



Rizzetta & Company

# **Reserve at Pradera Community Development District**

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## **Board of Supervisors' Meeting January 20, 2022**

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

**[www.reserveatpraderacdd.org](http://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](http://www.reserveatpraderacdd.org)

<b>Board of Supervisors</b>	Heather Baker	Chairman
	Greg Dicara	Vice Chairman
	Matthew Wanzeck	Asst. Secretary
	Jayson Caines	Asst. Secretary
	Atse Eyegbanren	Asst. Secretary
<b>District Manager</b>	Christina Newsome	Rizzetta & Company, Inc.
<b>District Attorney</b>	Scott Steady	Burr Forman, LLP
<b>District Engineer</b>	Kyle Thornton	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

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January 12, 2022

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

## FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Reserve at Pradera Community Development District will be held on **Thursday, January 20, 2022, at 10:30 a.m.** to be held at the offices of Rizzetta & Company, located at 9428 Camden Field Parkway, Riverview, Florida 33578. The following is the tentative agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. BUSINESS ITEMS**
  - A.** Discussion Pomeroy Pool Install Request.....Tab 1
- 4. STAFF REPORTS**
  - A.** Aquatics Services
    1. Presentation of December Waterway Inspection Report....Tab 2
    2. Discussion Regarding Pond Treatment
  - B.** Field Services
    1. Presentation of December Field Inspection Report.....Tab 3
    2. Landscape Services Update
  - C.** District Counsel
    1. Discussion of Assessment of Commercial Property
  - D.** District Engineer
  - E.** District Manager
    1. District Manager Report for January.....Tab 4
- 5. BUSINESS ADMINISTRATION**
  - A.** Consideration of Minutes of Board of Supervisors' Regular Meeting held on November 18, 2021.....Tab 5
  - B.** Consideration of Operations & Maintenance Expenditures for October 2021 & November 2021.....Tab 6
- 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

**TEMPORARY ACCESS AGREEMENT**  
**BY AND AMONG THE RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT,**  
**AND HOMEOWNER**

This Temporary Access Agreement ("Access Agreement") is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2021, by and between:

**Reserve at Pradera Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Hillsborough, County, Florida, and whose mailing address is 9428 Camden Fields Parkway, Riverview, Florida 33578 (the "District");

**Kevin and Marilyn Pomeroy**, whose address is 11905 Greenchop Place, Riverview, Florida 33579 (jointly the "Homeowner")

**WITNESSETH**

**WHEREAS**, the District was established pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (the "Act"), by an ordinance of the Board of County Commissioners of Hillsborough County, Florida, (the "Ordinance") and is validly existing under the Constitution and laws of the State of Florida; and

**WHEREAS**, the District is the owner of certain lands in Hillsborough County, Florida, between Pradera Reserve Blvd. and the Homeowners' lot (the "Property").

**WHEREAS**, Homeowner has requested that the District grant to them temporary access over the Property for purpose of gaining access to Homeowner's lot for the construction of a pool, and the District is agreeable to granting such an agreement on the terms and conditions set forth herein.

**NOW, THEREFORE**, in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration and the mutual covenants of the parties, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. **RECITALS.** The foregoing recitals are true and correct and by this reference are incorporated as a material part of this Access Agreement.

2. **GRANT OF ACCESS.** The District hereby grants to Homeowner and their pool contractor temporary, non-exclusive access over, upon, under, through, and across the Property for the purpose of Homeowner and their pool contractor gaining access to Homeowner's lot for the purpose of constructing a pool (the "Access"). Homeowner agrees and acknowledge that the District makes no representations or warranties that the Property is wide enough or suitable for the Homeowner and Pool Contractor's needs.



3. **TERM.** Homeowner and their pool contractor shall be permitted to use the Access until such time as construction of the pool is complete, at which time the Access shall terminate.

4. **INDEMNIFICATION.**

a. Homeowner agrees to indemnify and hold the District harmless from and against any and all damages, losses or claims, including but not limited to legal fees and expenses, to the extent that such damages, losses or claims are attributable to actions, omissions, or negligence in the use of the Property by Homeowner, their pool contractor or their agents, employees or independent contractors.

b. Homeowner agrees that nothing contained in this Access Agreement shall constitute or be construed as a waiver of the District's limitations on liability set forth in Section 768.28, *Florida Statutes*, and other law.

