



Rizzetta & Company

Talavera Community Development District

Board of Supervisors' Meeting August 19, 2020

**Via conference call pursuant to Governor DeSantis' Executive Order
20-150 (as extended by Executive Order 20-179)**

www.talaveracdd.org

TALAVERA COMMUNITY DEVELOPMENT DISTRICT

Board of Supervisors	Betty Valenti David Griffin Brady Lefere Brian Soldano Lee Thompson	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Lynn Hayes	Rizzetta & Company, Inc.
District Counsel	Scott Steady	Burr Forman, PA
District Engineer	Tonja Stewart	Stantec Consulting

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) 994-1001. 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.

TALAVERA COMMUNITY DEVELOPMENT DISTRICT
DISTRICT OFFICE • 5844 OLD PASCO ROAD • SUITE 100 • WESLEY CHAPEL, FL
33544
www.TalaveraCDD.org

August 11, 2020

Board of Supervisors
Talavera Community
Development District

FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Talavera Community Development District will be held on **Friday, August 19, 2020 at 6:00 p.m.**, to be conducted by means of communications media technology pursuant to Executive Orders 20-52, 20-69, 20-112, 20-123, 20-139, 20-150, and 20-179 issued by Governor DeSantis, and pursuant to Section 120.54(5)(b)2., Florida Statutes. The following is the tentative agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors' Meeting held on May 20, 2020..... Tab 1
 - B. Consideration of Operation & Maintenance Expenditures for April, May, June, and July 2020.....Tab 2
- 4. BUSINESS ITEMS**
 - A. Public Hearing on Fiscal Year 2020/2021 Final Budget
 1. Consideration of Resolution 2020-04, Adopting Fiscal Year 2020/2021 Final Budget..... Tab 3
 2. Consideration of Resolution 2020-05, Certifying an Assessment Roll and Levying Assessments.....Tab 4
 - B. Consideration of Resolution 2020-06; Re-Designating Assistant Secretary.....Tab 5
 - C. Consideration of Resolution 2020-07, Setting Fiscal Year 2020/2021 Meeting Schedule..... Tab 6
 - D. Consideration of Resolution 2020-08; Declaring Vacant Seat..Tab 7
 - E. Consideration of Resolution 2020-09, Setting Date for Landowner's Election..... Tab 8
 - F. Presentation of Field Inspection Report - July 2020..... Tab 9
 - G. Presentation of Solitude Aquatics Report - July 2020..... Tab 10
 - H. Presentation of Yellowstone Inspection Report – July 2020.....Tab 11
 - I. Consideration of Yellowstone Red Maple Replacement Proposal..... Tab 12
 - J. Ratification of Transfer of Phase 2B Permit to Perpetual Operation..... Tab13
 - K. Ratification of Transfer of Phase 1C Permit to Perpetual Operation.....Tab14

- L. Ratification of FY 18-19 Audit..... Tab15
- M. Ratification of Street/Outdoor Lighting Agreement.....Tab 16
- 5. **STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - 1. Pond Erosion Report
 - C. Clubhouse Manager
 - 1. Presentation of Clubhouse Report.....Tab 17
 - D. District Manager
- 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 call us at (813) 994-1001.

Sincerely,
Lynn Hayes
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.

TALAVERA COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of Talavera Community Development District was held on **Wednesday, May 20, 2020 at 9:00 a.m.** via conference call pursuant to Governor DeSantis' Executive Order 20-69 (as extended by Executive Order 20-112).

Present and constituting a quorum:

Betty Valenti	Board Supervisor, Chairman
Brady Lefere	Board Supervisor, Assistant Secretary
Brian Soldano	Board Supervisor, Assistant Secretary
Lee Thompson	Board Supervisor, Assistant Secretary

Also present were:

Jordan Lansford	District Manager; Rizzetta & Company, Inc.
Scott Steady	District Council; Burr Forman, PA
Tonja Stewart	District Engineer; Stantec Consulting Services
Jay Littlejohn	Clubhouse Manager
Lynn Hayes	District Manager, Rizzetta & Company, Inc.
Carl Scofield	Representative, Yellowstone Landscape
Matthew Matos	Representative, Yellowstone Landscape

Audience

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Audience Comments

The Board entertained comments from the Audience

THIRD ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors Meeting held on February 19, 2020

Ms. Lansford presented the Meeting Minutes from the February 19, 2020 Meeting. The Board approved the Minutes, as amended.

On a Motion by Ms. Valenti, seconded by Mr. Thompson, with all in favor, the Board of Supervisors approved the February 19, 2020 Meeting Minutes, as amended, for the Talavera Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of the Operation &
Maintenance Expenditures for January,
February and March 2020**

Ms. Lansford presented the Operation and Maintenance Expenditures for January (\$62,962.62), February (\$38,576.45) and March (\$36,388.31) 2020.

On a Motion by Ms. Valenti, seconded by Mr. Soldano, with all in favor, the Board of Supervisors ratified the Operation & Maintenance Expenditures for January (\$62,962.62), February (\$38,576.45) and March (\$36,388.31) 2020, as presented, for the Talavera Community Development District.

FIFTH ORDER OF BUSINESS

Presentation of Field Inspection Report

Ms. Lansford presented the Field Inspection Report to the Board and a discussion ensued. Mr. Matos will review areas of sod that need to be replaced on Talavera Parkway and Diego Circle and will also participate in the next walk through with Mr. Bell.

SIXTH ORDER OF BUSINESS

Presentation of Aquatics Report

There was no Aquatics Report.

SEVENTH ORDER OF BUSINESS

**Consideration of Agreement with
Talavera Master Association**

Ms. Lansford Talavera Master Association Agreement to the Board for consideration.

On a Motion by Mr. Thompson, seconded by Ms. Valenti, with all in favor, the Board of Supervisors approved the Agreement with Talavera Master Association, for the Yellowstone Landscape Proposal, for the Talavera Community Development District.

EIGHTH ORDER OF BUSINESS

Ratification of Talavera 2019 Audit

Ms. Lansford presented the 2019 Talavera Audit to the Board for review.

On a Motion by Mr. Thompson, seconded by Mr. Soldano, with all in favor, the Board of Supervisors ratified the approval of the Talavera 2019 Audit, for the Talavera Community Development District.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2020-03; Re-Designating a Secretary

Ms. Lansford presented Resolution 2020-03; Re-Designating a Secretary, Bob Schleifer, for the District.

On a Motion by Ms. Valenti, seconded by Mr. Thompson, with all in favor, the Board of Supervisors adopted Resolution 2020-03; Re-Designating a Secretary, Bob Schliefer, for the Talavera Community Development District.

TENTH ORDER OF BUSINESS

Consideration of Solitude Aquatic Vegetation Installation Services Proposal

Ms. Lansford Presented the Solitude Aquatic Vegetation Installation Services Proposal to the Board for review.

On a Motion by Ms. Valenti, seconded by Mr. Thompson, with all in favor, the Board of Supervisors approved the Solitude Aquatic Vegetation Installation Services Proposal, Bob Schliefer, for the Talavera Community Development District.

ELEVENTH ORDER OF BUSINESS

Ratification of Arbitrage Rebate Report

Ms. Lansford presented the Arbitrage Rebate Report to the Board for ratification.

On a Motion by Ms. Valenti, seconded by Mr. Soldano, with all in favor, the Board of Supervisors ratified the Arbitrage Rebate Report, for the Talavera Community Development District.

TWELFTH ORDER OF BUSINESS

Presentation of Talavera Fiscal Year 2020-2021 Proposed Budget

Ms. Lansford presented the Talavera Fiscal Year 2020-2021 Proposed Budget to the Board for review (Exhibit A).

On a Motion by Ms. Valenti, seconded by Mr. Soldano, with all in favor, the Board of Supervisors approved the Talavera Fiscal Year 2020-2021 Proposed Budget, for the Talavera Community Development District.

THIRTEENTH ORDER OF BUSINESS

Consideration of Resolution 2020-02; Fiscal Year 2020-2021 Proposed Budget and Setting a Public Hearing

Ms. Lansford presented Resolution 2020-02; Fiscal Year 2020-2021 Proposed Budget and

Setting a Public Hearing to the Board.

On a Motion by Ms. Valenti, seconded by Mr. Thompson, with all in favor, the Board of Supervisors adopted Resolution 2020-02; Fiscal Year 2020-2021 Proposed Budget and Setting a Public Hearing, in substantial form, for the Talavera Community Development District.

FOURTEENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
No report.
- B. District Engineer
Ms. Stewart stated that pond erosion looks stable and no repairs are needed at this time.
- C. Clubhouse Manager
Ms. Lansford presented the Clubhouse Report for March/April.
- D. District Manager
Ms. Lansford announced that the next regularly scheduled meeting will be held on Wednesday, June 17, 2020 at 6:00 p.m. via video conference call.

FIFTEENTH ORDER OF BUSINESS

Supervisor Requests

There were no Supervisor requests.

SIXTEENTH ORDER OF BUSINESS

Adjournment

Ms. Lansford stated that if there was no further business to come before the Board then a motion to adjourn the meeting would be in order.

On a Motion by Mr. Valenti, seconded by Mr. Thompson, with all in favor, the Board of Supervisors adjourned the meeting at 9:40 a.m. for the Talavera Community Development District.

Assistant Secretary

Chairman / Vice Chairman

Tab 2

TALAVERA COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 5844 OLD PASCO ROAD · SUITE 100 · WESLEY CHAPEL, FLORIDA 33544

Operation and Maintenance Expenditures April 2020 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2020 through April 30, 2020. This does not include expenditures previously approved by the Board.

The total items being presented: **\$61,231.28**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Talavera Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2020 Through April 30, 2020

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
AIC Painting, Inc.	001176	17715	Clubhouse Painting 03/20	\$ 8,975.00
Brighthouse Networks	001177	077974101032220	18955 Rococo Rd 04/20	\$ 227.85
Burr & Forman, LLP	001178	1145749	General Legal Services 01/20	\$ 525.00
Burr & Forman, LLP	001169	1151023	General Legal Services 02/20	\$ 385.00
Burr & Forman, LLP	001191	1157139	General Legal Services 03/20	\$ 280.00
DCSI Inc.	001184	26960	Quarterly Gate Monitoring Services 04/20	\$ 135.00
Edmonson Enterprises	001183	7897	Removed & Disposed Motion Sensors 03/20	\$ 1,994.00
Florida Department of Revenue	001185	61-8017594644-7 01/20-03/20	Sales & Use Tax 01/20-03/20	\$ 3.27
GEC Services LLC dba Office Pride	001170	IN000520284	Janitorial Supplies 03/20	\$ 38.89
GEC Services LLC dba Office Pride	001193	INV000521432	Janitorial Services 04/20	\$ 324.75
GEC Services LLC dba Office Pride	001170	RC000146193	Janitorial Services 03/20	\$ 654.16
Nvirotect Pest Control Services	001192	200436	Pest Control Treatment 03/20	\$ 70.00
Nvirotect Pest Control Services	001192	202862	Pest Control Treatment 04/20	\$ 70.00

Talavera Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2020 Through April 30, 2020

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Pasco County Utilities	001186	13260369	18955 Rococo Road 03/20	\$ 333.78
PC Consultants	001194	107102	Yearly Email Fee 04/20	\$ 60.00
Poop 911	001179	3397261	Monthly Cleaning 5 Pet Waste Stations 03/20	\$ 172.25
Rizzetta & Company, Inc.	001171	INV0000048085	District Management Fees 04/20	\$ 4,152.91
Rizzetta Amenity Services, Inc.	001180	INV00000000007342	Bi-Weekly Payroll 04/20	\$ 2,391.92
Rizzetta Amenity Services, Inc.	001189	INV00000000007418	Bi-Weekly Payroll 03/20	\$ 162.22
Rizzetta Amenity Services, Inc.	001189	INV00000000007447	Bi-Weekly Payroll 04/20	\$ 1,524.67
Rizzetta Technology Services, LLC	001172	INV0000005661	Website Hosting Services 04/20	\$ 100.00
Rust Off Inc.	001181	25411	Gallons RX-10 Chemical For Rust Control 03/20	\$ 74.75
Securiteam, Inc.	001173	12953	Virtual Security Guard Quarterly 03/20	\$ 1,350.00
Solitude Lake Management LLC	001195	PI-A00388534	Monthly Lake & Pond Services 04/20	\$ 1,294.00
Stantec Consulting Services, Inc.	001187	1640695	Engineering Services 03/20	\$ 1,617.50
Suncoast Pool Service	001174	6066	Pool Service 03/20	\$ 1,050.00

Talavera Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2020 Through April 30, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Suncoast Pool Service	001196	6151	Pool Service 04/20	\$ 1,050.00
WREC	001190	WREC Electric Summary 04/20	Electric Summary 03/20	\$ 6,574.88
Yellowstone Landscape	001197	TM 102799	Monthly Landscape Maintenance 04/20	\$ 11,205.49
Yellowstone Landscape	001175	TM 94048	Monthly Landscape Maintenance 03/20	\$ 11,205.49
Yellowstone Landscape	001182	TM 97467	Irrigation Inspection Repairs 03/20	\$ 118.30
Yellowstone Landscape	001188	TM 97806	Irrigation Inspection Repairs 03/20	\$ 127.20
Yellowstone Landscape	001188	TM 98546	Mulch Install 03/20	\$ 994.00
Yellowstone Landscape	001197	TM 98547	Mulch Install 03/20	<u>\$ 1,989.00</u>
Report Total				<u>\$ 61,231.28</u>

TALAVERA COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 5844 OLD PASCO ROAD · SUITE 100 · WESLEY CHAPEL, FLORIDA 33544

Operation and Maintenance Expenditures May 2020 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from May 1, 2020 through May 31, 2020. This does not include expenditures previously approved by the Board.

