



Rizzetta & Company

Reserve at Pradera Community Development District

**Board of Supervisors' Meeting
May 20, 2021**

**District Office:
9428 Camden Field Parkway
Riverview, Florida 33578**

www.reserveatpraderacdd.org

**RESERVE AT PRADERA
COMMUNITY DEVELOPMENT DISTRICT**

At the offices of Rizzetta & Co., Inc., 9428 Camden Field Parkway, Riverview, FL 33578

Board of Supervisors	Vacant Vacant Vacant Greg Dicara Vacant	Chairman Vice Chairman Asst. Secretary Asst. Secretary Asst. Secretary
District Manager	Matthew Huber	Rizzetta & Company, Inc.
District Attorney	Scott Steady	Burr Forman, LLP
District Engineer	Kyle Thornton	Genesis Group

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 • 9428 CAMDEN FIELD PARKWAY • RIVERVIEW, FL 33578**

May 20, 2021

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

REVISED AGENDA

Dear Board Members:

The regular meeting and public hearing of the Board of Supervisors of the Reserve at Pradera Community Development District will be held on **Thursday, May 20, 2021 at 6:30 PM** to be held at the offices of Rizzetta & Company, located at 9428 Camden Field Parkway, Riverview, Florida 33578. The following is the agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. BUSINESS ITEMS – PART I**
 - A.** Administer Oath of Office to New Supervisors
 1. Review of Form 1 and Sunshine Law Requirements
 2. Consideration of Resolution 2021-04, Designating Officers of the DistrictTab 1
 - B.** Discussion of Opening All Amenities & Basketball Hoops
 - C.** Consideration of Request for Field RentalTab 2
 - D.** Consideration of Temporary Access to CDD Property for Nathan LaneTab 3
 - E.** Discussion of Hog Trapping ProposalTab 4
 - F.** Presentation of Fiscal Year 2021/2022 Proposed Budget
 1. Consideration of Resolution 2021-05, Approving Fiscal Year 2021/2022 Proposed Budget and Setting the Public Hearing on the Final BudgetTab 5
 - G.** Acceptance of 2020 Audit Report.....Tab 6
- 4. STAFF REPORTS**
 - A.** Aquatics Services
 1. Presentation of Waterway Inspection Reports
 - a. Solitude March Waterway Inspection ReportTab 7
 - b. Solitude April Waterway Inspection Report.....Tab 8
 - c. Solitude May Waterway Inspection ReportTab 9
 - B.** Field Services
 1. Presentation of February 2021 Field Inspection Report.....Tab 10
 2. Presentation of March 2021 Field Inspection Report.....Tab 11
 3. Presentation of April 2021 Field Inspection Report.....Tab 12
 4. Landscape Services Update
 - a. Sitex January 2021 Landscape Inspection Report.....Tab 13
 - b. Sitex February 2021 Landscape Inspection Report.....Tab 14
 - c. Sitex March 2021 Landscape Inspection Report.....Tab 15
 - C.** District Counsel
 1. Discussion of E-Verify Requirement.....Tab 16

- D. District Engineer
- E. District Manager
 - 1. Announcement of Registered Voter Count.....Tab 17
- 5. **BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of Board of Supervisors' Regular Meeting held on February 18, 2021Tab 18
 - B. Consideration of Operations & Maintenance Expenditures for February 2021Tab 19
 - C. Consideration of Operations & Maintenance Expenditures for March 2021Tab 20
- 6. **SUPERVISOR REQUESTS**
- 7. **ADJOURNMENT**

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

Sincerely,

Matthew Huber

Matthew Huber
District Manager

RESOLUTION 2021-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT RE-DESIGNATING THE OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Reserve at Pradera Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Hillsborough County, Florida; and

WHEREAS, the Board of Supervisors of the District desires to designate officers of the district.

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

Section 1. _____ is appointed Chairman.

Section 2. _____ is appointed Vice Chairman.

Section 3. _____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

 Matt Huber is appointed Assistant Secretary.

 Christina Newsome is appointed Assistant Secretary.

Section 4. This Resolution supersedes any prior appointments made by the Board for Chairman and Vice-Chairman.

Section 5. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 20th day of May 2021.

ATTEST:

**RESERVE AT PRADERA
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Asst. Secretary

Chairman

Feral hogs have now been established in 47 of the 50 states and are causing an estimated \$1.5 billion in damage every year to the U.S. Of all the feral hogs in the country, half of them call Florida home. The population is expected to increase by 15% percent every year

Feral Hogs are carriers of many diseases. Included are Swine Brucellosis, Pseudorabies, tuberculosis and Hog Cholera, but these feral hogs are not true Russian Boars, which are nearly always safe to eat when prepared properly

We are actively monitoring several properties throughout Hillsborough, Pasco, and Lee Counties. Which include the following sub-divisions: Connerton CDD, Ballantrae CDD, Concord station, Channing Park, Fish Hawk CDD, Panther Trace 1 – 2, and LEE County wildlife Preserve, Bexley community CDD, River reach CDD, Tanglewood CDD, South fork CDD, Tampa Palms CDD, Cross Creek CDD, Triple creek CDD, Tampa Fire rescue, Wilderness lakes Preserve CDD, Water leaf CDD, Waters Edge, Cress creek CDD, Meadow point 3-4 CDD, Country walk CDD, Watergrass CDD.

We specialize in hog removal with 15 years of experience. We set the standards high in controlling the feral hog population. The purpose of this agreement is to assist CDD / HOA in controlling Wildlife, especially feral Hogs which cause property damage and human health and safety concerns.

