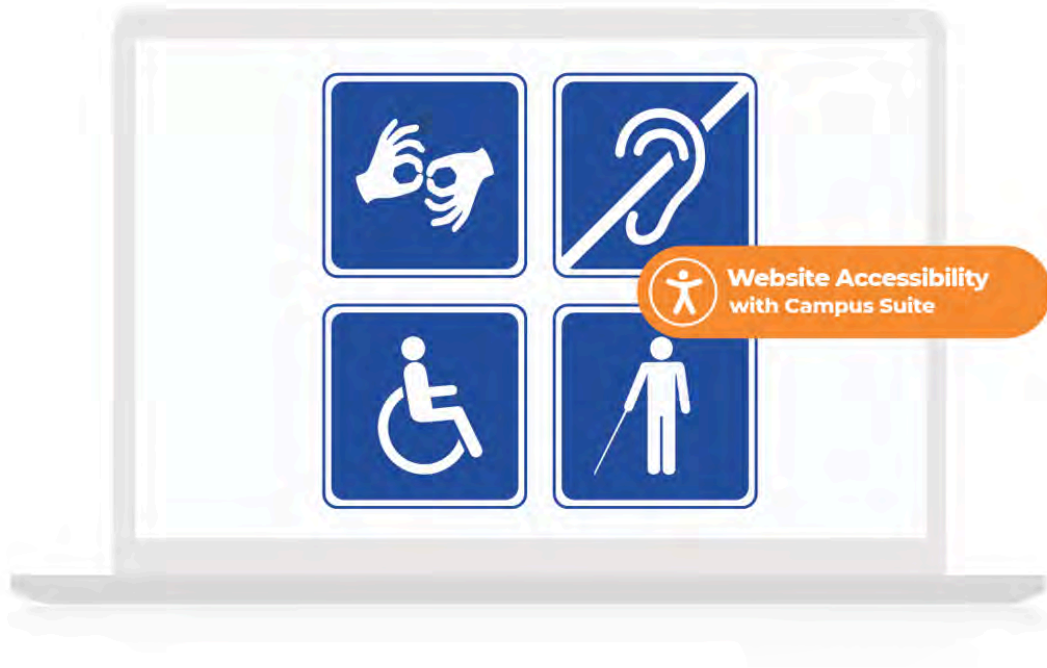
UPCOMING DATES TO REMEMBER

- **Next Meeting:** April 25, 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
- **Hog Removal:** March 2024 - MTD: 3 YTD: 9

<u>FINANCIAL SUMMARY</u>	<u>2/29/2024</u>
General Fund Cash & Investment Balance:	\$458,584
Reserve Fund Cash & Investment Balance:	\$71,294
Debt Service Fund Investment Balance:	\$388,025
Total Cash and Investment Balances:	\$917,903
General Fund Expense Variance: \$37,846	Under Budget

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

Tab 9



Quarterly Compliance Audit Report

Reserve at Pradera

Date: March 2024 - 1st Quarter

Prepared for: Scott Brizendine

Developer: Rizzetta

Insurance agency:



Preparer:

Jason Morgan - *Campus Suite Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

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Compliance Audit

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Web Accessibility Glossary	11

Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in [Florida Statute Chapter 189.069](#).



ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – [WCAG 2.1](#), which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.



Florida Statute Compliance

Pursuant to F.S. [189.069](#), every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.* Following the [WCAG 2.1](#) levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

* **NOTE:** Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

Passed	Description
Passed	Website errors* 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	Keyboard navigation The ability to navigate website without using a mouse
Passed	Website accessibility policy A published policy and a vehicle to submit issues and resolve issues
Passed	Color contrast Colors provide enough contrast between elements
Passed	Video captioning Closed-captioning and detailed descriptions
Passed	PDF accessibility Formatting PDFs including embedded images and non-text elements
Passed	Site map Alternate methods of navigating the website