The total items being presented: **\$49,396.97**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Talavera Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2020 Through May 31, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Brighthouse Networks	001198	07797974101042220	18955 Rococo Rd 05/20	\$ 227.85
Cushion Solutions	001201	27706	Replace Lounge Sling & Umbrella 04/20	\$ 4,610.00
DCSI Inc.	001210	26917	Gate Monitoring Services 03/20	\$ 105.00
DCSI Inc.	001210	27123	Gate Monitoring Services 05/20	\$ 105.00
GEC Services LLC dba Office Pride	001212	IN000522649	Janitorial Supplies 05/20	\$ 50.56
Horner Environmental Professionals, Inc.	001202	216553	Chemical Application Mitigation Area 03/20	\$ 575.00
Horner Environmental Professionals, Inc.	001211	216631	Chemical Application Mitigation Area 04/20	\$ 575.00
Lee R. Thompson	001218	LT052020	Board Of Supervisor Meeting 05/20/20	\$ 216.02
Pasco County Property Appraiser	001203	Annual Fee FY 20/21	Non-Ad Valorem Assessment Fees FY 20/21	\$ 150.00
Pasco County Utilities	001204	13381357	18955 Rococo Road 04/20	\$ 512.58
Poop 911	001205	3464089	Monthly Cleaning 5 Pet Waste Stations 04/20	\$ 172.25
Rizzetta & Company, Inc.	001199	INV0000049229	District Management Fees 05/20	\$ 4,152.91

Talavera Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2020 Through May 31, 2020

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Rizzetta Amenity Services, Inc.	001208	INV00000000007510	Bi-Weekly Payroll 05/20	\$ 1,468.79
Rizzetta Amenity Services, Inc.	001213	INV00000000007541	Cell Phone 04/20	\$ 50.00
Rizzetta Technology Services, LLC	001200	INV0000005763	Website Hosting Services 05/20	\$ 100.00
Rust Off Inc.	001206	25617	Gallons RX-10 Chemical For Rust Control 04/20	\$ 149.50
Securiteam, Inc.	001214	8139042320	Reset Computer With Updates 04/20	\$ 125.00
Securiteam, Inc.	001214	8169043020	Service Call 04/20	\$ 125.00
Solitude Lake Management LLC	001207	PI-A00372137	Monthly Lake & Pond Services 03/20	\$ 1,294.00
Solitude Lake Management LLC	001215	PI-A00405078	Monthly Lake & Pond Services 05/20	\$ 1,294.00
Stantec Consulting Services, Inc.	001209	1654050	Engineering Services 04/20	\$ 1,383.75
Suncoast Pool Service	001216	6236	Pool Service 05/20	\$ 1,050.00
Times Publishing Company	001217	00000082013 05/06/20	Acct # 121610 Legal Advertising 05/06/20	\$ 138.80
US Bank	001221	5627638	Trustee Fees S16 01/01/20-12/31/20	\$ 6,900.00

Talavera Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2020 Through May 31, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
WREC	001219	WREC Electric Summary1 04/20	Electric Summary1 04/20	\$ 6,368.82
Yellowstone Landscape	001220	TM 106272	Monthly Landscape Maintenance 05/20	\$ 11,205.49
Yellowstone Landscape	001220	TM 112572	Pump And Motor Repair 05/20	\$ 6,164.50
Yellowstone Landscape	001220	TM 112573	Irrigation Inspection Repairs 05/20	<u>\$ 127.15</u>
Report Total				<u>\$ 49,396.97</u>

TALAVERA COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 5844 OLD PASCO ROAD · SUITE 100 · WESLEY CHAPEL, FLORIDA 33544

Operation and Maintenance Expenditures June 2020 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from June 1, 2020 through June 30, 2020. This does not include expenditures previously approved by the Board.

The total items being presented: **\$81,838.00**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Talavera Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2020 Through June 30, 2020

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Abco Fire & Safety, Inc.	001236	262709	Fire Extinguisher Annual Inspection	\$ 65.00
Betty Valenti	001232	060920	PPE & Office Supplies 06/20	\$ 276.38
Brighthouse Networks	001226	077974101052220	18955 Rococo Rd 06/20	\$ 227.85
Brighthouse Networks	001244	077974101062220	18955 Rococo Rd 06/20	\$ 227.85
D.J. Gocal Inc.	001237	061620	Pool Furniture Repair/Replacement 06/20	\$ 350.00
Florida Department of Health in Pasco County	001222	51-BID-4646743	Annual Pool Permit	\$ 280.00
Florida Department of Health in Pasco County	001222	51-BID-4647086	Annual Pool Permit	\$ 145.00
GEC Services LLC dba Office Pride	001223	INV000522924	Janitorial Services 05/20	\$ 324.75
GEC Services LLC dba Office Pride	001239	RC000159252	Janitorial Services 06/20	\$ 654.16
McDermitt Davis CPA	001245	45368	Auditing Services FY 09/30/19	\$ 4,100.00
Nvirotect Pest Control Services	001238	207866	Pest Control Treatment 06/20	\$ 70.00
Pasco County Utilities	001233	13501978	18955 Rococo Road 05/20	\$ 2,376.66
Poop 911	001227	3469303	Monthly Cleaning 5 Pet Waste Stations 05/20	\$ 172.25

Talavera Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2020 Through June 30, 2020

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Rizzetta & Company, Inc.	001224	INV0000050112	District Management Fees 06/20	\$ 4,152.91
Rizzetta & Company, Inc.	001246	INV0000050719	District Management Fees 07/20	\$ 4,152.91
Rizzetta Amenity Services, Inc.	001228	INV00000000007572	Bi-Weekly Payroll 05/20	\$ 1,399.16
Rizzetta Amenity Services, Inc.	001234	INV00000000007603	Out of Pocket Expenses 05/20	\$ 75.47
Rizzetta Amenity Services, Inc.	001234	INV00000000007633	Bi-Weekly Payroll 06/20	\$ 3,190.09
Rizzetta Amenity Services, Inc.	001247	INV00000000007665	Bi-Weekly Payroll 06/20	\$ 2,704.79
Rizzetta Technology Services, LLC	001225	INV0000005864	Website Hosting Services 06/20	\$ 100.00
Rizzetta Technology Services, LLC	001248	INV0000005965	Website Hosting Services 07/20	\$ 100.00
Securiteam, Inc.	001229	13248	Virtual Security Guard Quarterly 06/20	\$ 1,350.00
Sign Smart, LLC	001249	TV01	Signs Installation 06/20	\$ 40.00
Solitude Lake Management LLC	001240	PI-A00422168	Monthly Lake & Pond Services 06/20	\$ 1,294.00
Stantec Consulting Services, Inc.	001230	1664437	Engineering Services 05/20	\$ 1,312.75
Suncoast Pool Service	001241	6316	Pool Service 06/20	\$ 1,050.00

Talavera Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2020 Through June 30, 2020

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Talavera Master Association, Inc.	001235	0001	County Sanitation 11/01/2019-06/01/20	\$ 33,506.00
Times Publishing Company	001231	00000082673 05/20/20	Acct # 121610 Legal Advertising 05/20/20	\$ 80.80
WREC	001242	WREC Electric Summary 05/20	Electric Summary 05/20	\$ 6,422.37
Yellowstone Landscape	001243	TM 120374	Monthly Landscape Maintenance 06/20	\$ 11,205.49
Yellowstone Landscape	001243	TM 122249	Irrigation Inspection Repairs 06/20	<u>\$ 431.36</u>
Report Total				<u>\$ 81,838.00</u>

TALAVERA COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 5844 OLD PASCO ROAD · SUITE 100 · WESLEY CHAPEL, FLORIDA 33544

Operation and Maintenance Expenditures July 2020 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from July 1, 2020 through July 31, 2020. This does not include expenditures previously approved by the Board.

The total items being presented: **\$47,904.94**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Talavera Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2020 Through July 31, 2020

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Burr & Forman, LLP	001250	1170444	General Legal Services 05/20	\$ 1,190.00
Burr & Forman, LLP	001268	1175747	General Legal Services 06/20	\$ 175.00
DCSI Inc.	001255	27283	Service Call To Program Access for Residents 06/20	\$ 105.00
DCSI Inc.	001255	27312	Quarterly Gate Monitoring Services 07/20	\$ 135.00
Edmonson Enterprises	001267	8800	Troubleshoot Light Fixtures 06/20	\$ 220.60
Florida Department of Revenue	001256	61-8017594644-7 04/20-06/20	Sales & Use Tax 04/20-06/20	\$ 4.91
GEC Services LLC dba Office Pride	001270	RC000163552	Janitorial Services 07/20	\$ 654.16
Gladiator Pressure Cleaning, Inc.	001269	15559	Pressure Cleaned Concrete Pad 07/20	\$ 250.00
Jon's Custom Fence	001264	2047	Installed Aluminum Fence 05/20	\$ 2,400.00
Nvirotect Pest Control Services	001251	205462	Pest Control Treatment 05/20	\$ 70.00
Nvirotect Pest Control Services	001257	210475	Pest Control Treatment 07/20	\$ 70.00
Pasco County Utilities	001258	13633767	18955 Rococo Road 06/20	\$ 292.50
Poop 911	001259	3517351	Monthly Cleaning 5 Pet Waste Stations 06/20	\$ 172.25

Talavera Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2020 Through July 31, 2020

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Rizzetta Amenity Services, Inc.	001260	INV00000000007697	Bi-Weekly Payroll 07/20	\$ 3,879.66
Rizzetta Amenity Services, Inc.	001271	INV00000000007728	Out of Pocket Expenses 06/20	\$ 286.24
Rizzetta Amenity Services, Inc.	001271	INV00000000007759	Bi-Weekly Payroll 07/24/20	\$ 2,875.92
Romaner Graphics	001252	20043	Installed Signs 06/20	\$ 240.00
Romaner Graphics	001261	20057	Straightening And Resecuring Street Signs 07/20	\$ 100.00
Rust Off Inc.	001262	26186	Gallons RX-10 Chemical For Rust Control 05/20	\$ 1,644.50
Solitude Lake Management LLC	001272	PI-A00438067	Monthly Lake & Pond Services 07/20	\$ 1,294.00
Solitude Lake Management LLC	001272	PI-A00444669	Planting Aquatic Vegetation 07/20	\$ 9,990.00
Stantec Consulting Services, Inc.	001263	1675783	Engineering Services 06/20	\$ 1,527.50
Suncoast Pool Service	001253	6345	Pool Service 06/20	\$ 1,200.00
Suncoast Pool Service	001273	6397	Pool Service 07/20	\$ 1,050.00
WREC	001265	WREC Electric Summary 06/20	Electric Summary 06/20	\$ 6,475.53

Talavera Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2020 Through July 31, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Yellowstone Landscape	001254	TM 123121	Irrigation Inspection Repairs 06/20	\$ 285.30
Yellowstone Landscape	001274	TM 125309	Monthly Landscape Maintenance 07/20	\$ 11,205.49
Yellowstone Landscape	001266	TM 130242	Irrigation Inspection Repairs 07/20	<u>\$ 111.38</u>
Report Total				<u>\$ 47,904.94</u>

Tab 3

RESOLUTION 2020-04

THE ANNUAL APPROPRIATION RESOLUTION OF THE TALAVERA COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2020, AND ENDING SEPTEMBER 30, 2021

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2020, submitted to the Board of Supervisors (the “Board”) a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the Talavera Community Development District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the proposed annual budget (the “Proposed Budget”), the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set July 17, 2020, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing or transmitted the Proposed Budget to the manager or administrator of Pasco County for posting on its website; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the District Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TALAVERA COMMUNITY DEVELOPMENT DISTRICT:

Section 1. Budget

- a. That the Board of Supervisors has reviewed the District Manager’s Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. That the District Manager’s Proposed Budget, attached hereto as Exhibit “A,” as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes*, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2020 and/or revised projections for Fiscal Year 2021.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s Records Office and identified as “The Budget for the Talavera Community Development District for the Fiscal Year Ending September 30, 2021,” as adopted by the Board of Supervisors on July 17, 2020.
- d. The final adopted budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption or shall be transmitted to the manager or administrator of Pasco County for posting on its website.

Section 2. Appropriations

There is hereby appropriated out of the revenues of the Talavera Community Development District, for the fiscal year beginning October 1, 2020, and ending September 30, 2021, the sum of \$_____ to be raised by the levy of assessments and otherwise, exclusive of collection costs, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
RESERVE FUND	\$ _____
DEBT SERVICE FUND(S) SERIES 2016A-1, SERIES 2016A-3	\$ _____
TOTAL ALL FUNDS	\$ _____

Section 3. Supplemental Appropriations

Pursuant to Section 189.016, *Florida Statutes*, the following provisions govern amendments to the budget(s) for any particular fund(s) listed above:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws.

Introduced, considered favorably, and adopted this 19th day of August, 2020.

ATTEST:

**TALAVERA
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/ Assistant Secretary

By: _____

Its: _____

Exhibit A: Fiscal Year 2020/2021 Final Budget

Exhibit A



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Talavera Community Development District

talaveracdd.org

**Proposed Budget
for Fiscal Year 2020-2021**

Presented by: Rizzetta & Company, Inc.

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Wesley Chapel, Florida 33544
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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 be a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.



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Proposed Budget
Talavera Community Development District
General Fund
Fiscal Year 2020/2021

	Chart of Accounts Classification	Actual YTD through 06/30/20	Projected Annual Totals 2019/2020	Annual Budget for 2019/2020	Projected Budget variance for 2019/2020	Budget for 2020/2021	Budget Increase (Decrease) vs 2019/2020
1							
2	REVENUES						
12	Interest Earnings						
13	Interest Earnings	\$ 74	\$ 99	\$ -	\$ 99	\$ -	\$ -
14	Special Assessments						
15	Tax Roll*	\$ 609,436	\$ 609,436	\$ 608,006	\$ 1,430	\$ 735,574	\$ 127,568
16	Street Light Assessment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
17	Off Roll*	\$ 41,098	\$ 41,098	\$ 41,098	\$ -	\$ 24,103	\$ (16,995)
21	Other Miscellaneous Revenues						
24	Miscellaneous Revenues	\$ 164	\$ 219	\$ -	\$ 219	\$ -	\$ -
31							
32	TOTAL REVENUES	\$ 650,772	\$ 650,851	\$ 649,104	\$ 1,747	\$ 759,677	\$ 110,573
33							
34	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
35							
36	TOTAL REVENUES AND BALANCE FORWARD	\$ 650,772	\$ 650,851	\$ 649,104	\$ 1,747	\$ 759,677	\$ 110,573
37							
38	*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.						
39							
40	EXPENDITURES - ADMINISTRATIVE						
41							
42	Legislative						
43	Supervisor Fees	\$ 869	\$ 1,159	\$ 2,657	\$ 1,498	\$ 6,000	\$ 3,343
44	Financial & Administrative						
45	Administrative Services	\$ 3,500	\$ 4,200	\$ 4,200	\$ -	\$ 4,326	\$ 126
46	District Management	\$ 13,696	\$ 16,435	\$ 16,435	\$ -	\$ 16,930	\$ 495
47	District Engineer	\$ 10,614	\$ 14,152	\$ 15,000	\$ 848	\$ 15,000	\$ -
48	Disclosure Report	\$ 6,000	\$ 6,000	\$ 5,000	\$ (1,000)	\$ 3,000	\$ (2,000)
49	Trustees Fees	\$ 6,900	\$ 6,900	\$ 10,000	\$ 3,100	\$ 10,650	\$ 650
50	Assessment Roll	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	\$ 5,150	\$ 150
51	Financial & Revenue Collections	\$ 3,333	\$ 4,000	\$ 4,000	\$ -	\$ 4,120	\$ 120
52	Accounting Services	\$ 15,000	\$ 18,000	\$ 18,000	\$ -	\$ 18,540	\$ 540
53	Auditing Services	\$ 4,100	\$ 4,100	\$ 4,800	\$ 700	\$ 4,200	\$ (600)
54	Arbitrage Rebate Calculation	\$ 450	\$ 450	\$ 500	\$ 50	\$ 450	\$ (50)
59	Public Officials Liability Insurance	\$ 2,305	\$ 2,250	\$ 3,000	\$ 750	\$ 2,536	\$ (464)
60	Legal Advertising	\$ 298	\$ 397	\$ 2,000	\$ 1,603	\$ 1,200	\$ (800)
62	Dues, Licenses & Fees	\$ 325	\$ 325	\$ 175	\$ (150)	\$ 175	\$ -
64	Tax Collector /Property Appraiser Fees	\$ -	\$ -	\$ -	\$ -	\$ 150	\$ 150
65	ADA Website Compliance	\$ -	\$ -	\$ -	\$ -	\$ 2,500	\$ 2,500
66	Website Hosting, Maintenance, Backup (and Email)	\$ 4,863	\$ 6,484	\$ 10,000	\$ 3,516	\$ 2,100	\$ (7,900)
67	Legal Counsel						
68	District Counsel	\$ 3,120	\$ 4,160	\$ 15,000	\$ 10,840	\$ 10,000	\$ (5,000)
73							
74	Administrative Subtotal	\$ 80,373	\$ 94,012	\$ 115,767	\$ 21,755	\$ 107,027	\$ (8,740)
75							
76	EXPENDITURES - FIELD OPERATIONS						
77							
81	Security Operations						
88	Security Camera Maintenance	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 2,796	\$ (2,204)
89	Security Monitoring Services	\$ 6,600	\$ 8,800	\$ 6,500	\$ (2,300)	\$ 6,000	\$ (500)
90	Electric Utility Services					\$ -	
91	Utility Services	\$ 10,389	\$ 13,852	\$ 17,000	\$ 3,148	\$ 25,000	\$ 8,000
92	Street Lights	\$ 45,832	\$ 61,109	\$ 45,000	\$ (16,109)	\$ 93,112	\$ 48,112
99	Garbage/Solid Waste Control Services						
101	Solid Waste Assessment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Proposed Budget
Talavera Community Development District
General Fund
Fiscal Year 2020/2021