If the CDD request us to assist with other wildlife that is causing damage such as raccoons, armadillos or other nuisance animals other than our traps are designs for we have other control methods and shall be discussed with the CDD controlling different species require different trap designs and methods. We will continue to work efficiently and effectively using an integrated approach to remove feral swine from CDD or HOA property.

Our monthly service fee \$ **1,100,00** per month or annually or (0) months to Month include multiple traps and camera setups including bait and all necessities to attract and contain wild hogs to limit and prevent property damage endured by feral hogs. Monthly Invoices will be due the 1st of each month.

Any and all illegal activity that we notice will be reported to the appropriate authorities along with the property manager.

We are fully licensed and insured in the State of Florida to trap and remove all nuisance Wildlife. There is a set up or removal fee of **\$335.00** per trap location.

Please note that there will be for the removal of any roadside animals removed within the CDD boundaries if called upon.

All of the work is to be completed in a substantial and workmanlike manner for the sum of \$ **1,100,00**. The entire amount of the contract \$ **1,100,00** is to be paid within 10 days after completion or a 15% fee will be added. All payments are due first day of the month.

Under no circumstance shall this contract be superseded by any other terms or conditions other than stated agreement.

Any alterations or deviation from the above specifications involving extra cost of material or labor will be executed, and will become an extra cost.

By signing this contract, you acknowledge the term to be **Month to Month**. If you choose to terminate this contract prior to the 12-month term, you will still be billed for the remaining months there are no prorated fees. Upon termination of contract a 30-day written notice needs to be sent. All One-year or other contracts will continue unless a notice to end Service is submitted by signing this contract, you are agreeing to all terms and conditions.

By signing this contract, you provide authorization for Trapper Jerry Richardson license number NWT-14255 to set traps and Hunt feral Hogs that are causing landscape damage in the common areas as well as the private Land, and or lots of the community. Mr. Richardson and his agents are authorized to set traps as he sees fit on the areas throughout the Land within Boundaries of said propriety where hog damage may occur.

Always striving to provide quality professional service at a reasonable price. Thank you for your business Jerry Richardson State Wildlife Trapper NWT - 14255

Authorized Signature _____

ACCEPTANCE

You are hereby authorized to furnish all materials and labor required to complete the work mentioned in the above proposal for _____. _____ agrees to pay the amount mentioned in said proposal and according to the terms thereof.

Jerry Richardson _____

3-2-2021 _____

Signature

Date

RESOLUTION 2021-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FISCAL YEAR 2021/2022; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGET(S) PURSUANT TO CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Reserve at Pradera Development District ("**District**") prior to June 15, 2021, proposed budget(s) ("**Proposed Budget**") for the fiscal year beginning October 1, 2021 and ending September 30, 2022 ("**Fiscal Year 2021/2022**"); and

WHEREAS, it is in the best interest of the District to fund the administrative and operations services (together, "**Services**") set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 170, 190 and 197, Florida Statutes ("**Assessments**"), as set forth in the preliminary assessment roll included within the Proposed Budget; and

WHEREAS, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

WHEREAS, the Board has considered the Proposed Budget, including the Assessments, and desires to set the required public hearings thereon;

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

- 1. PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2021/2022 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.
- 2. DECLARING ASSESSMENTS.** Pursuant to Chapters 170, 190 and 197, Florida Statutes, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget and in the reports (if any) of the District Engineer, all of which are on file and available for public inspection at the "**District's Office**," c/o Rizzetta & Company, Inc., 9428 Camden Field Parkway, Riverview, Florida 33578. The Assessments shall be

levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District's Office. The Assessments shall be paid in one more installments pursuant to a bill issued by the District in November of 2021, and pursuant to Chapter 170, Florida Statutes, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, Florida Statutes.

3. SETTING PUBLIC HEARINGS. Pursuant to Chapters 170, 190, and 197, Florida Statutes, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for the following date, hour and location:

DATE: August 19, 2021
HOUR: 6:30 p.m.
LOCATION: Rizzetta & Company – Riverview Office
9428 Camden Field Parkway
Riverview, Florida 33578

4. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT(S). The District Manager is hereby directed to submit a copy of the Proposed Budget to Hillsborough County at least 60 days prior to the hearing set above.

5. POSTING OF PROPOSED BUDGET. In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 3, and shall remain on the website for at least 45 days.

6. PUBLICATION OF NOTICE. The District shall cause this Resolution to be published once a week for a period of two weeks in a newspaper of general circulation published in Hillsborough County. Additionally, notice of the public hearings shall be published in the manner prescribed in Florida law.

7. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

8. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS ____ DAY OF _____, 2021.

ATTEST:

**RESERVE AT PRADERA COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

Chairman, Board of Supervisors

Exhibit A: Fiscal Year 2021/2022 Proposed Budget

Exhibit A

Fiscal Year 2021/2022 Proposed Budget



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Reserve at Pradera Community Development District

reserveatpraderacdd.com

**Proposed Budget for Fiscal Year
2021/2022**

Presented by: Rizzetta & Company, Inc.

**9428 Camden Field Parkway
Riverview, Florida 33578
Phone: 813-533-2950**

rizzetta.com

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GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Interest Earnings: The District may earn interest on its monies in the various operating accounts.

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Event Rental: The District may receive monies for event rentals for such things as weddings, birthday parties, etc.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

Facilities Rentals: The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants etc.