5. **DAMAGE.** In the event that Homeowner, and their pool contractor, or their respective employees, agents, assignees, or contractors (or their subcontractors, employees or materialmen) cause damage to the Property or any of the improvements located within the Property or causes damage to the District's other property or any improvements located thereon ("Damage"), in the exercise of the access rights granted herein, Homeowner at Homeowner's and cost and expense, agrees to pay for the District's cost and expenses to pursue the restoration of the same and the improvements so damaged to the original condition and grade, including, without limitation, repair and replacement of any berm, landscaping, hardscaping, plantings, ground cover, roadways, driveways, sidewalks, parking areas, fences, walks, utility lines, stormwater facilities, pumping facilities, pumps and other structures, within thirty (30) days after receiving written notice of the occurrence of any such damage, and Homeowner shall allow no lien to attach to the Property or any improvements located on said property or District's other property arising out of work performed by, for, or on behalf of Homeowner. All such payments shall be made in accordance with Section 6 herein. All repairs and/or restoration made pursuant to Section 5 or Section 6 herein due to Damage caused in the exercise of the access rights granted herein shall be conducted by the District, in the District's sole discretion.

6. **DISTRICT INSPECTION UPON COMPLETION.** Within ten days of the District's receipt of written notice from the Homeowner that the pool construction is complete, the District shall inspect the Property for any Damage. If the Property is free of Damage, the District shall acknowledge the same in writing. If, in the sole determination of the District, Damage has occurred, the District shall cause all repairs and/or restoration to be made and amounts required to repair such Damage shall be paid to the District at the time of invoicing. Homeowner shall be liable for any amounts that may be necessary to repair any Damage.

7. **DEFAULT.** A default by any party under this Access Agreement shall entitle any other to all remedies available at law or in equity, which may include but not be limited to the right of actual damages, injunctive relief and/or specific performance.



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

**9. NOTICES.** Any notice, demand, consent, authorization, request, approval or other communication that any party is required, or may desire, to give to or make upon the other party pursuant to this Access Agreement shall be effective and valid only if in writing, signed by the party giving notice and delivered personally to the other parties or sent by express 24-hour guaranteed courier or delivery service or by certified mail of the United States Postal Service, postage prepaid and return receipt requested, addressed to the other party as follows (or to such other place as any party may by notice to the others specify):

To Homeowner: Kevin and Marilyn Pomeroy  
11905 Greenchop Place  
Riverview, Florida 33579

To the District: Reserve at Pradera Community  
Development District  
9428 Camden Fields Parkway  
Riverview, Florida 33578  
Attn: District Manager

Notice shall be deemed given when received, except that if delivery is not accepted, notice shall be deemed given on the date of such non-acceptance. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day shall be deemed received on the next business day. If any time for giving notice would otherwise expire on a non-business day, the notice period shall be extended to the next succeeding business day. Saturdays, Sundays and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for Homeowner may deliver Notice on behalf of the District and Homeowner.

**10. THIRD PARTIES.** This Access Agreement is solely for the benefit of the formal parties hereto, and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Access Agreement. Nothing in this Access Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy, or claim under or by reason of this Access Agreement or any of the provisions or conditions hereof. The District shall be solely responsible for enforcing its rights under this Access Agreement against any interfering third party. Nothing contained in this Access Agreement shall limit or impair the District's right to protect their rights from interference by a third party.

**11. ASSIGNMENT.** No party may assign, transfer or license all or any portion of its rights under this Access Agreement without the prior written consent of the other parties.

**12. CONTROLLING LAW.** This Access Agreement shall be construed, interpreted and controlled according to the laws of the State of Florida.

**13. PUBLIC RECORDS.** Homeowner understands and agrees that all documents of any kind provided to the District or to District Staff in connection with this Access Agreement are public records and are to be treated as such in accordance with Florida law.

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

**15. BINDING EFFECT.** This Access Agreement and all of the provisions, representations, covenants, and conditions contained herein shall be binding upon and inure to the benefit of the parties hereto and their respective successors and permitted assigns.

**16. AUTHORIZATION.** By execution below, the undersigned represent that they have been duly authorized by the appropriate body or official of their respective entity to execute this Access Agreement, and that each party has complied with all the requirements of law and has full power and authority to comply with the terms and provisions of this instrument.

**17. AMENDMENTS.** Amendments to and waivers of the provisions contained in this Access Agreement may be made only by an instrument in writing which is executed by all parties hereto.

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

**19. COUNTER-PARTS.** This Agreement may be executed in one or more counterparts. Emailed copies of executed copies shall be binding on the parties.

*[Remainder of page intentionally left blank]*

IN WITNESS WHEREOF, the parties have caused this instrument to be executed by their duly authorized officers effective as of the day and year first above written.