	Chart of Accounts Classification	Actual YTD through 06/30/20	Projected Annual Totals 2019/2020	Annual Budget for 2019/2020	Projected Budget variance for 2019/2020	Budget for 2020/2021	Budget Increase (Decrease) vs 2019/2020
102	Garbage - Residential	\$ 33,506	\$ 44,675	\$ 47,000	\$ 2,325	\$ 82,368	\$ 35,368
103	Water-Sewer Combination Services						
104	Utility Services	\$ 4,436	\$ 5,915	\$ 3,000	\$ (2,915)	\$ 3,000	
111	Stormwater Control						
112	Stormwater Assessment	\$ -	\$ -	\$ -	\$ -	\$ -	
113	Aquatic Maintenance	\$ 11,580	\$ 15,440	\$ 15,144	\$ (296)	\$ 15,528	
115	Lake/Pond Bank Maintenance	\$ -	\$ -	\$ 30,000	\$ 30,000	\$ 33,000	\$ 3,000
117	Mitigation Area Monitoring & Maintenance	\$ 2,875	\$ 3,833	\$ 5,200	\$ 1,367	\$ 5,110	
118	Aquatic Plant Replacement	\$ -	\$ -	\$ 10,000	\$ 10,000	\$ 10,000	
119	Stormwater System Maintenance	\$ 147	\$ 147	\$ 3,000	\$ 2,853	\$ 147	
125	Other Physical Environment						
130	General Liability Insurance	\$ 2,819	\$ 2,819	\$ 3,000	\$ 181	\$ 3,101	
131	Property Insurance	\$ 7,285	\$ 7,285	\$ 7,500	\$ 215	\$ 8,014	
133	Rust Prevention	\$ -	\$ -	\$ 4,000	\$ 4,000	\$ 4,000	
134	Entry & Walls Maintenance	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 1,500	
135	Landscape Maintenance	\$ 108,009	\$ 144,012	\$ 141,993	\$ (2,019)	\$ 160,000	
142	Holiday Decorations	\$ 4,000	\$ 4,000	\$ 4,000	\$ -	\$ 5,000	
144	Irrigation Repairs	\$ 1,313	\$ 1,751	\$ 5,000	\$ 3,249	\$ 5,000	
145	Landscape - Mulch	\$ 15,888	\$ 21,184	\$ 20,000	\$ (1,184)	\$ 17,000	
147	Landscape Replacement Plants, Shrubs, Trees	\$ 1,747	\$ 2,329	\$ 12,500	\$ 10,171	\$ 12,500	
148	Annuals	\$ -	\$ -	\$ 9,800	\$ 9,800	\$ 9,800	
150	Field Services	\$ 6,000	\$ 8,000	\$ 7,200	\$ (800)	\$ 7,200	
152	Fire Ant Treatment	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	
162	Parks & Recreation						
167	Management Contract	\$ 33,221	\$ 44,295	\$ 50,000	\$ 5,705	\$ 55,339	
169	Pool Service Contract	\$ 10,650	\$ 14,200	\$ 12,600	\$ (1,600)	\$ 12,600	
170	Pool Permits	\$ 595	\$ 793	\$ 500	\$ (293)	\$ 595	\$ 95
176	Pest Control	\$ 630	\$ 840	\$ 900	\$ 60	\$ 840	
180	Clubhouse - Facility Janitorial Service	\$ 9,035	\$ 12,047	\$ 8,400	\$ (3,647)	\$ 7,850	
181	Clubhouse - Facility Janitorial Supplies	\$ -	\$ -	\$ 600	\$ 600	\$ -	\$ (600)
182	Clubhouse - Facility Fogging	\$ -	\$ -	\$ -	\$ -	\$ 10,000	
183	Pool Repairs	\$ -	\$ -	\$ 2,000	\$ 2,000	\$ 2,000	
187	Facility A/C & Heating Maintenance & Repair	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	
188	Clubhouse Maintenance & Repairs	\$ 9,150	\$ 12,200	\$ 2,000	\$ (10,200)	\$ 5,000	
189	Telephone Fax, Internet	\$ 2,217	\$ 2,956	\$ 2,500	\$ (456)	\$ 2,800	
191	Maintenance & Repairs	\$ 4,384	\$ 5,845	\$ 5,000	\$ (845)	\$ -	
194	Office Supplies	\$ 168	\$ 224	\$ 6,500	\$ 6,276	\$ 1,000	
195	Furniture Repair/Replacement	\$ 4,960	\$ 6,613	\$ 1,000	\$ (5,613)	\$ 1,000	
197	Pool/Water Park/Fountain Maintenance	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 500	
198	Playground Equipment and Maintenance	\$ -	\$ -	\$ 2,000	\$ 2,000	\$ 500	
201	Athletic/Park Court/Field Repairs	\$ -	\$ -	\$ 500	\$ 500	\$ 500	
206	Access Control Maintenance & Repair	\$ -	\$ -	\$ 1,500	\$ 1,500	\$ 500	
213	Dog Waste Station Supplies	\$ 1,550	\$ 2,067	\$ 2,500	\$ 433	\$ 3,500	
218	Contingency						
220	Miscellaneous Contingency	\$ 11,507	\$ 15,343	\$ 10,000	\$ 10,000	\$ 21,950	\$ 11,950
222	Capital Outlay	\$ -	\$ -	\$ 15,000	\$ 15,000	\$ 15,000	
223							
224	Field Operations Subtotal	\$ 350,493	\$ 462,574	\$ 533,337	\$ 86,106	\$ 652,650	
225							
226	Contingency for County TRIM Notice						
227							
228	TOTAL EXPENDITURES	\$ 430,866	\$ 556,586	\$ 649,104	\$ 107,861	\$ 759,677	
229							
230	EXCESS OF REVENUES OVER EXPENDITURES	\$ 219,906	\$ 94,266	\$ -	\$ 109,608	\$ -	\$ -
231							

Proposed Budget
Talavera Community Development District
Reserve Fund
Fiscal Year 2020/2021

	Chart of Accounts Classification	Actual YTD through 06/30/20	Projected Annual Totals 2019/2020	Annual Budget for 2019/2020	Projected Budget variance for 2019/2020	Budget for 2020/2021	Budget Increase (Decrease) vs 2019/2020	Comments
1								
2	REVENUES							
3	Interest Earnings							
	Interest Earnings	\$ 185	247	\$ -	\$ 247	\$ -		
4	Special Assessments							
5	Tax Roll*	\$ 20,000	\$ 20,000	\$ 20,000	\$ -	\$ 20,000	\$ -	
6	Off Roll*	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
12								
13	TOTAL REVENUES	\$ 20,185	\$ 20,247	\$ 20,000	\$ 247	\$ 20,000	\$ -	
14								
15	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
16								
17	TOTAL REVENUES AND BALANCE	\$ 20,185	\$ 20,247	\$ 20,000	\$ 247	\$ 20,000	\$ -	
18								
19	*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to							
20								
21	EXPENDITURES							
22								
23	Contingency							
24	Capital Reserves	\$ 20,185	\$ 26,913	\$ 20,000	\$ (6,913)	\$ 20,000	\$ -	17/18, 18/19, 19/20 - \$20,000
26								
27	TOTAL EXPENDITURES	\$ 20,185	\$ 26,913	\$ 20,000	\$ (6,913)	\$ 20,000	\$ -	
28								
29	EXCESS OF REVENUES OVER	\$ -	\$ (6,666)	\$ -	\$ (6,666)	\$ -	\$ -	
30								

Fiscal Year 2020/2021
Talavera Community Development District
Debt Service

Chart of Accounts Classification	Series 2016A-1	Series 2016A-3	Series 2019	Budget for 2020/2021
REVENUES				
Special Assessments				
Net Special Assessments	\$ 244,466.88	\$ 260,883.84	\$ 111,771.14	\$ 617,121.86
TOTAL REVENUES	\$ 244,466.88	\$ 260,883.84	\$ 111,771.14	\$ 617,121.86
EXPENDITURES				
Administrative				
Financial & Administrative				
Debt Service Obligation	\$ 244,466.88	\$ 260,883.84	\$ 111,771.14	\$ 617,121.86
Administrative Subtotal	\$ 244,466.88	\$ 260,883.84	\$ 111,771.14	\$ 617,121.86
TOTAL EXPENDITURES	\$ 244,466.88	\$ 260,883.84	\$ 111,771.14	\$ 617,121.86
EXCESS OF REVENUES OVER EXPENDITURES	\$ -	\$ -		\$ -

Pasco County Collection Costs (2%) and Early Payment Discounts (4%):

6.0%

Gross assessments

\$ 655,954.36

Notes:

Tax Roll Collection Costs (2%) and Early Payment Discounts (4%) are a total 6.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

Talavera Community Development District

FISCAL YEAR 2020/2021 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2020/2021 O&M Budget		\$779,677.00
Collection Cost and Early Payment Discount @ 2%	2%	\$16,588.87
Early Payment Discount @ 4%	4%	\$33,177.74
2020/2021 Total:		<u>\$829,443.62</u>

2019/2020 O&M Budget	\$669,104.00
2020/2021 O&M Budget	\$779,677.00
Total Difference:	<u>\$110,573.00</u>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2019/2020	2020/2021	\$	%
Series 2016A-1 Debt Service - SF 60'/65' - Phase 1A-1 / 1A-2	\$1,000.00	\$1,000.00	\$0.00	0.00%
Operations/Maintenance - SF 60'/65' - Phase 1A-1 / 1A-2	\$1,294.76	\$1,294.76	\$0.00	0.00%
Total	\$2,294.76	\$2,294.76	\$0.00	0.00%
Series 2016A-1 Debt Service - SF 75' - Phase 1A-1 / 1A-2	\$1,150.00	\$1,150.00	\$0.00	0.00%
Operations/Maintenance - SF 75' - Phase 1A-1 / 1A-2	\$1,294.76	\$1,294.76	\$0.00	0.00%
Total	\$2,444.76	\$2,444.76	\$0.00	0.00%
Series 2016A-3 Debt Service - SF 60'/65' - Phase 1A-3	\$1,000.00	\$1,000.00	\$0.00	0.00%
Operations/Maintenance - SF 60'/65' - Phase 1A-3	\$1,294.76	\$1,294.76	\$0.00	0.00%
Total	\$2,294.76	\$2,294.76	\$0.00	0.00%
Series 2016A-3 Debt Service - SF 75' - Phase 1A-3	\$1,150.00	\$1,150.00	\$0.00	0.00%
Operations/Maintenance - SF 75' - Phase 1A-3	\$1,294.76	\$1,294.76	\$0.00	0.00%
Total	\$2,444.76	\$2,444.76	\$0.00	0.00%
Series 2016A-3 Debt Service - SF 60'/65' - Phases 1B1 / 1E	\$1,000.00	\$1,000.00	\$0.00	0.00%
Operations/Maintenance - SF 60'/65' - Phases 1B1 / 1E	\$1,294.76	\$1,294.76	\$0.00	0.00%
Total	\$2,294.76	\$2,294.76	\$0.00	0.00%
Series 2016A-3 Debt Service - SF 75' - Phase 1E	\$1,150.00	\$1,150.00	\$0.00	0.00%
Operations/Maintenance - SF 75' - Phase 1E	\$1,294.76	\$1,294.76	\$0.00	0.00%
Total	\$2,444.76	\$2,444.76	\$0.00	0.00%
Series 2016A-3 Debt Service - SF 60'/65' - Phases 1B2	\$1,000.00	\$1,000.00	\$0.00	0.00%
Operations/Maintenance - SF 60'/65' - Phases 1B2	\$1,294.76	\$1,294.76	\$0.00	0.00%
Total	\$2,294.76	\$2,294.76	\$0.00	0.00%
Series 2019 Debt Service - SF 65' - Phase 1C	\$0.00	\$1,082.98	\$1,082.98	(1)
Operations/Maintenance - SF 65' - Phase 1C	\$153.95	\$1,294.76	\$1,140.81	741.03%
Total	\$153.95	\$2,377.74	\$2,223.79	1444.49%
Series 2019 Debt Service - SF 75' - Phase 1C	\$0.00	\$1,250.00	\$1,250.00	(1)
Operations/Maintenance - SF 75' - Phase 1C	\$153.95	\$1,294.76	\$1,140.81	741.03%
Total	\$153.95	\$2,544.76	\$2,390.81	1552.98%
Series 2019 Debt Service - SF 65' - Phase 2B	\$0.00	\$1,082.98	\$1,082.98	(1)
Operations/Maintenance - SF 65' - Phase 2B	\$153.95	\$1,294.76	\$1,140.81	741.03%
Total	\$153.95	\$2,377.74	\$2,223.79	1444.49%
Debt Service - SF 65' - Future Phases	\$0.00	\$0.00	\$0.00	\$0.00
Operations/Maintenance - SF 65' - Future Phases	\$153.95	\$135.41	-\$18.54	-12.04%

Talavera Community Development District

FISCAL YEAR 2020/2021 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2020/2021 O&M Budget		\$779,677.00
Collection Cost and Early Payment Discount @	2%	\$16,588.87
Early Payment Discount @	4%	\$33,177.74
2020/2021 Total:		<u>\$829,443.62</u>

2019/2020 O&M Budget	\$669,104.00
2020/2021 O&M Budget	\$779,677.00
Total Difference:	<u>\$110,573.00</u>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2019/2020	2020/2021	\$	%
Total	\$153.95	\$135.41	-\$18.54	-12.04%
Debt Service - SF 75' - Future Phases	\$0.00	\$0.00	\$0.00	\$0.00
Operations/Maintenance - SF 75'- Future Phases	\$153.95	\$135.41	-\$18.54	-12.04%
Total	\$153.95	\$135.41	-\$18.54	-12.04%

⁽¹⁾ The first installment for the Series 2019 bond is expected to commence in FY 2020-2021

TALAVERA COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2020/2021 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$779,677.00
COLLECTION COSTS @	2%	\$16,588.87
EARLY PAYMENT DISCOUNT @	4%	\$33,177.74
TOTAL O&M ASSESSMENT		\$829,443.62