EXPENDITURES – ADMINISTRATIVE:

Supervisor Fees: The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.



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Administrative Services: The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles and phone calls.

District Management: The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day needs. These services include the conducting of board meetings, workshops, overall administration of District functions, all required state and local filings, preparation of annual budget, purchasing, risk management, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

District Engineer: The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

Disclosure Report: The District is required to file quarterly and annual disclosure reports, as required in the District's Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

Trustee's Fees: The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

Assessment Roll: The District will contract with a firm to maintain the assessment roll and annually levy a Non-Ad Valorem assessment for operating and debt service expenses.

Financial & Revenue Collections: Services include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a Collection Agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Accounting Services: Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.



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Auditing Services: The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

Arbitrage Rebate Calculation: The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

Travel: Each Board Supervisor and the District Staff are entitled to reimbursement for travel expenses per Florida Statutes 190.006(8).

Public Officials Liability Insurance: The District will incur expenditures for public officials' liability insurance for the Board and Staff.

Legal Advertising: The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

Bank Fees: The District will incur bank service charges during the year.

Dues, Licenses & Fees: The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

Miscellaneous Fees: The District could incur miscellaneous throughout the year, which may not fit into any standard categories.

Website Hosting, Maintenance and Email: The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

District Counsel: The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

EXPENDITURES - FIELD OPERATIONS:

Deputy Services: The District may wish to contract with the local police agency to provide security for the District.



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Security Services and Patrols: The District may wish to contract with a private company to provide security for the District.

Electric Utility Services: The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

Streetlights: The District may have expenditures relating to streetlights throughout the community. These may be restricted to main arterial roads or in some cases to all streetlights within the District's boundaries.

Utility - Recreation Facility: The District may budget separately for its recreation and or amenity electric separately.

Gas Utility Services: The District may incur gas utility expenditures related to district operations at its facilities such as pool heat etc.

Garbage - Recreation Facility: The District will incur expenditures related to the removal of garbage and solid waste.

Solid Waste Assessment Fee: The District may have an assessment levied by another local government for solid waste, etc.

Water-Sewer Utility Services: The District will incur water/sewer utility expenditures related to district operations.

Utility - Reclaimed: The District may incur expenses related to the use of reclaimed water for irrigation.

Aquatic Maintenance: Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Fountain Service Repairs & Maintenance: The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

Lake/Pond Bank Maintenance: The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

Wetland Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.

Mitigation Area Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various mitigation areas by other governmental entities.



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Aquatic Plant Replacement: The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

General Liability Insurance: The District will incur fees to insure items owned by the District for its general liability needs

Property Insurance: The District will incur fees to insure items owned by the District for its property needs

Entry and Walls Maintenance: The District will incur expenditures to maintain the entry monuments and the fencing.

Landscape Maintenance: The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

Irrigation Maintenance: The District will incur expenditures related to the maintenance of the irrigation systems.

Irrigation Repairs: The District will incur expenditures related to repairs of the irrigation systems.

Landscape Replacement: Expenditures related to replacement of turf, trees, shrubs etc.

Field Services: The District may contract for field management services to provide landscape maintenance oversight.

Miscellaneous Fees: The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

Gate Phone: The District will incur telephone expenses if the District has gates that are to be opened and closed.

Street/Parking Lot Sweeping: The District may incur expenses related to street sweeping for roadways it owns or are owned by another governmental entity, for which it elects to maintain.

Gate Facility Maintenance: Expenses related to the ongoing repairs and maintenance of gates owned by the District if any.

Sidewalk Repair & Maintenance: Expenses related to sidewalks located in the right of way of streets the District may own if any.

Roadway Repair & Maintenance: Expenses related to the repair and maintenance of roadways owned by the District if any.



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Employees - Salaries: The District may incur expenses for employees/staff members needed for the recreational facilities such as Clubhouse Staff.

Employees - P/R Taxes: This is the employer's portion of employment taxes such as FICA etc.

Employee - Workers' Comp: Fees related to obtaining workers compensation insurance.

Management Contract: The District may contract with a firm to provide for the oversight of its recreation facilities.

Maintenance & Repair: The District may incur expenses to maintain its recreation facilities.

Facility Supplies: The District may have facilities that required various supplies to operate.

Gate Maintenance & Repairs: Any ongoing gate repairs and maintenance would be included in this line item.

Telephone, Fax, Internet: The District may incur telephone, fax and internet expenses related to the recreational facilities.

Office Supplies: The District may have an office in its facilities which require various office related supplies.

Clubhouse - Facility Janitorial Service: Expenses related to the cleaning of the facility and related supplies.

Pool Service Contract: Expenses related to the maintenance of swimming pools and other water features.

Pool Repairs: Expenses related to the repair of swimming pools and other water features.

Security System Monitoring & Maintenance: The District may wish to install a security system for the clubhouse

Clubhouse Miscellaneous Expense: Expenses which may not fit into a defined category in this section of the budget

Athletic/Park Court/Field Repairs: Expense related to any facilities such as tennis, basketball etc.

Trail/Bike Path Maintenance: Expenses related to various types of trail or pathway systems the District may own, from hard surface to natural surfaces.



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Special Events: Expenses related to functions such as holiday events for the public enjoyment

Miscellaneous Fees: Monies collected and allocated for fees that the District could incur throughout the year, which may not fit into any standard categories.

Miscellaneous Contingency: Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.



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RESERVE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Reserve Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Reserve Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

EXPENDITURES:

Capital Reserve: Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.