**RESERVE AT PRADERA  
COMMUNITY DEVELOPMENT  
DISTRICT**

ATTEST:

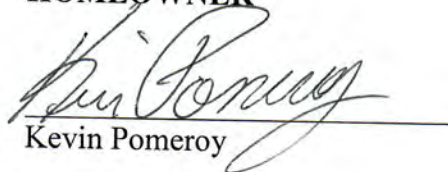
\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson

ATTEST:

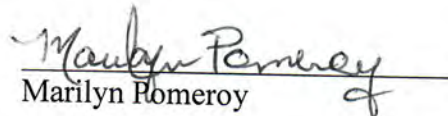
**HOMEOWNER**

\_\_\_\_\_  
Signature

  
Kevin Pomeroy

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Signature

  
Marilyn Pomeroy

\_\_\_\_\_  
Printed Name



Site	Comments	Target	Action Required
1	Site looks good	Shoreline weeds	Routine maintenance next visit
2	Site looks good	Sub-surface algae	Routine maintenance next visit
3	Normal growth observed	Surface algae	Routine maintenance next visit
4	Normal growth observed	Species non-specific	Routine maintenance next visit
6	Site looks good	Species non-specific	Routine maintenance next visit
7	Site looks good	Floating Weeds	Routine maintenance next visit
8	Site looks good	Species non-specific	Routine maintenance next visit
9	Site looks good	Species non-specific	Routine maintenance next visit
10	Scheduled-recurring	Species non-specific	Routine maintenance next visit
11	Site looks good	Species non-specific	Routine maintenance next visit

**Sitex Landscaping**  
**Jonathan Rodriguez**  
**(787)415-5595**  
[jonathan@sitexlandscaping.com](mailto:jonathan@sitexlandscaping.com)



[Reserve at Pradera CDD](#)  
[November - Field](#)  
[Inspection Report](#)  
[Update](#)

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November - Field Inspection Update:

- 1- The Palm Tree fronds and seeds still on schedule to be trimmed every month.
- 2- Our Arborist will take a look at this Father Oak and he will let us know the recommendations of the next step for Trimming and Removal some branches.
- 3- The insecticide application it's on Schedule every month.
- 4- Thanks, the Liriope looks great.
- 5- The Viburnum hedge was treated for Fungus and Insects.
- 6- The Turf was damaged by construction. Sitex will send to the board a proposal to fixed it.
- 7- Sitex will remove the real state sign and bill i.
- 8- The weeds will be treated to make the retention pond looks good again.
- 9- All ornamental Grasses was trimmed and treated
- 10- The Durante will be replaced and invoice to the CDD.
- 11- The Gold Mound will be monitored and treated
- 12- The Confederate Jasmine will be replaced and invoice
- 13- The Bahia Grass will be fine, if there's some damage I will report it.
- 14- The Green Chop cup-de-sac is completely clean now
- 15- we will monitoring the Durantas and I will report any corrective action

16- All active ant mounds will be treated

17- Our Arborist will take a look at this Palm Tree and we will report any suggestions.

18- The Turf will be replaced





Rizzetta & Company

# District Manager's Report

January 20

# 2022

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## UPCOMING DATES TO REMEMBER

- **Next Meeting:** February 17, 2022 @ 6:30p
- **FY 2020-2021 Audit Completion Deadline:** June 30, 2022
- **Next Election (Seats 1 and 2):** Up for election in 2022

<u>FINANCIAL SUMMARY</u>	<u>11/30/2021</u>
General Fund Cash & Investment Balance:	\$152,746
Reserve Fund Cash & Investment Balance:	\$70,362
Debt Service Fund Investment Balance:	<u>\$138,198</u>
<b>Total Cash and Investment Balances:</b>	<b>\$361,306</b>
<b>General Fund Expense Variance: \$14,830</b>	<b>Under Budget</b>

RASI Reports [rasireports@rizzetta.com](mailto:rasireports@rizzetta.com) • CDD Finance Team [CDDFinTeam@rizzetta.com](mailto:CDDFinTeam@rizzetta.com)

**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, November 18, 2021, at 10:30 AM** held at the offices of Rizzetta & Company, located at 9428 Camden Field Parkway, Riverview, Florida 33578.

Present and constituting a quorum:

Heather Baker	<b>Board Supervisor; Chairman</b>
Greg Dicara	<b>Board Supervisor; Vice Chairman</b>
Matthew Wanzeck	<b>Board Supervisor; Asst. Secretary</b>

Also present were:

Christina Newsome	<b>District Manager; Rizzetta &amp; Co., Inc.</b>
Scott Steady	<b>District Counsel; Burr Forman LLP</b>
Bryan Schaub	<b>Field Services Manager; Rizzetta &amp; Co., Inc.</b>
Mark Bodkin	<b>Representative, Sitex Landscape</b>
Jonathan Rodriguez	<b>Representative, Sitex Landscape</b>
Jayson Caines	<b>Nominee for Board Seat</b>
Atse Eyegbanren	<b>Nominee for Board Seat</b>

**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 audience members in attendance.

Ms. Ellis reported that the Holiday lights at entrance pillars are not working at night.