TOTAL ADMINISTRATIVE BUDGET									
COLLECTION COSTS @					2%				
EARLY PAYMENT DISCOUNT @					4%				
TOTAL O&M ASSESSMENT									
EAU	TOTAL	% TOTAL	TOTAL	PER UNIT					
FACTOR	EAU's	EAU's	BUDGET	ASSESSMENT					
1.00	34.00	4.25%	\$4,603.88	\$135.41					
1.00	72.00	9.00%	\$9,749.39	\$135.41					
1.00	135.00	16.88%	\$18,280.11	\$135.41					
1.00	7.00	0.88%	\$947.86	\$135.41					
1.00	78.00	9.75%	\$10,561.84	\$135.41					
1.00	27.00	3.38%	\$3,656.02	\$135.41					
1.00	46.00	5.75%	\$6,228.78	\$135.41					
1.00	35.00	4.38%	\$4,739.29	\$135.41					
1.00	35.00	4.38%	\$4,739.29	\$135.41					
1.00	47.00	5.88%	\$6,364.19	\$135.41					
1.00	39.00	4.88%	\$5,280.92	\$135.41					
1.00	27.00	3.38%	\$3,656.02	\$135.41					
1.00	40.00	5.00%	\$5,416.33	\$135.41					
1.00	175.00	21.88%	\$23,696.44	\$135.41					
1.00	3.00	0.38%	\$498.22	\$135.41					
TOTAL					800.00	100%	\$106,326.60		

TOTAL FIELD BUDGET									
COLLECTION COSTS @					2%				
EARLY PAYMENT DISCOUNT @					4%				
TOTAL O&M ASSESSMENT									
EAU	TOTAL	% TOTAL	TOTAL	PER UNIT					
FACTOR	EAU's	EAU's	BUDGET	ASSESSMENT					
1.00	\$39,417.97		\$1,159.35						
1.00	\$83,473.35		\$1,159.35						
1.00	\$156,512.54		\$1,159.35						
1.00	\$8,115.46		\$1,159.35						
1.00	\$90,429.47		\$1,159.35						
1.00	\$31,302.51		\$1,159.35						
1.00	\$53,330.20		\$1,159.35						
1.00	\$40,577.32		\$1,159.35						
1.00	\$40,577.32		\$1,159.35						
1.00	\$54,489.55		\$1,159.35						
1.00	\$45,214.73		\$1,159.35						
1.00	\$31,302.51		\$1,159.35						
1.00	\$46,374.08		\$1,159.35						
0.00	\$0.00		\$0.00						
0.00	\$0.00		\$0.00						
TOTAL					\$721,117.02				

TOTAL	TOTAL	TOTAL	PER LOT ANNUAL ASSESSMENT				
SERIES 2016A-1	SERIES 2016A-3	SERIES 2019	TOTAL	2016 A-1	2016 A-3	2019	TOTAL
DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	O&M	DEBT SERVICE ⁽¹⁾	DEBT SERVICE ⁽¹⁾	DEBT SERVICE ⁽¹⁾	TOTAL ⁽¹⁾
ASSESSMENT	ASSESSMENT	ASSESSMENT					
\$34,000.00	\$0.00	\$0.00	\$1,294.76	\$1,000.00	\$0.00	\$0.00	\$2,294.76
\$82,800.00	\$0.00	\$0.00	\$1,294.76	\$1,150.00	\$0.00	\$0.00	\$2,444.76
\$135,000.00	\$0.00	\$0.00	\$1,294.76	\$1,000.00	\$0.00	\$0.00	\$2,294.76
\$8,050.00	\$0.00	\$0.00	\$1,294.76	\$1,150.00	\$0.00	\$0.00	\$2,444.76
\$0.00	\$78,000.00	\$0.00	\$1,294.76	\$0.00	\$1,000.00	\$0.00	\$2,294.76
\$0.00	\$31,050.00	\$0.00	\$1,294.76	\$0.00	\$1,150.00	\$0.00	\$2,444.76
\$0.00	\$46,000.00	\$0.00	\$1,294.76	\$0.00	\$1,000.00	\$0.00	\$2,294.76
\$0.00	\$35,000.00	\$0.00	\$1,294.76	\$0.00	\$1,000.00	\$0.00	\$2,294.76
\$0.00	\$40,250.00	\$0.00	\$1,294.76	\$0.00	\$1,150.00	\$0.00	\$2,444.76
\$0.00	\$47,000.00	\$0.00	\$1,294.76	\$0.00	\$1,000.00	\$0.00	\$2,294.76
\$0.00	\$42,236.22	\$42,236.22	\$1,294.76	\$0.00	\$0.00	\$1,082.98	\$2,377.74
\$0.00	\$33,750.00	\$33,750.00	\$1,294.76	\$0.00	\$0.00	\$1,250.00	\$2,544.76
\$0.00	\$0.00	\$43,319.20	\$1,294.76	\$0.00	\$0.00	\$1,082.98	\$2,377.74
\$0.00	\$0.00	\$0.00	\$135.41	\$0.00	\$0.00	\$0.00	\$135.41
\$0.00	\$0.00	\$0.00	\$135.41	\$0.00	\$0.00	\$0.00	\$135.41
TOTAL			\$259,850.00	\$277,300.00	\$119,305.42		

LESS: Pasco County Collection Costs (2%) and Early Payment Discounts (4%)

Net Revenue to be Collected

(\$6,499.60)

\$101,827.00

(\$43,267.62)

\$677,850.00

(\$15,383.12)

\$244,466.88

(\$16,416.16)

\$260,883.84

(\$7,062.88)

\$112,242.54

⁽¹⁾ Reflects the number of total lots with Series 2016 debt outstanding.⁽²⁾ Reflects the number of total lots with Series 2019 debt outstanding.⁽³⁾ Annual debt service assessment per lot adopted in connection with the Series 2016A-1 bond issues. Annual assessment includes principal, interest, Pasco County collection costs and early payment discount costs.⁽⁴⁾ Annual debt service assessment per lot adopted in connection with the Series 2016A-3 bond issue. Assessment levels prior to Series 2016A-3 amortization include interest only, Pasco County collection costs and early payment discount costs.⁽⁵⁾ Annual debt service assessment per lot adopted in connection with the Series 2019 bond issues. Annual assessment includes principal, interest, Pasco County collection costs and early payment discount costs.⁽⁶⁾ Annual assessment that will appear on November 2020 Pasco County property tax bill. Amount shown includes all applicable collection costs (2%) and early payment discounts (up to 4% if paid early).

Tab 4

RESOLUTION 2020-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TALVERA COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT; IMPOSING SPECIAL ASSESSMENTS; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Talavera Community Development District (the “District”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in the Pasco County, Florida (the “County”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors (the “Board”) of the District hereby determines to undertake various operations and maintenance activities described in the District’s budget(s) for Fiscal Year 2018-2020 (“Budget”), attached hereto as Exhibit “A” and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District’s Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“Uniform Method”); and

WHEREAS, the District has previously evidenced its intention to utilize this Uniform Method; and

WHEREAS, the District has approved an Agreement with the Property Appraiser and Tax Collector of the County to provide for the collection of the special assessments under the Uniform Method; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect on the tax roll for platted lots pursuant to the Uniform Method and which is also indicated on Exhibit “A”; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Budget; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll of the Talavera Community Development District (the “Assessment Roll”) attached to this Resolution as Exhibit “B” and incorporated as a material part of this Resolution by this reference, and to certify the portion of the Assessment Roll on platted property to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to un-platted property; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE
TALAVERA COMMUNITY DEVELOPMENT DISTRICT:**

SECTION 1. BENEFIT. The provision of the services, facilities, and operations as described in Exhibit “A” confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the costs of the assessments. The allocation of the costs to the specially benefitted lands is shown in Exhibits “A” and “B,” and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapter 190, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with Exhibits “A” and “B.” The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

- A. Uniform Method Assessments. The collection of the previously levied debt service assessments and operation and maintenance special assessments on platted lots and developed lands shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in Exhibits “A” and “B.”
- B. Direct Bill Assessments. The annual installment for the previously levied debt service assessments, and the annual operations and maintenance assessments, on undeveloped and un-platted lands will be collected directly by the District in accordance with Florida law, as set forth in Exhibits “A” and “B.” Assessments directly collected by the District are due in full on December 1, 2020; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2020, 25% due no later than February 1, 2021 and 25% due no later than May 1, 2021. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2020-2021, as well as any future installments of special assessments securing debt service – shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the applicable rate of any bonds or other debt instruments secured by the special assessments, or, in the case of operations and maintenance assessments, at the applicable statutory prejudgment interest rate. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.
- C. Future Collection Methods. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The District's Assessment Roll, attached to this Resolution as Exhibit “B,” is hereby certified. That portion of the District’s Assessment Roll which includes developed lands and platted lots is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the Talavera Community Development District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. 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.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Talavera Community Development District.

PASSED AND ADOPTED this 19th day of August, 2020.

ATTEST:

**TALAVERA COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: FY 2020/2021 Budget

Exhibit B: Assessment Roll

EXHIBIT A:
Fiscal Year 2020/2021 Budget



Rizzetta & Company

Talavera Community Development District

talaveracdd.org

**Proposed Budget
for Fiscal Year 2020-2021**

Presented by: Rizzetta & Company, Inc.

**5844 Old Pasco Road
Suite 100
Wesley Chapel, Florida 33544
Phone: 813-994-1001**

rizzetta.com

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Rizzetta & Company

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 be a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.



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Proposed Budget
Talavera Community Development District
General Fund
Fiscal Year 2020/2021

	Chart of Accounts Classification	Actual YTD through 06/30/20	Projected Annual Totals 2019/2020	Annual Budget for 2019/2020	Projected Budget variance for 2019/2020	Budget for 2020/2021	Budget Increase (Decrease) vs 2019/2020
1							
2	REVENUES						
12	Interest Earnings						
13	Interest Earnings	\$ 74	\$ 99	\$ -	\$ 99	\$ -	\$ -
14	Special Assessments						
15	Tax Roll*	\$ 609,436	\$ 609,436	\$ 608,006	\$ 1,430	\$ 735,574	\$ 127,568
16	Street Light Assessment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
17	Off Roll*	\$ 41,098	\$ 41,098	\$ 41,098	\$ -	\$ 24,103	\$ (16,995)
21	Other Miscellaneous Revenues						
24	Miscellaneous Revenues	\$ 164	\$ 219	\$ -	\$ 219	\$ -	\$ -
31							
32	TOTAL REVENUES	\$ 650,772	\$ 650,851	\$ 649,104	\$ 1,747	\$ 759,677	\$ 110,573
33							
34	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
35							
36	TOTAL REVENUES AND BALANCE FORWARD	\$ 650,772	\$ 650,851	\$ 649,104	\$ 1,747	\$ 759,677	\$ 110,573
37							
38	*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.						
39							
40	EXPENDITURES - ADMINISTRATIVE						
41							
42	Legislative						
43	Supervisor Fees	\$ 869	\$ 1,159	\$ 2,657	\$ 1,498	\$ 6,000	\$ 3,343
44	Financial & Administrative						
45	Administrative Services	\$ 3,500	\$ 4,200	\$ 4,200	\$ -	\$ 4,326	\$ 126
46	District Management	\$ 13,696	\$ 16,435	\$ 16,435	\$ -	\$ 16,930	\$ 495
47	District Engineer	\$ 10,614	\$ 14,152	\$ 15,000	\$ 848	\$ 15,000	\$ -
48	Disclosure Report	\$ 6,000	\$ 6,000	\$ 5,000	\$ (1,000)	\$ 3,000	\$ (2,000)
49	Trustees Fees	\$ 6,900	\$ 6,900	\$ 10,000	\$ 3,100	\$ 10,650	\$ 650
50	Assessment Roll	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	\$ 5,150	\$ 150
51	Financial & Revenue Collections	\$ 3,333	\$ 4,000	\$ 4,000	\$ -	\$ 4,120	\$ 120
52	Accounting Services	\$ 15,000	\$ 18,000	\$ 18,000	\$ -	\$ 18,540	\$ 540
53	Auditing Services	\$ 4,100	\$ 4,100	\$ 4,800	\$ 700	\$ 4,200	\$ (600)
54	Arbitrage Rebate Calculation	\$ 450	\$ 450	\$ 500	\$ 50	\$ 450	\$ (50)
59	Public Officials Liability Insurance	\$ 2,305	\$ 2,250	\$ 3,000	\$ 750	\$ 2,536	\$ (464)
60	Legal Advertising	\$ 298	\$ 397	\$ 2,000	\$ 1,603	\$ 1,200	\$ (800)
62	Dues, Licenses & Fees	\$ 325	\$ 325	\$ 175	\$ (150)	\$ 175	\$ -
64	Tax Collector /Property Appraiser Fees	\$ -	\$ -	\$ -	\$ -	\$ 150	\$ 150
65	ADA Website Compliance	\$ -	\$ -	\$ -	\$ -	\$ 2,500	\$ 2,500
66	Website Hosting, Maintenance, Backup (and Email)	\$ 4,863	\$ 6,484	\$ 10,000	\$ 3,516	\$ 2,100	\$ (7,900)
67	Legal Counsel						
68	District Counsel	\$ 3,120	\$ 4,160	\$ 15,000	\$ 10,840	\$ 10,000	\$ (5,000)
73							
74	Administrative Subtotal	\$ 80,373	\$ 94,012	\$ 115,767	\$ 21,755	\$ 107,027	\$ (8,740)
75							
76	EXPENDITURES - FIELD OPERATIONS						
77							
81	Security Operations						
88	Security Camera Maintenance	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 2,796	\$ (2,204)
89	Security Monitoring Services	\$ 6,600	\$ 8,800	\$ 6,500	\$ (2,300)	\$ 6,000	\$ (500)
90	Electric Utility Services					\$ -	
91	Utility Services	\$ 10,389	\$ 13,852	\$ 17,000	\$ 3,148	\$ 25,000	\$ 8,000
92	Street Lights	\$ 45,832	\$ 61,109	\$ 45,000	\$ (16,109)	\$ 93,112	\$ 48,112
99	Garbage/Solid Waste Control Services						
101	Solid Waste Assessment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Proposed Budget
Talavera Community Development District
General Fund
Fiscal Year 2020/2021