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DEBT SERVICE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Special Assessments: The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

EXPENDITURES – ADMINISTRATIVE:

Bank Fees: The District may incur bank service charges during the year.

Debt Service Obligation: This would a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.



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**Proposed Budget
Reserve at Praderea Community Development District
General Fund
Fiscal Year 2021/2022**

	Chart of Accounts Classification	Actual YTD through 04/30/21	Projected Annual Totals 2020/2021	Annual Budget for 2020/2021	Projected Budget variance for 2020/2021	Budget for 2021/2022	Budget Increase (Decrease) vs 2020/2021	Comments
1								
2	REVENUES							
3	Interest Earnings							
4	Interest Earnings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
5	Special Assessments							
6	Tax Roll*	\$ 404,809	\$ 404,809	\$ 401,541	\$ 3,268	\$ 527,480	\$ 125,939	
7	Off Roll*	\$ 102,939	\$ 102,939	\$ 102,939	\$ -	\$ -	\$ (102,939)	
8	Developer Contributions	\$ -	\$ -	\$ 23,000	\$ (23,000)	\$ -	\$ (23,000)	
9	Other Miscellaneous Revenues							
10	Miscellaneous Revenues	\$ 200	\$ 200	\$ -	\$ 200	\$ -	\$ -	
11								
12	TOTAL REVENUES	\$ 507,948	\$ 507,948	\$ 527,480	\$ (19,532)	\$ 527,480	\$ -	
13								
14	TOTAL REVENUES AND BALANCE	\$ 507,948	\$ 507,948	\$ 527,480	\$ (19,532)	\$ 527,480	\$ -	
15								
16	<i>*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.</i>							
17								
18	EXPENDITURES - ADMINISTRATIVE							
19								
20	Legislative							
21	Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ 4,800	\$ 4,800	2 new BOS
22	Financial & Administrative							
23	Administrative Services	\$ 2,674	\$ 4,200	\$ 4,200	\$ -	\$ 4,284	\$ 84	
24	District Management	\$ 9,275	\$ 15,900	\$ 15,900	\$ -	\$ 16,218	\$ 318	
25	District Engineer	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	
26	Disclosure Report	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ -	
27	Trustees Fees	\$ 2,694	\$ 2,694	\$ 3,500	\$ 806	\$ 3,500	\$ -	
28	Assessment Roll	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	\$ 5,100	\$ 100	
29	Financial & Revenue Collections	\$ 2,100	\$ 3,600	\$ 3,600	\$ -	\$ 3,672	\$ 72	
30	Accounting Services	\$ 10,500	\$ 18,000	\$ 18,000	\$ -	\$ 18,360	\$ 360	
31	Auditing Services	\$ -	\$ -	\$ 3,600	\$ 3,600	\$ 3,300	\$ (300)	BTEGF Contract FY20-22
32	Arbitrage Rebate Calculation	\$ -	\$ -	\$ 650	\$ 650	\$ 650	\$ -	
33	Public Officials Liability Insurance	\$ 2,548	\$ 2,548	\$ 2,613	\$ 65	\$ 2,743	\$ 130	Per Estimates from Egis.
34	Legal Advertising	\$ 1,415	\$ 2,426	\$ 1,000	\$ (1,426)	\$ 1,000	\$ -	
35	Dues, Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ -	\$ 175	\$ -	
36	Website Hosting, Maintenance, Backup	\$ 1,853	\$ 3,177	\$ 5,500	\$ 2,323	\$ 5,820	\$ 320	385 qrtly + 100 monthly
	Misc. Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
37	Legal Counsel							
38	District Counsel	\$ 5,451	\$ 9,345	\$ 7,500	\$ (1,845)	\$ 7,500	\$ -	
39								
40	Administrative Subtotal	\$ 48,685	\$ 72,064	\$ 81,238	\$ 9,174	\$ 87,122	\$ 5,884	
41								
42	EXPENDITURES - FIELD OPERATIONS							
43								
47	Security Operations							
54	Security Camera Equipment Lease	\$ 4,487	\$ 7,692	\$ 7,789	\$ 97	\$ 7,500	\$ (289)	Navitas- \$644.36/month
55	Security Monitoring Services & Maintenance	\$ 6,646	\$ 18,393	\$ 12,800	\$ (5,593)	\$ 18,492	\$ 5,692	Envera-\$3,063/Qtr Securi-\$520/yr
56	Electric Utility Services							
57	Utility Services	\$ 51,014	\$ 104,453	\$ 120,000	\$ 15,547	\$ 104,750	\$ (15,250)	
69	Water-Sewer Combination Services							
70	Utility Services	\$ 3,947	\$ 6,766	\$ 3,000	\$ (3,766)	\$ 6,725	\$ 3,725	avg. \$560 per month
77	Stormwater Control							
78	Lake/Pond Bank Maintenance	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 2,500	\$ (2,500)	
79	Aquatic Maintenance	\$ 7,935	\$ 13,303	\$ 15,100	\$ 1,797	\$ 13,275	\$ (1,825)	\$1,105 per month
80	Misc. Repairs	\$ -	\$ -	\$ -	\$ -	\$ 1,460	\$ 1,460	
85	Other Physical Environment							
86	General Liability Insurance	\$ 3,102	\$ 3,102	\$ 3,194	\$ 92	\$ 3,354	\$ 160	Per Estimates from Egis.
87	Property Insurance	\$ 5,429	\$ 5,429	\$ 5,535	\$ 106	\$ 6,090	\$ 555	Per Estimates from Egis.
88	Landscape Maintenance	\$ 86,550	\$ 148,371	\$ 150,000	\$ 1,629	\$ 150,000	\$ -	Sitex contract + Phase 4
89	Irrigation Maintenance	\$ 800	\$ 3,171	\$ 5,000	\$ 1,829	\$ 3,200	\$ (1,800)	Sitex contract
90	Ornamental Lighting & Maintenance	\$ 5,362	\$ 9,192	\$ 1,000	\$ (8,192)	\$ 1,000	\$ -	