*Errors represent less than 5% of the page count are considered passing

**Error reporting details are available in your Campus Suite Website Accessibility dashboard



Florida F.S. 189.069 Requirements

Result: **PASSED**

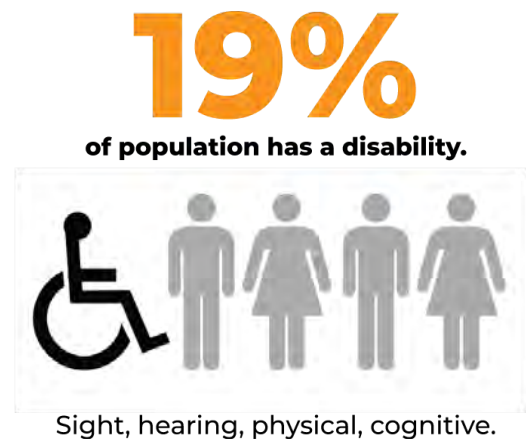
Compliance Criteria

Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees, assessments imposed by CDD
Passed	Link to Florida Commission on Ethics
Passed	District Budgets (Last two years)
Passed	Complete Financial Audit Report
Passed	Listing of Board Meetings
N/A	Public Facilities Report, if applicable
Passed	Link to Financial Services
Passed	Meeting Agendas for the past year, and 1 week prior to next

Accessibility overview

Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.



The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.



ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



Contrast and colors

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

Contract checker: <http://webaim.org/resources/contrastchecker>



Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This ‘friendlier’ language not only helps all the users, but developers who are striving to make content more universal on more devices.



Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

Helpful article: <http://webaim.org/techniques/alttext>



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

Helpful article: www.nngroup.com/articles/keyboard-accessibility

Helpful article: <http://webaim.org/techniques/skipnav>



Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

Helpful article: <http://webaim.org/techniques/sitertools/>



Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

Helpful article: <http://webaim.org/techniques/tables/data>



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

Helpful articles: <http://webaim.org/techniques/acrobat/acrobat>



Making videos accessible

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

Helpful article: <http://webaim.org/techniques/captions>



Making forms accessible

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

Helpful article: <http://webaim.org/techniques/forms>



Alternate versions

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

Timers

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

Fly-out menus

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

No pop-ups

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that enable them to perform tasks they otherwise would not be able to perform (e.g., a screen reader)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
504	Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people
508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web

Tab 10

To the Board of Supervisors of The Reserve at Pradera,

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

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

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

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

Thank you for your consideration.

Sincerely,

Edward Hollenshade

Edward W. Hollenshade

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

Executive Summary

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

SKILLS

Intelligence Collection
Target Analysis

Counterintelligence
Planning Operations

Microsoft Office
Counter-Terrorism

PROFESSIONAL EXPERIENCE

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

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

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

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

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

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

United States Army | Special Forces Non-Commissioned Officer

08/1993 - 03/2016

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

EDUCATION

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

- Cumulative **GPA: 3.70/4.00**

Jefferson Community College | Associate of Criminal Justice *Watertown, NY* | **08/2005 - 12/2015**

- Cumulative **GPA: 3.80/4.00**

CLEARANCE

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

SPECIALIZED TRAINING

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

Tab 10A

Jason Alexander Newbold

11912 Bahia Valley Dr.

Riverview, FL. 33579

jmjnewbold@outlook.com

951-206-4587

08 March 2024

Crystal Yem

Reserve at Pradera Community Development District

3434 Colwell Avenue, Suite 200

Tampa, Florida 33614

Dear Board of Supervisors,

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

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

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

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

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

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

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

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

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

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

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

Warm regards,

Jason Alexander Newbold



BIOGRAPHY



UNITED STATES AIR FORCE

TECHNICAL SERGEANT JASON ALEXANDER NEWBOLD

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



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

EDUCATION

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

ASSIGNMENTS

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

MAJOR AWARDS AND DECORATIONS

Air Force Achievement Medal with three oak leaf clusters

Meritorious Unit Award with three oak leaf clusters

Air Force Outstanding Unit Award with two oak leaf clusters

Global War on Terrorism Expeditionary Service Medal with bronze star

Remote Combat Effects Campaign Medal with two bronze stars

Joint Service Achievement Medal

Air Force Commendation Medal

OTHER ACHIEVEMENTS

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

2012 Airman of the Quarter, 9 SOS, Hurlburt Field

2013 Airman of the Quarter, 1 SOG, Hurlburt Field

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

2017 NCO of the Quarter, 25 SRS, Schriever AFB

2017 Red Flag Top Performer, NTTR, Nelis AFB

2020 Honor Graduate, NCO Academy, AETC, Sheppard AFB

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

2021 Angel Award Winner, Hurlburt Field

EFFECTIVE DATE OF PROMOTION

Technical Sergeant: July 1, 2018

(Current as of March 2024)

Tab 11

From: Sales Team DDD Fencing <sales@dddfencing.com>
Sent: Wednesday, February 21, 2024 11:33 AM
To: Christina Newsome <CNewsome@rizzetta.com>
Subject: [EXTERNAL]Reserve at Pradera Tan PVC fencing

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.