	Chart of Accounts Classification	Actual YTD through 06/30/20	Projected Annual Totals 2019/2020	Annual Budget for 2019/2020	Projected Budget variance for 2019/2020	Budget for 2020/2021	Budget Increase (Decrease) vs 2019/2020
102	Garbage - Residential	\$ 33,506	\$ 44,675	\$ 47,000	\$ 2,325	\$ 82,368	\$ 35,368
103	Water-Sewer Combination Services						
104	Utility Services	\$ 4,436	\$ 5,915	\$ 3,000	\$ (2,915)	\$ 3,000	\$ -
111	Stormwater Control						
112	Stormwater Assessment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
113	Aquatic Maintenance	\$ 11,580	\$ 15,440	\$ 15,144	\$ (296)	\$ 15,528	\$ 384
115	Lake/Pond Bank Maintenance	\$ -	\$ -	\$ 30,000	\$ 30,000	\$ 33,000	\$ 3,000
117	Mitigation Area Monitoring & Maintenance	\$ 2,875	\$ 3,833	\$ 5,200	\$ 1,367	\$ 5,110	\$ (90)
118	Aquatic Plant Replacement	\$ -	\$ -	\$ 10,000	\$ 10,000	\$ 10,000	\$ -
119	Stormwater System Maintenance	\$ 147	\$ 147	\$ 3,000	\$ 2,853	\$ 147	\$ (2,853)
125	Other Physical Environment						
130	General Liability Insurance	\$ 2,819	\$ 2,819	\$ 3,000	\$ 181	\$ 3,101	\$ 101
131	Property Insurance	\$ 7,285	\$ 7,285	\$ 7,500	\$ 215	\$ 8,014	\$ 514
133	Rust Prevention	\$ -	\$ -	\$ 4,000	\$ 4,000	\$ 4,000	\$ -
134	Entry & Walls Maintenance	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 1,500	\$ (3,500)
135	Landscape Maintenance	\$ 108,009	\$ 144,012	\$ 141,993	\$ (2,019)	\$ 160,000	\$ 18,007
142	Holiday Decorations	\$ 4,000	\$ 4,000	\$ 4,000	\$ -	\$ 5,000	\$ 1,000
144	Irrigation Repairs	\$ 1,313	\$ 1,751	\$ 5,000	\$ 3,249	\$ 5,000	\$ -
145	Landscape - Mulch	\$ 15,888	\$ 21,184	\$ 20,000	\$ (1,184)	\$ 17,000	\$ (3,000)
147	Landscape Replacement Plants, Shrubs, Trees	\$ 1,747	\$ 2,329	\$ 12,500	\$ 10,171	\$ 12,500	\$ -
148	Annuals	\$ -	\$ -	\$ 9,800	\$ 9,800	\$ 9,800	\$ -
150	Field Services	\$ 6,000	\$ 8,000	\$ 7,200	\$ (800)	\$ 7,200	\$ -
152	Fire Ant Treatment	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -
162	Parks & Recreation						
167	Management Contract	\$ 33,221	\$ 44,295	\$ 50,000	\$ 5,705	\$ 55,339	\$ 5,339
169	Pool Service Contract	\$ 10,650	\$ 14,200	\$ 12,600	\$ (1,600)	\$ 12,600	\$ -
170	Pool Permits	\$ 595	\$ 793	\$ 500	\$ (293)	\$ 595	\$ 95
176	Pest Control	\$ 630	\$ 840	\$ 900	\$ 60	\$ 840	\$ (60)
180	Clubhouse - Facility Janitorial Service	\$ 9,035	\$ 12,047	\$ 8,400	\$ (3,647)	\$ 7,850	\$ (550)
181	Clubhouse - Facility Janitorial Supplies	\$ -	\$ -	\$ 600	\$ 600	\$ -	\$ (600)
182	Clubhouse - Facility Fogging	\$ -	\$ -	\$ -	\$ -	\$ 10,000	\$ 10,000
183	Pool Repairs	\$ -	\$ -	\$ 2,000	\$ 2,000	\$ 2,000	\$ -
187	Facility A/C & Heating Maintenance & Repair	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -
188	Clubhouse Maintenance & Repairs	\$ 9,150	\$ 12,200	\$ 2,000	\$ (10,200)	\$ 5,000	\$ 3,000
189	Telephone Fax, Internet	\$ 2,217	\$ 2,956	\$ 2,500	\$ (456)	\$ 2,800	\$ 300
191	Maintenance & Repairs	\$ 4,384	\$ 5,845	\$ 5,000	\$ (845)	\$ -	\$ (5,000)
194	Office Supplies	\$ 168	\$ 224	\$ 6,500	\$ 6,276	\$ 1,000	\$ (5,500)
195	Furniture Repair/Replacement	\$ 4,960	\$ 6,613	\$ 1,000	\$ (5,613)	\$ 1,000	\$ -
197	Pool/Water Park/Fountain Maintenance	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 500	\$ (500)
198	Playground Equipment and Maintenance	\$ -	\$ -	\$ 2,000	\$ 2,000	\$ 500	\$ (1,500)
201	Athletic/Park Court/Field Repairs	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -
206	Access Control Maintenance & Repair	\$ -	\$ -	\$ 1,500	\$ 1,500	\$ 500	\$ (1,000)
213	Dog Waste Station Supplies	\$ 1,550	\$ 2,067	\$ 2,500	\$ 433	\$ 3,500	\$ 1,000
218	Contingency						
220	Miscellaneous Contingency	\$ 11,507	\$ 15,343	\$ 10,000	\$ 10,000	\$ 21,950	\$ 11,950
222	Capital Outlay	\$ -	\$ -	\$ 15,000	\$ 15,000	\$ 15,000	\$ -
223							
224	Field Operations Subtotal	\$ 350,493	\$ 462,574	\$ 533,337	\$ 86,106	\$ 652,650	\$ 119,313
225							
226	Contingency for County TRIM Notice						
227							
228	TOTAL EXPENDITURES	\$ 430,866	\$ 556,586	\$ 649,104	\$ 107,861	\$ 759,677	\$ 110,573
229							
230	EXCESS OF REVENUES OVER EXPENDITURES	\$ 219,906	\$ 94,266	\$ -	\$ 109,608	\$ -	\$ -
231							

Proposed Budget
Talavera Community Development District
Reserve Fund
Fiscal Year 2020/2021

	Chart of Accounts Classification	Actual YTD through 06/30/20	Projected Annual Totals 2019/2020	Annual Budget for 2019/2020	Projected Budget variance for 2019/2020	Budget for 2020/2021	Budget Increase (Decrease) vs 2019/2020	Comments
1								
2	REVENUES							
3	Interest Earnings							
	Interest Earnings	\$ 185	247	\$ -	\$ 247	\$ -		
4	Special Assessments							
5	Tax Roll*	\$ 20,000	\$ 20,000	\$ 20,000	\$ -	\$ 20,000	\$ -	
6	Off Roll*	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
12								
13	TOTAL REVENUES	\$ 20,185	\$ 20,247	\$ 20,000	\$ 247	\$ 20,000	\$ -	
14								
15	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
16								
17	TOTAL REVENUES AND BALANCE	\$ 20,185	\$ 20,247	\$ 20,000	\$ 247	\$ 20,000	\$ -	
18								
19	*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to							
20								
21	EXPENDITURES							
22								
23	Contingency							
24	Capital Reserves	\$ 20,185	\$ 26,913	\$ 20,000	\$ (6,913)	\$ 20,000	\$ -	17/18, 18/19, 19/20 - \$20,000
26								
27	TOTAL EXPENDITURES	\$ 20,185	\$ 26,913	\$ 20,000	\$ (6,913)	\$ 20,000	\$ -	
28								
29	EXCESS OF REVENUES OVER	\$ -	\$ (6,666)	\$ -	\$ (6,666)	\$ -	\$ -	
30								

Fiscal Year 2020/2021
Talavera Community Development District
Debt Service

Chart of Accounts Classification	Series 2016A-1	Series 2016A-3	Series 2019	Budget for 2020/2021
REVENUES				
Special Assessments				
Net Special Assessments	\$ 244,466.88	\$ 260,883.84	\$ 111,771.14	\$ 617,121.86
TOTAL REVENUES	\$ 244,466.88	\$ 260,883.84	\$ 111,771.14	\$ 617,121.86
EXPENDITURES				
Administrative				
Financial & Administrative				
Debt Service Obligation	\$ 244,466.88	\$ 260,883.84	\$ 111,771.14	\$ 617,121.86
Administrative Subtotal	\$ 244,466.88	\$ 260,883.84	\$ 111,771.14	\$ 617,121.86
TOTAL EXPENDITURES	\$ 244,466.88	\$ 260,883.84	\$ 111,771.14	\$ 617,121.86
EXCESS OF REVENUES OVER EXPENDITURES	\$ -	\$ -		\$ -

Pasco County Collection Costs (2%) and Early Payment Discounts (4%):

6.0%

Gross assessments

\$ 655,954.36

Notes:

Tax Roll Collection Costs (2%) and Early Payment Discounts (4%) are a total 6.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

Talavera Community Development District

FISCAL YEAR 2020/2021 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2020/2021 O&M Budget		\$779,677.00
Collection Cost and Early Payment Discount @ 2%	2%	\$16,588.87
Early Payment Discount @ 4%	4%	\$33,177.74
2020/2021 Total:		<u>\$829,443.62</u>

2019/2020 O&M Budget	\$669,104.00
2020/2021 O&M Budget	\$779,677.00
Total Difference:	<u>\$110,573.00</u>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2019/2020	2020/2021	\$	%
Series 2016A-1 Debt Service - SF 60'/65' - Phase 1A-1 / 1A-2	\$1,000.00	\$1,000.00	\$0.00	0.00%
Operations/Maintenance - SF 60'/65' - Phase 1A-1 / 1A-2	\$1,294.76	\$1,294.76	\$0.00	0.00%
Total	\$2,294.76	\$2,294.76	\$0.00	0.00%
Series 2016A-1 Debt Service - SF 75' - Phase 1A-1 / 1A-2	\$1,150.00	\$1,150.00	\$0.00	0.00%
Operations/Maintenance - SF 75' - Phase 1A-1 / 1A-2	\$1,294.76	\$1,294.76	\$0.00	0.00%
Total	\$2,444.76	\$2,444.76	\$0.00	0.00%
Series 2016A-3 Debt Service - SF 60'/65' - Phase 1A-3	\$1,000.00	\$1,000.00	\$0.00	0.00%
Operations/Maintenance - SF 60'/65' - Phase 1A-3	\$1,294.76	\$1,294.76	\$0.00	0.00%
Total	\$2,294.76	\$2,294.76	\$0.00	0.00%
Series 2016A-3 Debt Service - SF 75' - Phase 1A-3	\$1,150.00	\$1,150.00	\$0.00	0.00%
Operations/Maintenance - SF 75' - Phase 1A-3	\$1,294.76	\$1,294.76	\$0.00	0.00%
Total	\$2,444.76	\$2,444.76	\$0.00	0.00%
Series 2016A-3 Debt Service - SF 60'/65' - Phases 1B1 / 1E	\$1,000.00	\$1,000.00	\$0.00	0.00%
Operations/Maintenance - SF 60'/65' - Phases 1B1 / 1E	\$1,294.76	\$1,294.76	\$0.00	0.00%
Total	\$2,294.76	\$2,294.76	\$0.00	0.00%
Series 2016A-3 Debt Service - SF 75' - Phase 1E	\$1,150.00	\$1,150.00	\$0.00	0.00%
Operations/Maintenance - SF 75' - Phase 1E	\$1,294.76	\$1,294.76	\$0.00	0.00%
Total	\$2,444.76	\$2,444.76	\$0.00	0.00%
Series 2016A-3 Debt Service - SF 60'/65' - Phases 1B2	\$1,000.00	\$1,000.00	\$0.00	0.00%
Operations/Maintenance - SF 60'/65' - Phases 1B2	\$1,294.76	\$1,294.76	\$0.00	0.00%
Total	\$2,294.76	\$2,294.76	\$0.00	0.00%
Series 2019 Debt Service - SF 65' - Phase 1C	\$0.00	\$1,082.98	\$1,082.98	(1)
Operations/Maintenance - SF 65' - Phase 1C	\$153.95	\$1,294.76	\$1,140.81	741.03%
Total	\$153.95	\$2,377.74	\$2,223.79	1444.49%
Series 2019 Debt Service - SF 75' - Phase 1C	\$0.00	\$1,250.00	\$1,250.00	(1)
Operations/Maintenance - SF 75' - Phase 1C	\$153.95	\$1,294.76	\$1,140.81	741.03%
Total	\$153.95	\$2,544.76	\$2,390.81	1552.98%
Series 2019 Debt Service - SF 65' - Phase 2B	\$0.00	\$1,082.98	\$1,082.98	(1)
Operations/Maintenance - SF 65' - Phase 2B	\$153.95	\$1,294.76	\$1,140.81	741.03%
Total	\$153.95	\$2,377.74	\$2,223.79	1444.49%
Debt Service - SF 65' - Future Phases	\$0.00	\$0.00	\$0.00	\$0.00
Operations/Maintenance - SF 65' - Future Phases	\$153.95	\$135.41	-\$18.54	-12.04%

Talavera Community Development District

FISCAL YEAR 2020/2021 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2020/2021 O&M Budget		\$779,677.00
Collection Cost and Early Payment Discount @	2%	\$16,588.87
Early Payment Discount @	4%	\$33,177.74
2020/2021 Total:		<u>\$829,443.62</u>

2019/2020 O&M Budget	\$669,104.00
2020/2021 O&M Budget	\$779,677.00
Total Difference:	<u>\$110,573.00</u>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2019/2020	2020/2021	\$	%
Total	\$153.95	\$135.41	-\$18.54	-12.04%
Debt Service - SF 75' - Future Phases	\$0.00	\$0.00	\$0.00	\$0.00
Operations/Maintenance - SF 75'- Future Phases	\$153.95	\$135.41	-\$18.54	-12.04%
Total	\$153.95	\$135.41	-\$18.54	-12.04%

⁽¹⁾ The first installment for the Series 2019 bond is expected to commence in FY 2020-2021

TALAVERA COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2020/2021 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$779,677.00
COLLECTION COSTS @	2%	\$16,588.87
EARLY PAYMENT DISCOUNT @	4%	\$33,177.74
TOTAL O&M ASSESSMENT		\$829,443.62

TOTAL ADMINISTRATIVE BUDGET												\$101,827.00		
COLLECTION COSTS @ 2%												\$2,164.53		
EARLY PAYMENT DISCOUNT @ 4%												\$4,333.06		
TOTAL O&M ASSESSMENT												\$108,326.60		
UNITS ASSESSED												PER UNIT ASSESSMENT		
LU	LOT SIZE	Phase	O&M	SERIES 2016 A-1 ⁽¹⁾	SERIES 2016 A-3 ⁽²⁾	SERIES 2019 ⁽³⁾	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL BUDGET	PER UNIT ASSESSMENT			
60/85-1A1	Single Family 60' / 65'	Phase 1A-1	34	34	0	0	1.00	34.00	4.25%	\$4,603.88	\$135.41			
751A1	Single Family 75'	Phase 1A-1	72	72	0	0	1.00	72.00	9.00%	\$9,749.39	\$135.41			
60/85-1A2	Single Family 60' / 65'	Phase 1A-2	135	135	0	0	1.00	135.00	16.88%	\$18,280.11	\$135.41			
751A2	Single Family 75'	Phase 1A-2	7	7	0	0	1.00	7.00	0.88%	\$947.86	\$135.41			
60/85-1A3	Single Family 60' / 65'	Phase 1A-3	78	0	78	0	1.00	78.00	9.75%	\$10,561.84	\$135.41			
751A3	Single Family 75'	Phase 1A-3	27	0	27	0	1.00	27.00	3.38%	\$3,656.02	\$135.41			
60/85-1B1	Single Family 60' / 65'	Phase 1B1	46	0	46	0	1.00	46.00	5.75%	\$6,228.78	\$135.41			
60/85-1E	Single Family 60' / 65'	Phase 1E	35	0	35	0	1.00	35.00	4.38%	\$4,739.29	\$135.41			
751E	Single Family 75'	Phase 1E	35	0	35	0	1.00	35.00	4.38%	\$4,739.29	\$135.41			
60/85-1B2	Single Family 60' / 65'	Phase 1B2	47	0	47	0	1.00	47.00	5.88%	\$6,364.19	\$135.41			
651C	Single Family 65'	Phase 1C	39	0	39	0	1.00	39.00	4.88%	\$5,280.92	\$135.41			
751C	Single Family 75'	Phase 1C	27	0	27	0	1.00	27.00	3.38%	\$3,656.02	\$135.41			
652B	Single Family 65'	Phase 2B	40	0	0	40	1.00	40.00	5.00%	\$5,416.33	\$135.41			
	Single Family 65'	Future Phases	175	0	0	0	1.00	175.00	21.88%	\$23,696.44	\$135.41			
	Single Family 75'	Future Phases	3	0	0	0	1.00	3.00	0.38%	\$406.22	\$135.41			
TOTAL			800	248	268	106	800.00 100%			\$108,326.60				
LESS: Pasco County Collection Costs (2%) and Early Payment Discounts (4%)											(\$6,499.60)			
Net Revenue to be Collected											\$101,827.00			