Proposed Budget
Reserve at Praderea Community Development District
General Fund
Fiscal Year 2021/2022

	Chart of Accounts Classification	Actual YTD through 04/30/21	Projected Annual Totals 2020/2021	Annual Budget for 2020/2021	Projected Budget variance for 2020/2021	Budget for 2021/2022	Budget Increase (Decrease) vs 2020/2021	Comments
91	Entry & Walls Maintenance	\$ -	\$ -	\$ 3,000	\$ 3,000	\$ 3,000	\$ -	
92	Irrigation Repairs	\$ 450	\$ 771	\$ 7,980	\$ 7,209	\$ 7,980	\$ -	
93	Landscape - Mulch	\$ 13,500	\$ 23,143	\$ 15,000	\$ (8,143)	\$ 13,500	\$ (1,500)	Sitex contract
94	Fire Ant Treatment	\$ -	\$ -	\$ 2,600	\$ 2,600	\$ 2,600	\$ -	
95	Landscape Replacement Plants, Shrubs, Trees	\$ 2,725	\$ 4,671	\$ 10,000	\$ 5,329	\$ 10,000	\$ -	
96	Annuals	\$ 5,770	\$ 9,891	\$ 8,000	\$ (1,891)	\$ 6,650	\$ (1,350)	Sitex contract
97	Field Services	\$ 4,900	\$ 8,400	\$ 8,400	\$ -	\$ 8,400	\$ -	
98	Well Maintenance	\$ -	\$ -	\$ 2,500	\$ 2,500	\$ 1,500	\$ (1,000)	Backflow Testing & Maintenance.
99	OTC Injections	\$ -	\$ -	\$ 420	\$ 420	\$ 1,080	\$ 660	Sitex contract
100	Holiday Decorations	\$ 3,000	\$ 3,000	\$ 3,000	\$ -	\$ 3,000	\$ -	
101	Parks & Recreation							
102	Wildlife Management Services	\$ 3,600	\$ 6,171	\$ 14,400	\$ 8,229	\$ 10,000	\$ (4,400)	
103	Gate Maintenance & Repairs	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	
104	Maintenance & Repair	\$ 4,960	\$ 8,503	\$ 5,000	\$ (3,503)	\$ 5,000	\$ -	Spectrum -\$220/month plus any repairs
105	Telephone Fax, Internet	\$ 1,072	\$ 1,838	\$ 2,690	\$ 852	\$ 2,690	\$ -	TKOT Ent. \$3467+400 per month inclu
106	Clubhouse - Facility Janitorial Service	\$ 28,093	\$ 48,159	\$ 6,500	\$ (41,659)	\$ 21,362	\$ 14,862	AquaSentry -\$625/month + add'l clean
107	Pool Service Contract	\$ 5,401	\$ 9,259	\$ 7,500	\$ (1,759)	\$ 7,500	\$ -	
108	Pool Repairs	\$ 1,830	\$ 3,137	\$ 3,000	\$ (137)	\$ 3,000	\$ -	AquaSentry -\$125/month + repairs
109	Fountain Maintenance & Repairs	\$ 192	\$ 329	\$ 2,500	\$ 2,171	\$ 2,500	\$ -	
110	Pest Control	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	
111	Furniture Repair/Replacement	\$ 1,988	\$ 3,408	\$ 1,000	\$ (2,408)	\$ 1,000	\$ -	P911 - \$71.60/month
112	Dog Waste Station Supplies & Maintenance	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	
113	Basketball Court Maintenance & Supplies	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	
114	Playground Equipment and Maintenance	\$ -	\$ -	\$ 2,000	\$ 2,000	\$ 2,000	\$ -	
115	Trail/Bike Path Maintenance	\$ -	\$ -	\$ 1,500	\$ 1,500	\$ 1,500	\$ -	
116	Contingency							
117	Miscellaneous Contingency	\$ -	\$ -	\$ 6,834	\$ 6,834	\$ 3,750	\$ (3,084)	
118								
119	Field Operations Subtotal	\$ 252,753	\$ 450,554	\$ 446,242	\$ (4,312)	\$ 440,358	\$ (5,884)	
120								
121	Contingency for County TRIM Notice							
122								
123								
124	TOTAL EXPENDITURES	\$ 301,438	\$ 527,518	\$ 527,480	\$ 4,862	\$ 527,480	\$ -	
125								
126	EXCESS OF REVENUES OVER	\$ 206,510	\$ (19,570)	\$ -	\$ (14,670)	\$ -	\$ -	

Proposed Budget
Reserve at Praderea Community Development District
Reserve Fund
Fiscal Year 2021/2022