Good afternoon,

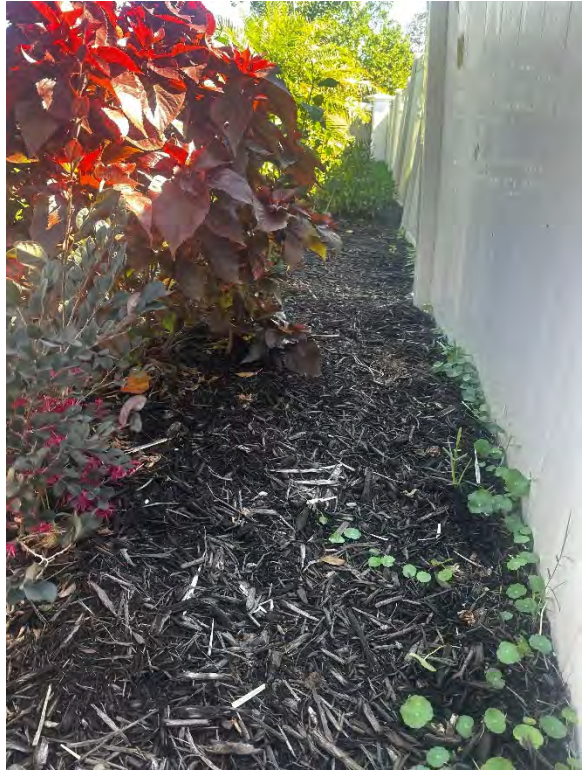
Here is my evaluation of the fencing issues at/near [12031 Cinnamon Fern Dr, Riverview FL 33579](#):

The previous fencing company used a recycled material that after years in the Florida sun begins to warp and dry rot causing the support in the bottom rails to fail which in return causes the pickets to fall out, along with the warping and leaning of the rails on the fence. The current fencing also being 8' wide requires a small aluminum I-beam brace in all bottom rails to help keep the rails from failing. In order to save money, the previous fence company did not install them. We at DDD Fencing, have faced this problem in several community fencing throughout Hillsborough County and in our professional opinion it has always been best to completely replace the fencing with a higher grade product. Also with a 6X6 panel vs. 6X8 panel. At the end of the day it helps to prevent leaning and warping. If you have any questions or concerns please feel free to contact me.

Best regards,

Alexa Vigneau

DDD Fencing Sales Team



Donny wanted me to let you know that there are about 57 panels in total, so if we ended up repairing each one individually at separate times , our minimum is normally \$599 so it would be \$28,500 . Even cutting our minimum in half would be \$14,250. Just to give you an insight if of what it would cost over a period of time if we had to fix each panel at separate times.

Best regards,

DDD Fencing Sales Team
(352) 257-3086

Tab 12



PAINTING RESTORATION ROOFING

www.MunyanRestoration.com

(877) 442-5062

MUNYAN ROOFING SERVICES, LLC

“Doing it Right” since 1951

FL License CCC1329932

FL CCC 029612

March 15, 2024

Prepared For:

Christina Newsome
CDD District Manager
813.533.2950.#6582

cnewsome@rizzetta.com

Job:

12051 Pradera Reserve Blvd.
Riverview, FL 33579

1175 GOULD STREET, CLEARWATER, FLORIDA 33756
727-442-5062 Fax 727-441-2831



Furnish and install missing soffit at 12051 Pradera Reserve. Materials to include brown perforated soffit and missing corner channel.

Price: \$1,525.00

We accept all major credit cards for your convenience with an added 3.5% transaction fee
N/A

Permit costs to be added to the final invoice.

N/A

With current market volatility we reserve the right to increase or decrease our price by the amount of any changes in material cost that may occur. To avoid any additional costs we can provide a list of shingles that are currently available in sufficient quantity to complete this project.