Ms. Paretti reported a damaged tree on South end of Palmera Vista Dr.

Mr. Adams reported his concern about the installation of Holiday lights and potential code violations. Mr. Adams will forward his photos to Ms. Newsome for further review.

Ms. Shannon addressed the Board in regard to the pool cleaning and monitoring services and what Rizzetta covers. Ms. Newsome will investigate the pool and monitoring responsibilities and costs and update the Board at the next meeting.

The Board continues discussing budget items and allocations of funds. District Counsel advised the Board to email further budget questions to Ms. Newsome so she can direct inquiries to the financial team. District Counsel advised the Board that specific budget allotments or concerns can be discussed at the next Budget meeting.

**THIRD ORDER OF BUSINESS**

**Consideration of Appointment to Vacant Board Seats**

Ms. Newsome addressed with the Board, the vacant seats 4 & 5. District Counsel explains the election process and Sunshine Law. Nominated candidate Jayson Caines addressed the Board regarding his background and experience.

On a Motion from Ms. Baker, seconded by Mr. Dicara, with all in favor, the Board of Supervisors, agreed to nominate Jayson Caines to the Board for the Reserve at Pradera Community Development District.

Nominated candidate Atse Eyegbanren addressed the Board regarding his background and experience.

On a Motion from Ms. Baker, seconded by Mr. Dicara, with all in favor, the Board of Supervisors, agreed to nominate Atse Eyegbanren to the Board for the Reserve at Pradera Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-01, Designating Officers to the District**

Ms. Newsome presented to the Board, Consideration of Resolution 2022-01, which would appoint Mr. Caines and Mr. Eyegbanren to the Board

On a Motion by Ms. Baker, seconded by Mr. Dicara, with all in favor, the Board of Supervisors approved the motion to adopt Resolution 2022-01, designating Officers to the District for the Reserve at Pradera Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of Rizzetta Technology Services Agreement**

Ms. Newsome presented to the Board the Consideration of Rizzetta Technology Services Agreement.

On a Motion by Mr. Caines, seconded by Ms. Baker, with all in favor, the Board of Supervisors approved to accept the Rizzetta Technology Services Agreement, for the Reserve at Pradera Development District.



**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. Aquatics Services**

**1. Presentation of Waterway Inspection Reports**

Ms. Newsome presented to the Board with the Waterway November inspection report. The Board did not have any questions or comments

**B. Field Services**

**1. Presentation of Field Inspection Reports**

Mr. Schaub reviewed the October 2021 Field Inspection report with the Board and answered general questions from the Board.

**2. Landscape Services Update**

Ms. Newsome presented the Board with the Landscape Proposals for the Main Entrance, Boulders, Mulch and Annuals.

On a Motion by Mr. Dicara, seconded by Ms. Baker, with all in favor, the Board of Supervisors approved all landscape proposals for Main Entrance, Boulders, Much and Annuals for the Reserve at Pradera Development District.

**C. District Counsel**

Mr. Steady was present. Discussed of Commercial Property O & M Assessment  
The Board had no additional comments of questions.

**District Engineer**

Not present; no report provided. The Board had no questions.

**D. District Manager**

Ms. Newsome reminded the Board of next Board meeting on December 16, 2021 at 10:30 a.m.

Ms. Newsome informed the Board of the June 2022 Audit deadline.

Ms. Newsome reminded the Board of upcoming elections for seats 1,2,3 in 2022.

Ms. Newsome informed the Board of the Financial snapshot of the financials.  
October 1-September 30, 2021, Reserve at Pradera is currently under budget with 8% of their budget left.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Minutes of Board of  
Supervisors' Regular Meeting held on October  
21, 2021**

On a Motion by Mr. Caines, seconded by Ms. Baker, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' regular meeting held on October 21, 2021, for the Reserve at Pradera Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Consideration of O&M Expenditures for  
September 2021**

The Board reviewed the Operations and Maintenance Expenditures for September 2021 in the amount of \$51,533.27

On a Motion by Ms. Baker, seconded by Mr. Dicara, with all in favor, the Board of Supervisors ratified the O & M Expenditures for September 2021 in the amount of \$51,533.27 for the Reserve at Pradera Community Development District.

**NINTH ORDER OF BUSINESS**

**Supervisor Requests**

There were no supervisor requests.

**TENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Ms. Baker, seconded by Mr. Wanzeck, with all in favor, the Board of Supervisors adjourned the meeting at 11:33 a.m., for the Reserve at Pradera Community Development District.

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Assistant Secretary

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Chair / Vice Chair

# RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT

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DISTRICT OFFICE · RIVERVIEW, FLORIDA

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

## **Operation and Maintenance Expenditures October 2021 For Board Approval**

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

The total items being presented:     **\$33,762.90**

Approval of Expenditures:

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\_\_\_\_ Chairperson

\_\_\_\_ Vice Chairperson

\_\_\_\_ Assistant Secretary



## Reserve at Pradera Community Development District

### Paid Operation & Maintenance Expenditures

October 1, 2021 Through October 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Alvarez Plumbing Company	001249	11740	Pool Area Restrooms 7/21	\$ 212.50
Bright House Networks	001246	067366001092021	Internet Service 10/21	\$ 152.97
Burr & Forman, LLP	001250	1262629	Legal Services 08/21	\$ 525.00
Burr & Forman, LLP	001256	1268328	Legal Services 09/21	\$ 350.00
Genesis Halff, Inc.	001257	10060772	Engineering Services 9/21	\$ 869.56
Innersync	001251	19869	CDD Website Services 10/21	\$ 384.38
Jerry Richardson	001258	1551	Monthly Hog Removal 10/21	\$ 1,100.00
Rizzetta & Company, Inc.	001247	INV0000061813	District Management Services 10/21	\$ 4,244.50
Rizzetta & Company, Inc.	001254	INV0000061967	Assessment Roll Preparation FY 21/22	\$ 5,100.00
Rizzetta Technology Services	001248	INV0000007952	Email/Website Hosting Services 10/21	\$ 100.00
Sitex Land LLC	001259	13708	Monthly Landscaping 10/21	\$ 9,195.34
Sitex Land LLC	001259	13749	Landscaping- Plant installation 10/21	\$ 204.00

## Reserve at Pradera Community Development District

### Paid Operation & Maintenance Expenditures

October 1, 2021 Through October 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Solitude Lake Management, LLC	001260	PI-A00685130	Monthly Lake/Wetland Services 10/21	\$ 1,105.00
Tampa Electric Company	20211031-1	TECO Summary 09/21	Tampa Electric Summary 09/21	\$ 8,341.65
Times Publishing Company	001255	0000182376 10/06/21	Legal Advertising 10/21	\$ 478.00
Total Community Maintenance, LLC	001252	3984	Monthly Cleaning & Maintenance 09/21	\$ 400.00
Total Community Maintenance, LLC	001252	3985	Agreement Amendum 09/21	\$ 300.00
Total Community Maintenance, LLC	001252	4060	Monthly Cleaning & Maintenance 10/21	<u>\$ 700.00</u>
<b>Report Total</b>				<b><u>\$ 33,762.90</u></b>

## Reserve at Pradera Community Development District

### Paid Operation & Maintenance Expenditures

November 1, 2021 Through November 30, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Aqua Sentry	001267	4520	Pool Service Contract 09/21	\$ 988.97
BOCC	001266	3629519463 09/21	12051 Palmera Reserve Drive 09/21	\$ 458.57
BOCC	001266	3629519463 10/21	12051 Palmera Reserve Drive 10/21	\$ 340.05
Bright House Networks	001265	067366001102021	Internet Service 10/21	\$ 152.97
Department of Economic Opportunity	001268	85325	Special District Fee FY 21/22	\$ 175.00
Envera	001269	708490	CCTV Monitoring 12/1/21-02/28/2022	\$ 3,063.00
Genesis Halff, Inc.	001261	10057480	Engineering Services 07/21	\$ 287.50
Rizzetta & Company, Inc.	001262	INV0000062504	District Management Services 11/21	\$ 4,244.50
Rizzetta Technology Services	001263	INV0000008135	Email/Website Hosting Services 11/21	\$ 100.00
Sitex Land LLC	001270	13802	Monthly Landscaping 11/21	\$ 9,195.34
Solitude Lake Management, LLC	001271	PI-A00703316	Monthly Lake/Wetland Services 11/21	\$ 1,105.00
Tampa Electric Company	20211130-1	TECO Summary 10/21	Tampa Electric Summary 10/21	\$ 8,055.64



## Reserve at Pradera Community Development District

### Paid Operation & Maintenance Expenditures

November 1, 2021 Through November 30, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Total Community Maintenance, LLC	001272	4137	Monthly Cleaning & Maintenance 11/21	<u>\$ 700.00</u>
<b>Report Total</b>				<u><b>\$ 28,866.54</b></u>