TOTAL FIELD BUDGET				\$677,850.00		
COLLECTION COSTS @ 2%				\$14,422.34		
EARLY PAYMENT DISCOUNT @ 4%				\$28,844.68		
TOTAL O&M ASSESSMENT				\$721,117.02		
LU	LOT SIZE	Phase	O&M	SERIES 2016A-1 DEBT SERVICE ASSESSMENT	SERIES 2016A-3 DEBT SERVICE ASSESSMENT	SERIES 2019 DEBT SERVICE ASSESSMENT
60/85-1A1	Single Family 60' / 65'	Phase 1A-1	34	\$39,417.97	\$1,159.35	\$34,000.00
751A1	Single Family 75'	Phase 1A-1	72	\$83,473.35	\$1,159.35	\$82,800.00
60/85-1A2	Single Family 60' / 65'	Phase 1A-2	135	\$156,512.54	\$1,159.35	\$135,000.00
751A2	Single Family 75'	Phase 1A-2	7	\$8,115.46	\$1,159.35	\$8,050.00
60/85-1A3	Single Family 60' / 65'	Phase 1A-3	78	\$90,429.47	\$1,159.35	\$0.00
751A3	Single Family 75'	Phase 1A-3	27	\$31,302.51	\$1,159.35	\$0.00
60/85-1B1	Single Family 60' / 65'	Phase 1B1	46	\$53,330.20	\$1,159.35	\$0.00
60/85-1E	Single Family 60' / 65'	Phase 1E	35	\$40,577.32	\$1,159.35	\$0.00
751E	Single Family 75'	Phase 1E	35	\$40,577.32	\$1,159.35	\$0.00
60/85-1B2	Single Family 60' / 65'	Phase 1B2	47	\$54,489.55	\$1,159.35	\$0.00
651C	Single Family 65'	Phase 1C	39	\$45,214.73	\$1,159.35	\$0.00
751C	Single Family 75'	Phase 1C	27	\$31,302.51	\$1,159.35	\$0.00
652B	Single Family 65'	Phase 2B	40	\$46,374.08	\$1,159.35	\$0.00
	Single Family 65'	Future Phases	175	\$0.00	\$0.00	\$0.00
	Single Family 75'	Future Phases	3	\$0.00	\$0.00	\$0.00
TOTAL				\$721,117.02		
				\$259,850.00	\$277,300.00	\$119,305.42
LESS: Pasco County Collection Costs (2%) and Early Payment Discounts (4%)				(\$43,267.62)	(\$15,383.12)	(\$16,416.16)
Net Revenue to be Collected				\$677,850.00	\$244,466.88	\$260,883.84

⁽¹⁾ Reflects the number of total lots with Series 2016 debt outstanding.

⁽²⁾ Reflects the number of total lots with Series 2019 debt outstanding.

⁽³⁾ Annual debt service assessment per lot adopted in connection with the Series 2016A-1 bond issues. Annual assessment includes principal, interest, Pasco County collection costs and early payment discount costs.

⁽⁴⁾ Annual debt service assessment per lot adopted in connection with the Series 2016A-3 bond issue. Assessment levels prior to Series 2016A-3 amortization include interest only, Pasco County collection costs and early payment discount costs.

⁽⁵⁾ Annual debt service assessment per lot adopted in connection with the Series 2019 bond issues. Annual assessment includes principal, interest, Pasco County collection costs and early payment discount costs.

⁽⁶⁾ Annual assessment that will appear on November 2020 Pasco County property tax bill. Amount shown includes all applicable collection costs (2%) and early payment discounts (up to 4% if paid early).

Exhibit B

Assessment Roll

Assessment Roll is maintained in the District's official records and is available upon request. Certain exempt information may be redacted prior to release in compliance with Chapter 119, FL Statutes.

Tab 5

RESOLUTION 2020-06

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF TALAVERA
COMMUNITY DEVELOPMENT DISTRICT REDESIGNATING AN
ASSISTANT SECRETARY OF THE DISTRICT, AND PROVIDING FOR
AN EFFECTIVE DATE**

WHEREAS, Talavera 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 Pasco County, Florida; and

WHEREAS, the Board of Supervisors (hereinafter the “Board”) previously designated Jordan Lansford as an Assistant Secretary pursuant to Resolution 2019-09; and

WHEREAS, the Board now desires to re-designate the Assistant Secretary.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS
OF TALAVERA COMMUNITY DEVELOPMENT DISTRICT:**

Section 1. Lynn Hayes is appointed as Assistant Secretary.

Section 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 19TH DAY OF AUGUST, 2020.

**TALAVERA COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRMAN

ATTEST:

ASSISTANT SECRETARY

Tab 6

RESOLUTION 2020-07

**A RESOLUTION OF THE TALAVERA COMMUNITY
DEVELOPMENT DISTRICT ADOPTING THE ANNUAL
MEETING SCHEDULE FOR FISCAL YEAR 2020/2021**

WHEREAS, the Talavera Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with Chapter 190, Florida Statutes, and situated entirely within Pasco County, Florida; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time and location of the District's meetings; and

WHEREAS, the Board has proposed the Fiscal Year 2019/2020 annual meeting schedule as attached in **Exhibit A**;

**NOW, THEREFORE BE IT RESOLVED BY THE BOARD
OF SUPERVISORS OF THE TALAVERA COMMUNITY
DEVELOPMENT DISTRICT**

1. The Fiscal Year 2019/2020 annual public meeting schedule attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with Section 189.015(1), Florida Statutes.

2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 19th day of August, 2019.

ATTEST:

**TALAVERA COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairman, Board of Supervisors

EXHIBIT “A”
BOARD OF SUPERVISORS’ MEETING DATES
TALAVERA COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2020/2021

October 21, 2020 - 6:00 p.m.

November 18, 2020 - 9:00 a.m.

December 16, 2020 - 6:00 p.m.

January 20, 2021 – 9:00 a.m.

February 17, 2021 – 6:00 p.m.

March 17, 2021 -9:00 a.m.

April 21, 2021 – 6:00 p.m.

May 19, 2021 – 9:00 a.m.

June 16, 2021 – 6:00 p.m.

July 21, 2021 – 9:00 a.m.

August 18, 2021 – 6:00 p.m.

September 15, 2021 – 9:00 a.m.

The **9:00 a.m.** meetings will convene at the offices of **Rizzetta & Company** located at **5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544.**

The **6:00 p.m.** meetings will convene at the **Talavera Amenity Center** located at **18955 Rococo Road, Spring Hill, FL 34610.**

**Please note that because of the COVID-19 public health emergency and to protect the public and follow the CDC guidance regarding social distancing, such meetings may be held telephonically, virtually, or at another location in the event the above location is not available. Please check the District’s website for the latest information: <https://www.talaveracdd.org/>*

Tab 7

RESOLUTION 2020-08

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TALAVERA COMMUNITY DEVELOPMENT DISTRICT DECLARING A VACANCY IN SEAT 3 OF THE BOARD OF SUPERVISORS PURSUANT TO SECTION 190.006(3)(b), FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Talavera Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, on November 3, 2020, two (2) members of the Board of Supervisors (“**Board**”) are to be elected by “**Qualified Electors**,” as that term is defined in Section 190.003, *Florida Statutes*; and

WHEREAS, the District published a notice of qualifying period set by the Supervisor of Elections at least two (2) weeks prior to the start of said qualifying period; and

WHEREAS, at the close of the qualifying period, no one qualified to run for Seat 3; and

WHEREAS, pursuant to Section 190.006(3)(b), *Florida Statutes*, the Board shall declare this seat vacant, effective the second Tuesday following the general election; and

WHEREAS, a Qualified Elector is to be appointed to the vacant seat within 90 days thereafter; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt this Resolution declaring the seat available for election as vacant.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TALAVERA COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The following seat is hereby declared vacant effective as of November 17, 2020:

Seat #2 (currently held by Brady Lefere)

SECTION 2. Until such time as the District Board nominates a Qualified Elector to fill the vacancy declared in Section 1 above, the incumbent Board Supervisor of that seat shall remain in office.

SECTION 3. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 19th day of August, 2020.

ATTEST:

**TALAVERA COMMUNITY
DEVELOPMENT DISTRICT**

Assistant Secretary

Chairman, Board of Supervisors

Tab 8

RESOLUTION 2020-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TALAVERA COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME, AND LOCATION FOR A LANDOWNERS' MEETING FOR THE PURPOSE OF ELECTING ONE MEMBER OF THE BOARD; PROVIDING FOR PUBLICATION; PROVIDING SAMPLE NOTICE, INSTRUCTIONS, PROXY, AND BALLOT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Talavera Community Development District (the “**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes;

WHEREAS, the District was established on October 31, 2006 by Ordinance No. 06-33 of the Pasco County Board of County Commissioners;

WHEREAS, the term for Board seat 3 is set to expire in November 2020; and

WHEREAS, the District is statutorily required to announce a meeting of the landowners of the District for the purpose of electing a member of the Board.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. In accordance with Section 190.006(2)(b), Florida Statutes, the landowners' meeting to elect one member of the Board, to Board seat 3, will be held on November __, 2020, at 11:30 a.m. at the offices of Rizzetta & Company, 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544.

Section 2. The District's Secretary is hereby directed to publish notice of this landowners' meeting in accordance with the requirements of Section 190.006(2)(a), Florida Statutes.

Section 3. Pursuant to Section 190.006(2)(b), Florida Statutes, a sample notice of landowners' meeting and election, instructions on how all landowners may participate in the election, a sample proxy, and a sample ballot form are attached hereto as **Exhibit A**. Copies of such documents can be obtained from the District Manager's office.

Section 4. This Resolution shall become effective immediately upon its adoption.

Passed and Adopted on August 19, 2020.

Attest:

**Talavera
Community Development District**

Print Name: _____
Secretary/ Assistant Secretary

Print Name: _____
Chair/ Vice Chair of the Board of Supervisors

**Notice of Landowners' Meeting and Election and
Meeting of the Board of Supervisors of the
Talavera Community Development District**

Notice is hereby given to the public and all landowners within the Talavera Community Development District (the “**District**”), comprised of approximately 140.90 acres in Pasco County, Florida, advising that a landowners’ meeting will be held for the purpose of electing one member of the Board of Supervisors of the District. Immediately following the landowners’ meeting there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

Date: _____

Time: _____ .m.

Place: Talavera Amenity Center

18955 Rococo Road

Spring Hill, FL 34610

Each landowner may vote in person or by written proxy. Proxy forms and instructions relating to landowners’ meeting may be obtained upon request at the office of the District Manager located at Rizzetta & Company, 5844 Old Pasco Road, Suite 101, Wesley Chapel, Florida 33544. A copy of the agenda for the meetings may be obtained from the District Manager at the above address.

The landowners’ meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. There may be an occasion where one or more supervisors will participate by telephone.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to contact the District Manager at (813) 994-1001, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Manager. *Interested persons should visit the District’s Website www.talaveracdd.org, prior to the meeting date for updated information on attendance requirements for the meetings due to the COVID-19 health emergency.*

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such 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.

Lynn Hayes, District Manager

Run Date(s): _____

Instructions Relating to Landowners' Meeting of the Talavera Community Development District for the Election of Members of the Board of Supervisors

Date: _____

Time: _____ .m.

Place: Talavera Amenity Center
18955 Rococo Road
Spring Hill, FL 34610

Pursuant to Chapter 190, Florida Statutes, and after a community development district (“**District**”) has been established and the landowners have held their initial election, there shall be subsequent landowners’ meeting for the purpose of electing members of the Board of Supervisors of the District (“**Board**”) every 2 years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), Florida Statutes.

A landowner within the District may vote in person at the landowners’ meeting or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast 1 vote per acre of land owned by him or her and located within the District, for each seat on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as 1 acre, entitling the landowner to 1 vote with respect thereto. Please note that a particular parcel of real property is entitled to only 1 vote for each eligible acre of land or fraction thereof; therefore, 2 or more people who own real property in common, that is 1 acre or less, are together entitled to only 1 vote for that real property. Platted lots shall be counted individually and entitled to 1 vote. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner’s proxy.

At the landowners’ meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners.

This year, one seat on the Board will be up for election by landowners. The candidate receiving the highest number of votes will receive a 4-year term. The term of office for the successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by 1 of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property, or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than 1 vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized. Electronic signatures are not accepted because the integrity and security control processes required by Sections 668.001-.006, Florida Statutes, are not feasible for the District at this time.

Landowner Proxy

Talavera Community Development District Landowners' Meeting – November ____ 2020

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ (“**Proxy Holder**”) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Talavera Community Development District to be held at the Talavera Amenity Center, 18955 Rococo Road, Spring Hill, FL 34610, on November ___, 2020, at _____ a.m., and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners' meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners' meeting prior to the Proxy Holder's exercising the voting rights conferred herein.

Printed Name of Legal Owner	Signature of Legal Owner	Date
Address/Legal/or Parcel ID #	Acreage/or # of Platted Lots	Authorized Votes
_____	_____	_____
_____	_____	_____
_____	_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax parcel identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

NOTES:

1. Pursuant to Section 190.006(2)(b), Florida Statutes, a fraction of an acre is treated as 1 acre entitling the landowner to 1 vote with respect thereto.
2. 2 or more persons who own real property in common that is 1 acre or less are together entitled to only 1 vote for that real property.
3. If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).
4. Electronic signatures are not accepted because the integrity and security control processes required by Sections 668.001-.006, Florida Statutes are not feasible for the District at this time.

Official Ballot

Talavera Community Development District

Landowners' Meeting – November ____, 2020

(Election of One Supervisor)

The candidate receiving the highest number of votes will receive a 4-year term, with the term of office for the successful candidate commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Talavera Community Development District and described in [] the attached proxy or [] as follows:

Address/Legal/or Parcel ID #	Acreage/or # of Platted Lots	Authorized Votes
_____	_____	_____
_____	_____	_____
_____	_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax parcel identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

I, _____, as landowner, or as the proxy holder of _____ (landowner) pursuant to the Landowner Proxy attached hereto, do cast my votes as follows:

Name of Candidate	Number of Votes
1. _____	_____
2. _____	_____
3. _____	_____

Date: _____

Signature: _____

Printed Name: _____

Tab 9

TALAVERA

FIELD INSPECTION REPORT



July 14, 2020
Rizzetta & Company
Bryan Schaub - Field Services Manager



Rizzetta & Company
Professionals in Community Management

SUMMARY & POOL HOUSE










General Updates, Recent & Upcoming Maintenance Event

Treat turf weeds at the amenity center grounds.