N/A

Additional layers of roofing to be removed are charged at a rate of \$50.00 per square

Fascia Pre-Primed			Trim-Sub Fascia/Rafters/Structural			Plywood/Sheathing		
Size	Price	Unit	Size	Price	Unit	Size	Price	Unit
1x2/1x3	\$8.00	Per Foot	2x4	\$8.00	Per Foot	½"	\$95.00	Per Sheet
1x4	\$10.00	Per Foot	2x6	\$10.00	Per Foot	5/8"	\$100.00	Per Sheet
1x6	\$12.00	Per Foot	2x8	\$12.00	Per Foot	¾"	\$110.00	Per Sheet
1x8	\$14.00	Per Foot	2x10	\$14.00	Per Foot	1x6	\$8.00	Per Foot
1x10	\$16.00	Per Foot	2x12	\$16.00	Per Foot	1x8	\$8.00	Per Foot
1x12	\$18.00	Per Foot				1x10	\$10.00	Per Foot
						1x12	\$10.00	Per Foot

A Deposit in the amount of **20%** is due and payable prior to mobilization. Another **20%** is due upon mobilization with the final payment due ten (10) days after substantial completion of the project. Substantial completion, as used herein, shall be defined as that time when construction is completed. If corrective or repair work remains to be accomplished by the Contractor after the project is ready for occupancy, the Contractor will perform such work within a reasonable time and the Owner will not withhold payment pending the completion of such minor work. Payments not timely made shall accrue interest rate of 18% per annum until fully paid.



All workmanship will come with a three-year application warranty and all implied manufacturer warranties. Jobsite safety lines and protection will be installed as needed. Daily cleanup of debris and constant magnetic nail collection will be performed. We take the extra steps to ensure safety and cleanliness.

EXCLUSIONS AND CLARIFICATIONS:

Munyan Roofing will use care in the protection of the occupants' property; such as, windows, shrubbery walkways and all other areas from damage.

Owner is to coordinate the trimming of all trees/ shrubs a minimum of two feet away from surface to allow access.

Contractor will notify Owners representative of any concealed conditions that are revealed during the course of the work which will require additional labor and materials. Any work related to such conditions shall not be done without a signed change order. We cannot be held responsible for any damage to electrical or AC lines that were installed too close to the underside of the roof deck. We cannot be held responsible for damage to unseen items that we were not made aware of i.e. septic tanks and sprinkler systems. We cannot be held responsible for any ceiling repairs resulting from workmen stepping through deteriorated decking. Unauthorized use of our dumpsters or dump trailers could result in additional charges.

Note: Engineering/ Architectural drawings are not included and may alter given price if needed. Exclude all work not listed in this proposal.

Buildings with gutters will be removed and replaced. Some new fasteners may be required as some cannot be saved. We can quote new commercial / seamless gutters upon request.

Use of lull or lift equipment may be required due to the elevation and pitch of your roof. If any off pavement use is required, we will lay down plywood to reduce any ruts in the grass. Ruts may require new dirt and or sod. We can assist in the replacement under T&M. Ruts due to ground conditions can occur even with protection. In most cases we can perform our scope without the need to drive on grass. When required and ruts occur, they need to be considered a requirement of the project and not neglect of your contractor.

Staging area will be required. lifts, dumpsters, storage containers and porta potty will be onsite Management / owner, to assist our staff with parking area closing and notice requirements. No additions or modifications to existing scope to be done without a signed change order. Some parking areas will need to be closed in sections to gain access to building. It is our commitment to provide you with updates as to the progress of your project. We will provide and distribute notification to tenants / owners as well as police the area daily for trash and debris.

We are also General contractors. We are a single source company able to handle all repair needs and even structural concerns that may be found during a new roof. Any structural repair will be documented and brought to your attention. Additional permits, drawings and sometimes Engineers are required when major structural concerns are found.

All repairs found within your roof system will be marked, logged and photo documented. Each repair is numbered and copies are included with the repair billing.

We will provide proper insurances (General Liability, Workers Compensation). No non documented workers are used. We follow OSHA rules and regulations.



EXTRA WORK

Should Owner, construction lender, or any public agency or inspector direct any modification of or addition to the work covered by this Contract, the cost shall be added to the contract price. However, if extra work is performed pursuant to verbal direction of Owner or Assigned Representative, the Contractor is entitled to be paid for such extra work, whether or not the extra work order is reduced to writing.

TIME FOR COMPLETION OF WORK

Contractor & Owner will agree on start date. Contractor will commence work and shall use its best efforts to complete the work in a timely manner subject to permissible delays. However, no damages for delays in the completion of the work shall exist in favor of Owner.

PERMITS, CHARGES AND EXACTION

Owner will provide and pay for all necessary engineering and testing reports, building permits as well as bonds, assessments, hookup chargers, financing fees, facility fees, and exactions of utilities and public agencies that are imposed to pay facilities costs. These costs are in addition to the price set forth in Paragraph Four herein unless specifically designated in this Agreement to be included.