	Chart of Accounts Classification	Actual YTD through 04/30/21	Projected Annual Totals 2020/2021	Annual Budget for 2020/2021	Projected Budget variance for 2020/2021	Budget for 2021/2022	Budget Increase (Decrease) vs 2020/2021
1							
2	REVENUES						
3							
10	Other Miscellaneous Revenues						
11	Interest Earnings	\$ 7	\$ 12	\$ -	\$ 12	\$ -	\$ -
12							
13	TOTAL REVENUES	\$ 7	\$ 12	\$ -	\$ 12	\$ -	\$ -
16							
17	TOTAL REVENUES AND BALANCE FORWARD	\$ 7	\$ 12	\$ -	\$ 12	\$ -	\$ -
18							
21	EXPENDITURES						
22							
23	Contingency						
24	Capital Reserves	\$ 7	\$ 12	\$ -	\$ (12)	\$ -	\$ -
26							
27	TOTAL EXPENDITURES	\$ 7	\$ 12	\$ -	\$ (12)	\$ -	\$ -
28							
29	EXCESS OF REVENUES OVER EXPENDITURES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
30							

Budget Template
Reserve at Pradera Community Development District
Debt Service
Fiscal Year 2021/2022

Chart of Accounts Classification	Series 2015	Budget for 2021/2022
REVENUES		
Special Assessments		
Net Special Assessments	\$233,341.66	\$233,341.66
TOTAL REVENUES	\$233,341.66	\$233,341.66
EXPENDITURES		
Administrative		
Financial & Administrative		
Debt Service Obligation	\$233,341.66	\$233,341.66
Administrative Subtotal	\$233,341.66	\$233,341.66
TOTAL EXPENDITURES	\$233,341.66	\$233,341.66
EXCESS OF REVENUES OVER EXPENDITURES	0	0

Hillsborough county Collection (2%) and Early payment Discounts (4%)

6.0%

Gross assessments

\$248,024.72

Notes:

Tax Roll Collection Costs and Early Payment Discount is 6% of Tax Roll. Budgeted net tax roll assessments. See Assessment Table.

Reserve at Pradera Community Development District

FISCAL YEAR 2021/2022 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2021/2022 O&M Budget		\$527,480.00
Collection Cost @	2%	\$11,222.98
Early Payment Discount @	4%	\$22,445.96
2021/2022 Total:		<u>\$561,148.94</u>

2020/2021 O&M Budget		\$504,480.00
2021/2022 O&M Budget		\$527,480.00
Total Difference:		<u>\$23,000.00</u>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2020/2021	2021/2022	\$	%
Debt Service - Single Family 55'	\$642.55	\$642.55	\$0.00	0%
O&M - Single Family 55'	\$1,414.77	\$1,484.51	\$69.74	5%
Total	\$2,057.32	\$2,127.06	\$69.74	3%
Debt Service - Single Family 65'	\$759.38	\$759.38	\$0.00	0%
O&M - Single Family 65'	\$1,487.69	\$1,547.08	\$59.39	4%
Total	\$2,247.07	\$2,306.46	\$59.39	3%
Debt Service - Commercial	\$0.00	\$0.00	\$0.00	0%
O&M - Commercial	\$1,354.62	\$1,432.90	\$78.28	6%
Total	\$1,354.62	\$1,432.90	\$78.28	6%

RESERVE AT PRADERA

FISCAL YEAR 2021/2022 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$527,480.00
COLLECTION COSTS @	2%	\$11,222.98
EARLY PAYMENT DISCOUNT @	4%	\$22,445.96
TOTAL O&M ASSESSMENT		<u>\$561,148.94</u>

LOT SIZE Phase 1	UNITS ASSESSED		\$424,223.40				\$136,925.53				PER LOT ANNUAL ASSESSMENT		
	O&M	DEBT SERVICE SERIES 2015	ALLOCATION OF EQUALIZED COSTS				ALLOCATION OF STRATIFIED COSTS				TOTAL O&M	2015 DEBT SERVICE (2)	TOTAL (3)
			EAU FACTOR	TOTAL EAU's	TOTAL BUDGET	PER UNIT ASSESSMENT	EAU FACTOR	TOTAL EAU's	TOTAL BUDGET	PER UNIT ASSESSMENT			
Single Family 55'	204	204	1.00	204.00	\$232,638.64	\$1,140.39	1.00	204.00	\$70,200.57	\$344.12	\$1,484.51	\$642.55	\$2,127.06
Single Family 65'	154	154	1.00	154.00	\$175,619.37	\$1,140.39	1.18	182.00	\$62,629.92	\$406.69	\$1,547.08	\$759.38	\$2,306.46
Commercial	14	0	1.00	14.00	\$15,965.40	\$1,140.39	0.85	11.90	\$4,095.03	\$292.51	\$1,432.90	\$0.00	\$1,432.90
TOTAL	372	358		372.00	\$424,223.40			397.90	\$136,925.53				

LESS: Hillsborough County Collection Costs (2%) and Early Payment Discount (4%) **(\$25,453.40)**

(\$8,215.53)

Net Revenue to be Collected \$398,770.00

\$128,710.00

(1) Reflects the number of total lots with Series 2015 debt outstanding.

(2) Annual debt service assessment per lot adopted in connection with the Series 2015 bond issues. Annual assessment includes principal, interest, Hillsborough County collection costs and early payment discount costs.

(3) Annual assessment that will appear on November 2021 Hillsborough County property tax bill. Amount shown includes all applicable collection costs and early payment discounts (up to 4% if paid early). Property owner is eligible for a discount of up to 4% if paid early.

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 18, 2021 at 6:30 PM** held at the offices of Rizzetta & Company, located at 9428 Camden Field Parkway, Riverview, Florida 33578.