Complete Liriope cutbacks and treat for fungus property-wide.

Treat active Fire Ant mounds in the community.

The following are action items for Yellowstone to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation.







1. **Treat turf weeds at the amenity center grounds.** 
2. Clean out dead material and cut back Liriope in beds near Clubhouse, including the raised bed in the cul-de-sac circle. Then treat for fungus  and provide a fertilizer drench. (Pic 2> 
3. Please, cover the exposed drip line irrigation in beds near the entrance to the pool area. 
4. Removal all broad and grassy weeds  in Indian Hawthorn beds near pool entrance.
5. Inside pool area, investigate, take appropriate corrective action and report findings for the declining Robellini palm. 
6. Yellowstone to remove all fruit, seed pods, and stalks from Sabal palms at pool area. (Pic 6> 
7. **Provide warranty shrub replacement at the amenity center frontage, dead Feijoa plant.** 
8. Clean up Medjool Palm at pool entrance. Over pruned but still some dead fronds and stalks. 

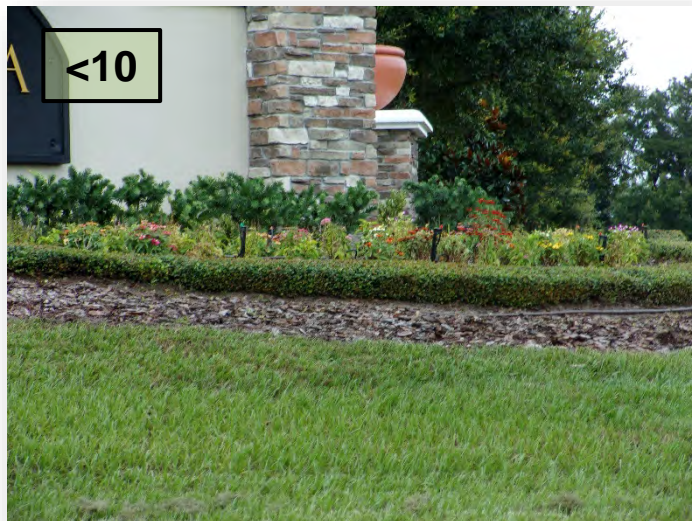


9. Treat active Fire Ant mounds in the community. Rake out when dead. 



ENTRANCE & TALAVERA PARKWAY

10. Annuals at main entrance monument are stressed. Investigate and take corrective action. (Pic 10>) 
11. In same bed, treat and/or hand pull weeds. 
12. Along north ROW on Talavera Parkway, remove all hanging mosses from trees along sidewalks. 
13. Monitor and treat accordingly, the Jack Frost Privet along the ROW on Talavera Parkway. They are yellowing. 
14. In ROW along Talavera Parkway, remove all grassy weeds in Aztec Grass beds. 
15. Continue treating Viburnum hedges for fungus. (Pic 15) 



PROPOSALS

1. Yellowstone to generate a proposals to cut, cap and remove orange pipe extending above the turf in the ROW on Talavera Parkway, if allowed by rule, regulation or law. (Pic 1)



Tab 10

SOLITUDE

LAKE MANAGEMENT



Talavera CDD Waterway Inspection Report

Reason for Inspection: Monthly required

Inspection Date: 08/06/2020

Prepared for:

Jordan Lansford, District Manager
Rizzetta & Company
12750 Citrus Park Lane, Suite #115
Tampa, Florida 33625

Prepared by:

Nick Margo, Aquatic Biologist

Wesley Chapel Field Office
SOLITUDELAKEMANAGEMENT.COM
888.480.LAKE (5253)

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220

Comments:

Normal growth observed

The site contains a healthy abundance of gulf spikerush and a few traces of dog fennel around the perimeter. Decay exists from previous treatments.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



August, 2020



August, 2020

230

Comments:

Site looks good

The site contains decay from a previous treatment and is in good condition as water is reintroduced by rain to the site.

Action Required:

Re-inspect next visit

Target:

August, 2020



August, 2020

300

Comments:

Normal growth observed

Decay is present from a previous shoreline treatment. There is some smaller seasonal dog fennel growth along with a healthy abundance of gulf spikerush.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



August, 2020



August, 2020

310A

Comments:

Site looks good

The site is in good condition with no nuisance, shoreline vegetation.

Action Required:

Re-inspect next visit

Target:

August, 2020



August, 2020

310B

Comments:

Normal growth observed

The site contains a significant amount of decay from a previous dog fennel treatment with sparse areas of regrowth.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



August, 2020



August, 2020

360A

Comments:

Normal growth observed

Taller sesbania was observed in the southeast corner of the site. Very tall brush exists around the rest of the ponds's berm due to erosion.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



August, 2020



August, 2020

Site: 370

Comments:

Normal growth observed

The site has some taller seasonal sesbania and primrose due to erosion control. The increased water level most likely accelerated this growth.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



August, 2020



August, 2020

Site: S1

Comments:

Normal growth observed

The sump has some seasonal vegetation around the perimeter but has excellent water quality.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



August, 2020



August, 2020

Site: 380A

Comments:

Normal growth observed

The site contains some cat tail decay but the technician is doing a good job not spraying rushes in an attempt to control erosion.

Action Required:

Re-inspect next visit

Target:



August, 2020



August, 2020

Site: 380B**Comments:**

Normal growth observed

The site contains a bit of decay from previous treatments and only some smaller traces of dog fennel regrowth.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



August, 2020



August, 2020

Management Summary

Overall, the ponds inspection for your July 2020 waterway inspection report were in good condition. There was no major algae blooms found on any of the ponds, nor were any observed on passing ponds not on the report. A welcoming change from last month is the reintroduction of water into some of the sites, such as 230, 310B, 380A and 380B, due to recent summer rains.

Most of the sites show signs of decay from previous shoreline treatments. The decay is more prevalent in sites that did not have water in them because water helps the decay process. As the water level goes up in these sites the amount of decay should improve. This entire scenario will also cause some regrowth in previously sprayed sites, but it's nothing that cannot be dealt with during monthly visits (site 230 is a good example of this). On sites 360A and 370 where there is severe erosion, some taller populations of Sesbania and Dog Fennel can be found but like the other sites, the decay present, along with an abundance of rushes, indicates that the technician is doing their job weeding the Sesbania and Dog Fennel out.

Going forward, we will continue to monitor and spray any vegetation growth/regrowth, as well as, algae blooms as they occur. Please let us know if you have any questions or concerns about your waterways in the meantime.

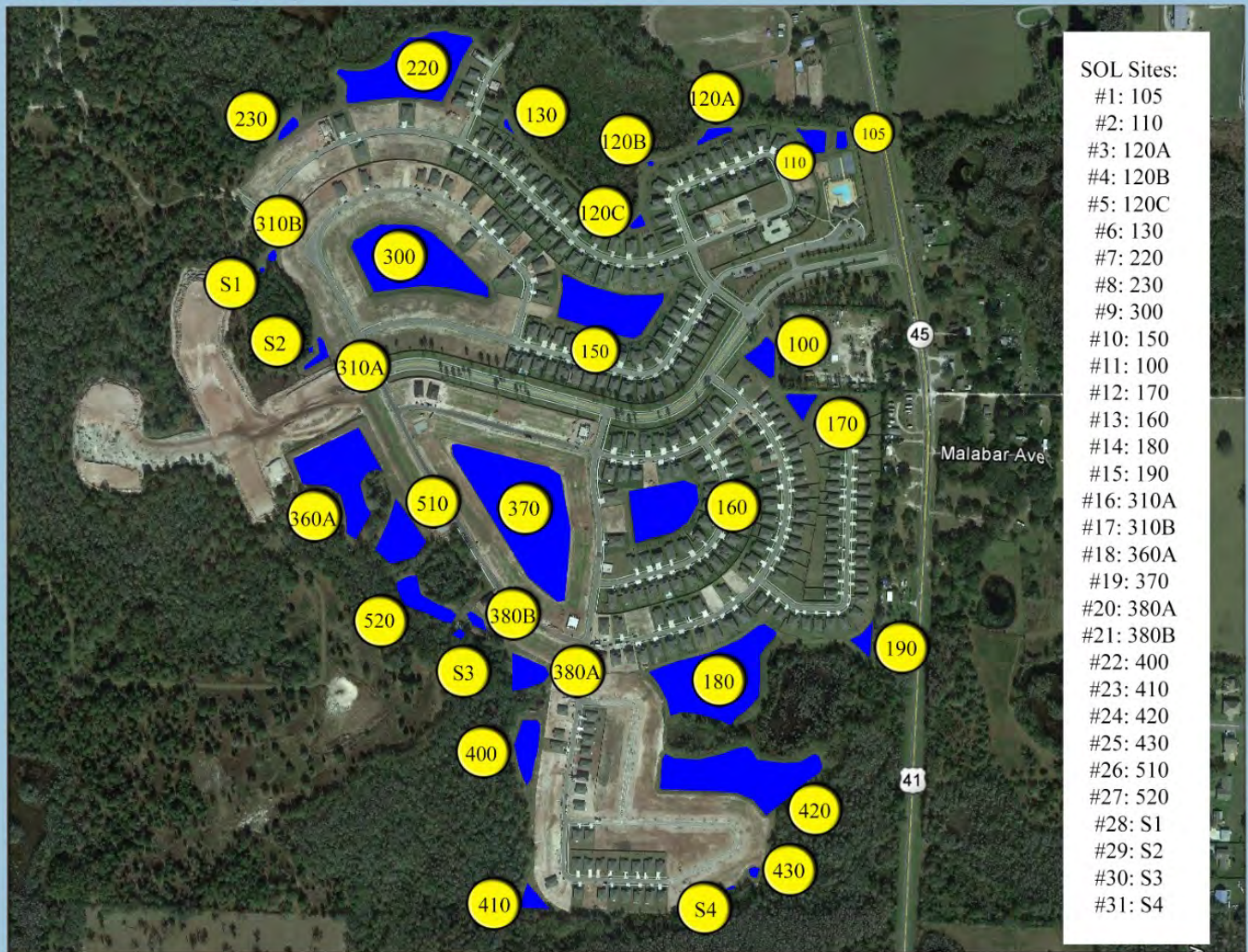
Thank you for choosing SOLitude Lake Management!

Site	Comments	Target	Action Required
220	Normal growth observed	Shoreline weeds	Routine maintenance next visit
230	Site looks good		Re-inspect next visit
300	Normal growth observed	Shoreline weeds	Routine maintenance next visit
310A	Site looks good		Re-inspect next visit
310B	Normal growth observed	Shoreline weeds	Routine maintenance next visit
360A	Normal growth observed	Shoreline weeds	Routine maintenance next visit
370	Normal growth observed	Shoreline weeds	Routine maintenance next visit
S1	Normal growth observed	Shoreline weeds	Routine maintenance next visit
380A	Normal growth observed		Re-inspect next visit
380B	Normal growth observed	Shoreline weeds	Routine maintenance next visit

SOLITUDE
LAKE MANAGEMENT
A Pentakill Company
Restoring Balance. Enhancing Beauty.

Talavera CDD Spring Hill, Florida

Call 888.480.LAKE



Tab 11



Talavera

COMMUNITY DEVELOPMENT DISTRICT

Tuesday, July 21, 2020

Talavera CDD Board

8 Observations Identified

Matthew Matos

Yellowstone Landscape



Median Palms Trimmed

Location Talavera Pkwy

The crew has trimmed the Palms in the medians as you enter the community.



Liriope Cutbacks In Progress

Location Talavera And Diego

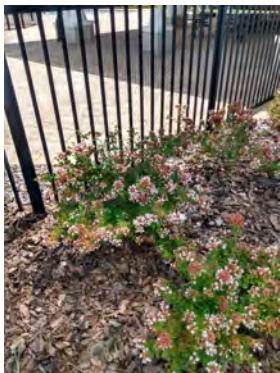
The crew is still in the process of trimming back the Liriope community-wide. This area was just completed and the dead leaves have been removed. The crew will be making their way to the front entrance and around the Amenity Center in the coming weeks.



Viburnum Hedge Trimmed

Location Talavera Parkway

The crew has continued to maintain the viburnum hedge along the parkway on both sides of the community.



Abelia Looking Good

Location Amenities Center

While walking around the Amenity Center I noticed that the Abelia were blooming in doing very well.



Electrical Vendor

Location Amenities Center

I noticed during the property inspection that an electric company was at the Amenities Center installing wires. I feel it is important to bring this to your attention so that Yellowstone is not to blame for the current sod condition in this area.



Palm Trimming Needed

Location Pool Area

I have advised the crew to begin trimming the dead low hanging limbs, and seed pods off the Palms at the pool area.



Palm Trimming Needed

Location Talavera Monuments

I have advised the crew to begin trimming the dead low hanging limbs, and seed pods off the Palms at the entrance monuments.



No Proposal Needed

Location Talavera Pkwy

In the field inspection report, it was asked of Yellowstone to provide a proposal to remove this post. Next time irrigation is on site doing a wet check, I will have them cut this post down with PVC cutters. No proposal necessary.

Tab 12



Proposal #70762

Date: 06/19/2020

From: Matthew Matos

Proposal For

Rizzetta & Company, Inc.

3434 Colwell Ave

Suite 200

Tampa, FL 33614

main:

mobile:

Location

18860 Diego Cir

Springhill, FL 34610

Property Name: Talavera CDD

Red Maple Tree Replacement on Talavera Pkwy

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Labor	1.00	\$151.50	\$151.50
Red Maple Tree (45 Gallon)	1.00	\$400.00	\$400.00

Client Notes

As asked in the Field Inspection Report, a proposal for replacement Red Maple Tree on Talavera Pkwy.

Price includes: Delivery/Pick up of all materials, Labor, and 1 45 Gallon Red Maple Tree.

1 yr warranty from date of install

Signature

x

SUBTOTAL \$551.50

SALES TAX \$0.00

TOTAL \$551.50

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Matthew Matos

Office:
mmatos@yellowstonelandscape.com

Tab 13

REQUEST FOR TRANSFER OF ENVIRONMENTAL RESOURCE PERMIT TO THE PERPETUAL OPERATION ENTITY

Instructions: Complete this form to transfer the permit to the operation and maintenance entity. This form can be completed concurrently with, or within 30 days of approval of the As-Built Certification and Request for Conversion to Operation Phase (Form 62-330.310(1)). Please include all documentation required under Section 12.2.1(b) of Applicant's Handbook Volume 1. (see checklist below). **Failure to submit the appropriate final documents will result in the permittee remaining liable for operation and maintenance of the permitted activities.**

Permit No.: 43028383.038	Application No(s): 780456
Project Name: Talavera Phase 2B	Phase (if applicable):

A. REQUEST TO TRANSFER: The permittee requests that the permit be transferred to the legal entity responsible for operation and maintenance (O&M).