LABOR AND MATERIAL

The Contractor shall pay all valid charges for labor and material incurred by Contractor and used in the construction of the project. Contractor is excused from this obligation for bills received in any period during which the Owner is in arrears in making payments to Contractor.

DEFAULT

If Owner should default in any of its obligations under this Contract, Contractor may recover, as damages, either the reasonable value of the work performed by Contractor, or the balance of the Contract price plus any other damages sustained as a result of Owner's default.

DELAY

Contractor shall be excused for the delay in completion of the contract by Acts of God, acts of the Owner, inclement weather, labor trouble, acts of public agencies, inspectors, or public utilities, extra work, failure of the Owner to make progress payments promptly, or other contingencies unforeseen by Contractor and beyond the reasonable control of Contractor.



RIGHT TO STOP WORK OR TERMINATE CONTRACT. Contractor shall have the right to stop work if payments are not made when due under this Contract, and may keep the job idle until all payments have been received. In the event any payments due hereunder are past due for a period exceeding fourteen (14) days, Contractor may declare a material breach under this Contract and terminate all further performance hereunder. At such time, Contractor shall be entitled to all damages set forth in the Default provisions hereunder or otherwise allowed under Florida Law.

BINDING OF SUCCESSORS.

All of the provisions of this contract will be binding on the assignees, successors, parent companies, and subsidiary companies of both parties. If either party is acquired by a corporation through purchase, merger, or consolidation, the provision of this Contract will be binding on the successor or surviving corporation.

INDEMNIFICATION

Contractor shall indemnify and hold harmless the property owner, the property management company from and against all claims, damages, losses, judgments and expenses including, but not limited to, attorney's fees in litigation, arising out of or resulting from the Contractor's performance under this Agreement, or in violation of this Agreement, within the limitation or exclusion of the contractor's insurance policies when caused in whole or in part by any negligent act or omission by anyone directly or indirectly employed by the Contractor or anyone for whose acts the Contractor may be liable. This Contract shall be interpreted and governed by the laws of the State of Florida. Venue for any litigation arising hereunder shall be exclusively in Pinellas County, Florida and each party hereto hereby waives all rights it may otherwise have to selection of venue.

DEFENSES TO ENFORCEMENT OF CONTRACT AND RIGHT TO CURE.

No claim or set off shall be allowed or made by Owner to Contractor based on any claim, including an alleged breach of Contract, delay, breach of warranty, claims, for deficient workshop materials or other claim arising hereunder until thirty (30) days have elapsed following the furnishing to Contractor a written notice as provided herein. Said written notice shall set forth, in detail, the alleged claim, defect or breach and the remedy requested. Said notice shall be furnished to Contractor at the address set forth herein, via certified mail return receipt requested. The thirty (30) day period shall begin to run upon receipt of said Contractor. During said thirty (30) day period, Contractor shall have the opportunity to address or cure any such claim and Owner shall provide access and full cooperation in the resolving of any such claim. In the event such notice is provided, as set forth herein, prior to the time of a scheduled draw payment or final payment, no defenses or setoff to such payment shall exist.



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SEVERABILITY.

Should any provision or portion of this Agreement by adjudged invalid, illegal, unconscionable or in conflict with any law of the State of Florida, the validity, legally and enforceability of all remaining provisions and portions of this Agreement shall not be affected or impaired thereby.

Approved by Owner or Authorized Owners Representative

Owners Name (Please Print)

12051 Pradera Reserve Blvd.

Signature

Date

Contractor Approval:

Steve Wisenbaker

Contractor's Name (Please Print)

Signature

Date

CLOSING NOTES:

We would like to thank you for the opportunity to bid on your project. We look forward to working with you and help with any designs or installation procedures that can best fit your budget and meet your project needs.

Please let me know if we can be of further assistance or answer any questions for you.

Respectfully,

Steve Wisenbaker

Roofing Supervisor

Munyan Roofing

CCC029612

727.572.8812

steve@munyancontractor.com

1175 GOULD STREET, CLEARWATER, FLORIDA 33756

727-442-5062 Fax 727-441-2831

Tab 13

From: Heidi Tayman <trapcddhtayman@gmail.com>

Sent: Friday, March 1, 2024 8:52 AM

To: Christina Newsome <CNewsome@rizzetta.com>

Cc: Heidi Tayman <trapcddhtayman@gmail.com>

Subject: [EXTERNAL]Resignation

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.

To whom it may concern:

Effective immediately I resign my position on the CDD Board.

Heidi Tayman

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