Present and constituting a quorum:

Matt Young	Board Supervisor; Chairman
Brian Valavicius	Board Supervisor; Vice Chairman
Heather Espina	Board Supervisor; Asst. Secretary

Also present were:

Matt Huber	Regional District Manager; Rizzetta & Co., Inc.
Allan Heinze	Community Association Manager Rizzetta & Co., Inc.
Jerry Whited	District Manager; Rizzetta & Co., Inc.
Bryan Schaub	Field Services Manager; Rizzetta & Co., Inc. (by phone)
Mark Bodkin	Representative, Sitex Landscape

FIRST ORDER OF BUSINESS

Call to Order

Mr. Huber called the meeting to order and read the roll call.

SECOND ORDER OF BUSINESS

Audience Comments

An audience member complemented the landscape around the quad as looking great. The audience member also inquired when the pallets would be removed around the pool. Sitex was in attendance and responded that they would be removed by the next day. The audience member also mentioned that Fios had left several holes in residents' yards from installation.

THIRD ORDER OF BUSINESS

Staff Reports

A. Landscape Services

1. Presentation of Landscape Update

Mark Bodkin from Sitex Landscape was in attendance and presented to the Board a revised pool area design presentation.

49

On a Motion from Mr. Young, seconded by Mr. Valavicius, with all in favor, the Board of Supervisors' approved the Revised Design Proposal by Sitex Landscape in the amount of \$3,032.50 to begin in 1-2 weeks, for the Reserve at Pradera Community Development District.

50

B. Aquatics Manager

51

52

1. Presentation of Waterway Inspection Report

53

54

Mr. Simoes from Solitude Aquatic Systems was not present. Mr. Huber informed the Board that he noticed a note about site 7 in the NE corner from the December 2020 meeting minutes and that the District Engineer was alerted. The Board commented that everything looked good with the aquatic services reports for those past 2 months.

55

56

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59

C. Field Services Manager

60

61

1. Presentation of Field Inspection Reports

62

63

Mr. Schaub was not in attendance, but reports were provided for December 2020 and January 2021 for the Board to review. Sitex Landscape and District Management are aware of the damage caused by Fios installers on CDD property.

64

65

66

67

Sitex Landscape worked to get the irrigation functioning better and the palm trees have been trimmed back.

68

69

Phase 2 of the pool deck with the edges around planters and river rock have been completed since last meeting; mulch has been installed.

70

71

72

73

D. District Counsel

74

75

Not present; no report provided.

76

77

E. District Engineer

78

79

Not present; no report provided.

80

81

F. District Manager

82

83

Mr. Heinze informed the Board that the next regular Board meeting will take place on March 18, 2021 at 10:30 am to be conducted at the offices of Rizzetta & Company, located at 9428 Camden Field Parkway, Riverview, FL 33578.

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Mr. Huber informed the Board that there are 212 pages left for uploading to the CDD website through August 14, 2021 until an additional fee is incurred. The Board directed district management to lighten the agendas for posting to the website moving forward.

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93 **FOURTH ORDER OF BUSINESS**

94 **Consideration of Minutes of Board of**
95 **Supervisors' Regular Meeting Held December**
96 **17, 2020**

On a Motion by Mr. Young, seconded by Mr. Valavicius, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' regular meeting held on December 17, 2020, for the Reserve at Pradera Community Development District.

97
98 **FIFTH ORDER OF BUSINESS**

99 **Consideration of O&M Expenditures for**
100 **December 2020**

On a Motion by Mr. Young, seconded by Mr. Valavicius, with all in favor, the Board of Supervisors ratified the O&M expenditures for December 2020 in the amount of \$50,840.93, for the Reserve at Pradera Community Development District

101
102 **SIXTH ORDER OF BUSINESS**

103 **Consideration of O&M Expenditures for**
104 **January 2021**

On a Motion by Mr. Peters, seconded by Mr. Valavicius, with all in favor, the Board of Supervisors ratified the O&M expenditures for January 2021 in the amount of \$38,255.16, for the Reserve at Pradera Community Development District

105
106 **SEVENTH ORDER OF BUSINESS**

107 **Discussion of Timeline for Opening Basketball**
108 **Courts**

109 No update was received from Beazer or the Board of Supervisors.

110
111 **EIGHTH ORDER OF BUSINESS**

112 **Consideration of Resolution 2021-03,**
113 **Accepting Certain Properties, and**
114 **Infrastructure**

115 On a Motion by Mr. Young, seconded by Mr. Valavicius, with all in favor, the Board adopted
116 Resolution 2021-03, Accepting Certain Properties, and Infrastructure, for the Reserve at Pradera
117 Community Development District.

118
119 **NINTH ORDER OF BUSINESS**

120 **Consideration of Sand Sharks Swim School**

121 The Board discussed the proposition for the Sand Sharks Swim School to use the
122 community pool for lessons for resident children.

123 **Staff will work with District Counsel on an agreement.**

124
125
126 On a Motion by Mr. Young, seconded by Mr. Valavicius, with all in favor, the Board approved the
127 use of the community pool by Sand Sharks Swim School, for the Reserve at Pradera Community
128 Development District.

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TENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Young announced he will resign from the Board of Supervisors' effective March 5, 2021. Mr. Huber to receive Mr. Young's resignation via email.

On a Motion by Mr. Young, seconded by Ms. Espina, with all in favor, the Board approved to appoint Greg Dicara to the Board of Supervisors, for the Reserve at Pradera Community Development District.

ELEVENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Young, seconded by Mr. Valavicius, with all in favor, the Board of Supervisors adjourned the meeting at 6:55 PM, for the Reserve at Pradera Community Development District.

Assistant Secretary

Chair / Vice Chair

RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 9428 CAMDEN FIELD PARKWAY · RIVERVIEW, FLORIDA 33578

Operation and Maintenance Expenditures February 2021 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2021 through February 28, 2021. This does not include expenditures previously approved by the Board.

The total items being presented: **\$51,137.36**

Approval of Expenditures:

____ Chairperson

____ Vice Chairperson

____ Assistant Secretary

Reserve at Pradera Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2021 Through February 28, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Aqua Sentry	001140	3471	Pool Service Contract 02/21	\$ 779.95
BOCC	001132	3629519463 01/21	12051 Palmera Reserve Drive 01/21	\$ 375.04
Bright House Networks	001130	067366001012021	Internet Service 01/21	\$ 141.97
Burr & Forman, LLP	001131	1214023	Legal Services 12/20	\$ 881.90
Envera	001141	699234	CCTV Monitoring 03/01/21- 05/31/21	\$ 3,063.00
Navitas Credit Corp	001139	40271431 02/21	Surveillance System Lease 02/21	\$ 609.98
Rizzetta & Company, Inc.	001133	INV0000055973	District Management Fees 02/21	\$ 4,175.00
Rizzetta Technology Services	001134	INV0000006771	Email/Website Hosting Services 02/21	\$ 100.00
Securiteam Inc.	001137	13815	Software Agreement 02/01/21- 01/31/22	\$ 520.00
Sitex Land LLC	001135	11422	Mowing 01/21	\$ 560.00
Sitex Land LLC	001138	11433	Mulch Installation 1/21	\$ 13,500.00
Sitex Land LLC	001142	11469	Monthly Landscaping 02/21	\$ 9,195.34
Sitex Land LLC	001142	11508	Fertilization All Common Grounds 02/21	\$ 4,135.00
Solitude Lake Management, LLC	001143	PI-A00546863	Monthly Lake/Wetland Services 02/21	\$ 1,105.00

Reserve at Pradera Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2021 Through February 28, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Tampa Electric Company	001136	TECO Summary Bill A 12/20	Tampa Electric Summary Bill A 12/20	\$ 5,642.84
Tampa Electric Company	001136	TECO Summary Bill B 01/21	Tampa Electric Summary Bill B 01/21	\$ 2,325.67
TKOT Enterprises, LLC	001144	166530	Janitorial Services 02/01/21- 02/28/21	\$ 3,466.67
TKOT Enterprises, LLC	001144	166888	Janitorial Services Extra Cleaning New Years Day 02/21	\$ 160.00
Total Community Maintenance, LLC	001145	3439	Monthly Cleaning & Maintenance 02/21	<u>\$ 400.00</u>
Report Total				<u>\$ 51,137.36</u>

RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 9428 CAMDEN FIELD PARKWAY · RIVERVIEW, FLORIDA 33578

**Operation and Maintenance Expenditures
March 2021
For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from March 1, 2021 through March 31, 2021. This does not include expenditures previously approved by the Board.

The total items being presented: **\$36,449.85**

Approval of Expenditures:

____ Chairperson

____ Vice Chairperson

____ Assistant Secretary

Reserve at Pradera Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2021 Through March 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Aqua Sentry	001157	3605	Pool Service Contract 03/21	\$ 1,314.90
BOCC	001151	3629519463 02/21	12051 Palmera Reserve Drive 02/21	\$ 333.67
BOCC	001158	3629519463 03/21	12051 Palmera Reserve Drive 03/21	\$ 410.64
Bright House Networks	001146	067366001022021	Internet Service 02/21	\$ 141.97
Burr & Forman, LLP	001150	1220131	Legal Services 01/21	\$ 105.00
Envera	001154	696291	CCTV Monitoring 12/01/2020 - 02/28/2021	\$ 3,063.00
Navitas Credit Corp	001155	40271431 03/21	Surveillance System Lease 03/21	\$ 609.98
Rizzetta & Company, Inc.	001147	INV0000056941	District Management Fees 03/21	\$ 4,175.00
Rizzetta Technology Services	001148	INV0000006870	Email/Website Hosting Services 03/21	\$ 100.00
Sitex Land LLC	001152	11522	Mowing 02/21	\$ 560.00
Sitex Land LLC	001159	11560	Monthly Landscaping 03/21	\$ 9,195.34
Sitex Land LLC	001152	11578	Landscaping 02/21	\$ 3,032.50
Solitude Lake Management, LLC	001160	PI-A00560615	Monthly Lake/Wetland Services 03/21	\$ 1,105.00
Solitude Lake Management, LLC	001156	PI-A00568234	Fountain Repair 03/21	\$ 192.20

Reserve at Pradera Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2021 Through March 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Tampa Electric Company	001149	TECO Summary Bill A 01/21	Tampa Electric Summary Bill A 01/21	\$ 5,793.44
Tampa Electric Company	001153	TECO Summary Bill B 02/21	Tampa Electric Summary Bill B 02/21	\$ 2,450.54
TKOT Enterprises, LLC	001161	167560	Janitorial Services 03/01/21- 03/31/21	\$ 3,466.67
Total Community Maintenance, LLC	001162	3514	Monthly Cleaning & Maintenance 03/21	<u>\$ 400.00</u>
Report Total				<u>\$ 36,449.85</u>