By:

Signature of Permittee

M/I Homes of Tampa, LLC

Company

813-290-7900

Phone

Mark Spada, Vice President

Name and Title

4343 Anchor Plaza Parkway, Suite 200

Company Address

Tampa, Florida 33634

City, State, Zip

B. AGREEMENT FOR SYSTEM OPERATION AND MAINTENANCE RESPONSIBILITY: The below-named legal entity agrees to operate and maintain the works or activities in compliance with all permit conditions and provisions of Chapter 62-330, Florida Administrative Code (F.A.C.) and Applicant's Handbook Volumes I and II in perpetuity. Authorization for any proposed modification to the permitted activities shall be applied for and obtained prior to conducting such modification.

By:

Signature of Representative of O&M Entity

Betty Valenti, Chairman

Name and Title

bvalenti@mihomes.com

Email Address

813-290-7900

Phone

Talavera Community Development District

Name of Entity for O&M

4343 Anchor Plaza Parkway, Suite 200

Address

Tampa, Florida 33634

City, State, Zip

Date

Enclosed are the following documents, as applicable:

- ☐ Copy of recorded transfer of title to the operating entity for the common areas on which the stormwater management system is located (unless dedicated by plat)
- ☐ Copy of all recorded plats
- ☐ Copy of recorded declaration of covenants and restrictions, amendments, and associated exhibits
- ☐ Copy of filed articles of incorporation and documentary evidence of active corporate status with the Department of State, Division of Corporations (for corporations)
- ☐ A completed, signed, and notarized affidavit attesting that the operating entity meets the requirements of Section 12.3 of Environmental Resource Permit Applicant's Handbook Volume I. (Note- this is optional, but aids in processing of this request)



BILL OF SALE

PROJECT: Talavera Phase 2B

PCU PROJECT NO.: 03-245.09.A.1

PROJECT LOCATION: North of Talavera Parkway, North of Phase 1A-1, west of US Hwy. 41


MI Homes of Tampa, LLC (Grantor), in the County of Pasco, State of Florida, for valuable consideration, the Receipt of which is hereby acknowledged, does hereby grant, sell, transfer, and deliver unto Talavera Community Development District (Grantee) the following:

All water and wastewater facilities to the point of delivery or connection, including water, sewer, reclaimed water lines, pipes, and related equipment (listed in Exhibit B) constructed in and for the development of Talavera Phase 2B (Name of Project), located in the public rights-of-way and easements contained within the property described in the attached Exhibit A (which includes a legible legal description and sketch of the property on which the improvements are located). The said water and wastewater facilities are tabulated on the attached Exhibit B.

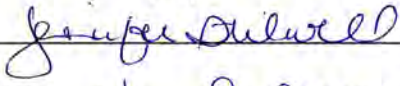
To have and to hold the same to Pasco County, Florida, and its successors and assigns, to their use forever. And the Grantor hereby covenants with the Grantee that the Grantor is the lawful owner of the said goods, that they are free from all encumbrances, that the Grantor has good right to sell the same as aforesaid, and that the Grantor will warrant and defend the same against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed, and hereunto set my hand, on this 20th day of July, 2020

Signed, sealed and delivered in the presence of:




NAME Chloe Finley
(Print)



NAME: Jennifer Stilwell
(Print)

GRANTOR:

BY: 

NAME: Mark Spada

TITLE: Vice President

TALAVERA 2B DESCRIPTION

A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 8896, PAGE 3769 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, BEING A TRACT OF LAND LYING IN SECTION 4, TOWNSHIP 25 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 25 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA; THENCE, ALONG THE NORTH LINE OF SAID NORTHEAST 1/4, SOUTH 89°49'54" EAST, A DISTANCE OF 1,320.91 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 4; THENCE, LEAVING SAID NORTH LINE, AND ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF SAID NORTHEAST 1/4 OF SAID SECTION 4, SOUTH 00°01'50" WEST, A DISTANCE OF 1,357.65 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 4, ALSO BEING A POINT ON THE EAST BOUNDARY OF TALAVERA PHASE 1A-1, ACCORDING TO PLAT BOOK 70, PAGE 53, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG SAID EAST BOUNDARY THE FOLLOWING FIVE (5) COURSES, 1) NORTH 62°48'49" WEST, A DISTANCE OF 616.33 FEET; 2) NORTH 43°17'11" WEST, A DISTANCE OF 26.62 FEET; 3) NORTH 47°39'51" WEST, A DISTANCE OF 50.00 FEET; 4) NORTH 44°43'03" WEST, A DISTANCE OF 81.88 FEET; 5) NORTH 34°13'54" WEST, A DISTANCE OF 1,171.67 FEET TO THE POINT OF BEGINNING.

CONTAINING 25.299 ACRES.

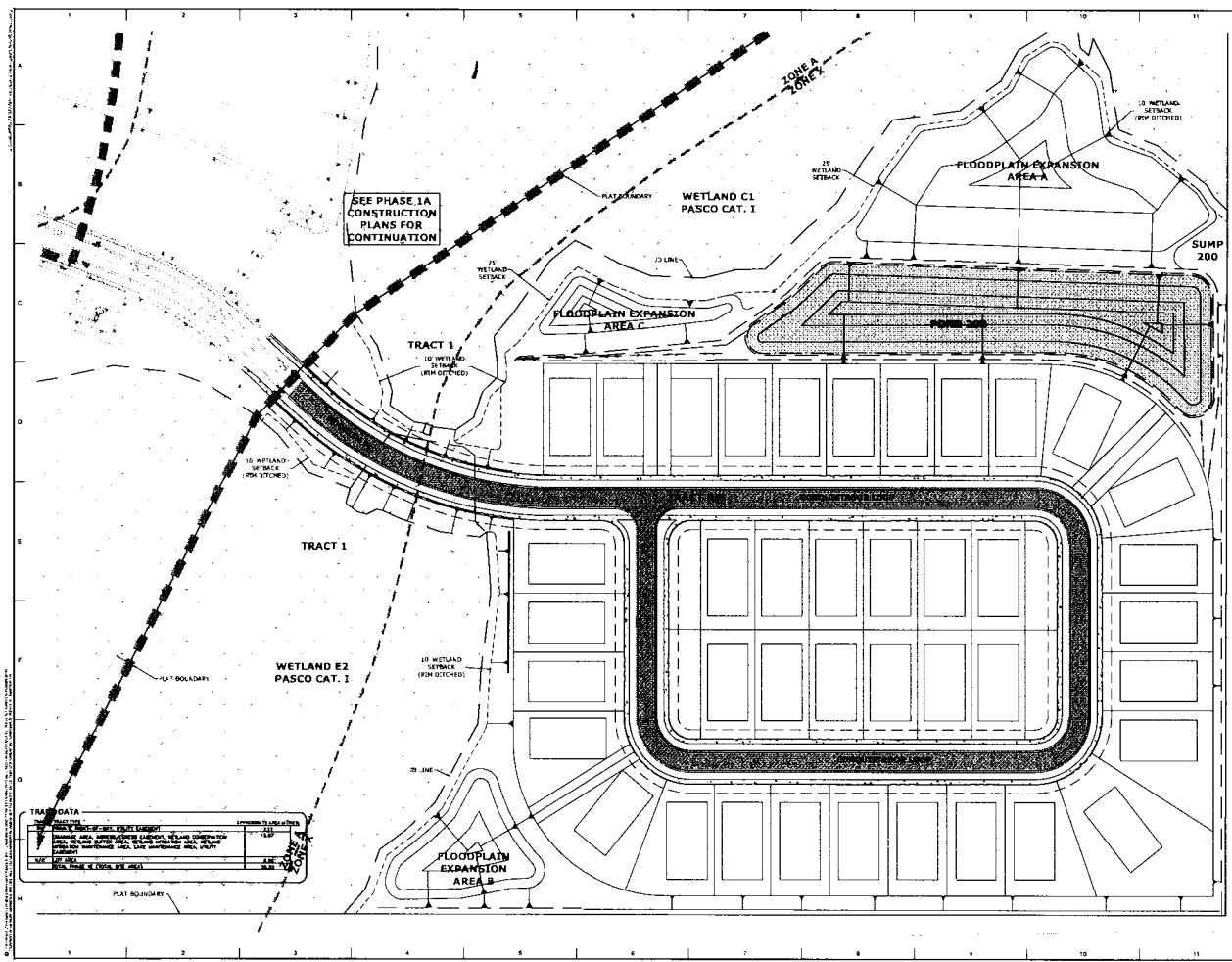



EXHIBIT A



SCALE: 1"=40'

King

4133 National Highway, Suite 100, Tampa, FL 33611
Phone: (813) 973-1111
Fax: (813) 973-1112
Email: info@king.com

<p>TALAVERA PHASE 2B MI HOMES OF TANPA, LLC PASCO COUNTY, FLORIDA</p>	<p>OVERALL SITE PLAN</p>
<p>TUYEN L. TRAN 07-28-2017 FL P.E. No. 54099</p>	
<p>DATE: 07-28-2017 BY: TLT CHECKED: TLT DATE: 07-28-2017</p>	<p>DATE: 07-28-2017 BY: TLT CHECKED: TLT DATE: 07-28-2017</p>
<p>C2.02</p>	
<p>FILE: C:\PROJECTS\TALAVERA\PHASE 2B\OVERALL SITE PLAN.dwg</p>	

EXHIBIT B

CERTIFICATE OF UTILITY COST

STATE OF FLORIDA }
COUNTY OF PASCO } SS:

PROJECT NAME: Talavera Phase 2B

PROJECT DEVELOPER/OWNER: M/I Homes of Tampa, LLC

COMMUNITY DEVELOPMENT DISTRICT: N/A

I, Tuyen L. Tran, P.E., a Professional Engineer registered in the State of Florida, with Registration No.54099, acting as the engineer of record for the subject project located in Sections 4, Township 25S, Range 18E, Pasco County, Florida; hereby certify that I have examined the construction plans and utility costs as shown below and have determined that they are accurate for the purpose of determining the amount for Maintenance Guarantee required by the Pasco County Land Development Code.

(Attached Schedules Incorporated by Reference)

<u>Schedule II</u>	<u>Amount</u>
"A" – Water	\$ 69,058.83
"B" – Sanitary Sewer	\$ 73,470.38
Total	\$ 142,529.21

Maintenance Bond Amount: \$ 142,529.21 x 0.15 = \$ 21,379.38

Approved By:

Tonya S. Haugland

6/8/2020

Date

[illegible]

Tuyen L Tran
2020.06.01
16:40:06 -04'00'

Tuyen L. Tran, P.E.

6/1/2020
Date

ENGINEER'S COST ESTIMATE

PROJECT TALavera Phase 2B		SCHEDULE II-A WATER DISTRIBUTION			
ITEM NO.	DESCRIPTION	QTY.	UNIT	UNIT PRICE	AMOUNT
1.	CONNECT TO EXISTING 6" MAIN	1	EA	1600.51	\$1,600.51
2.	6" C900 DR 18 PVC	2,012	LF	11.14	\$22,413.68
3.	LOCATOR TAPE	2,012	LF	0.13	\$261.56
4.	LOCATOR WIRE	4,024	LF	0.40	\$1,609.60
5.	JOINT RESTRAINTS	1	LS	1809.60	\$1,809.60
6.	6" GATE VALVE AND BOX	8	EA	998.43	\$7,987.44
7.	6" MJ TEE	1	EA	361.12	\$361.12
8.	6" 45° MJ BEND	6	EA	249.65	\$1,497.90
9.	FIRE HYDRANT ASSEMBLY	5	EA	4279.82	\$21,399.10
10.	FIRE HYDRANT FLOW TEST AND COLOR CODE	5	EA	193.10	\$965.50
11.	PERMANENT BLOWOFF	1	EA	766.35	\$766.35
12.	SINGLE SERVICE - LONG	2	EA	351.89	\$703.78
13.	DOUBLE SERVICE - SHORT	14	EA	393.66	\$5,511.24
14.	DOUBLE SERVICE - LONG	5	EA	434.29	\$2,171.45
	SUBTOTAL - WATER DISTRIBUTION				\$69,058.83

ENGINEER'S COST ESTIMATE

PROJECT TALAVERA PHASE 2B		SCHEDULE II -B SANITARY SEWER			
ITEM NO.	DESCRIPTION	QTY.	UNIT	UNIT PRICE	AMOUNT
1.	8" SDR 26 PVC				
	A. 0-6 FT	365	LF	\$16.66	\$6,080.90
	B. 6-8 FT	1,381	LF	\$18.14	\$25,051.34
2.	LOCATOR TAPE	1,746	LF	\$0.27	\$471.42
3.	4' SANITARY MANHOLE				
	A. 0-6 FT	3	EA	\$1,948.25	\$5,844.75
	B. 6-8 FT	5	EA	\$2,205.50	\$11,027.50
4.	MANHOLE JOINT SEALANT	8	EA	\$680.54	\$5,444.32
5.	SINGLE SERVICE	10	EA	\$627.62	\$6,276.20
6.	DOUBLE SERVICE	15	EA	\$884.93	\$13,273.95
	SUBTOTAL - SANITARY SEWER				\$73,470.38

BILL OF SALE

PROJECT: Talavera Phase 2B

PCU PROJECT NO.: 03-245.09.A.1

PROJECT LOCATION: North of Talavera Parkway, North of Phase 1A-1, west of US Hwy. 41

The Talavera Community Development District (Grantor), in the County of Pasco, State of Florida, for
(Name of Developer)

valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, sell, transfer, and deliver unto Pasco County (Grantee) the following:

All water and wastewater facilities to the point of delivery or connection, including water, sewer, reclaimed water lines, pipes, and related equipment (listed in Exhibit B) constructed in and for the development of Talavera Phase 2B (Name of Project), located in the public rights-of-way and easements contained within the property described in the attached Exhibit A (which includes a legible legal description and sketch of the property on which the improvements are located). The said water and wastewater facilities are tabulated on the attached Exhibit B.

To have and to hold the same to Pasco County, Florida, and its successors and assigns, to their use forever.

And the Grantor hereby covenants with the Grantee that the Grantor is the lawful owner of the said goods, that they are free from all encumbrances, that the Grantor has good right to sell the same as aforesaid, and that the Grantor will warrant and defend the same against the lawful claims and demands of all persons.

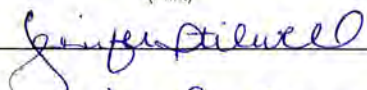
IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed, and hereunto set my hand, on this 22ND day of JULY, 2020.

Signed, sealed and delivered in the presence of:

GRANTOR:



NAME: STEPHEN BENNETT
(Print)



NAME: Jennifer Silwell
(Print)

BY: 

NAME: Betty Valenti

TITLE: Chairman

TALavera 2B DESCRIPTION

A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 8896, PAGE 3769 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, BEING A TRACT OF LAND LYING IN SECTION 4, TOWNSHIP 25 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 25 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA; THENCE, ALONG THE NORTH LINE OF SAID NORTHEAST 1/4, SOUTH 89°49'54" EAST, A DISTANCE OF 1,320.91 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 4; THENCE, LEAVING SAID NORTH LINE, AND ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF SAID NORTHEAST 1/4 OF SAID SECTION 4, SOUTH 00°01'50" WEST, A DISTANCE OF 1,357.65 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 4, ALSO BEING A POINT ON THE EAST BOUNDARY OF TALavera PHASE 1A-1, ACCORDING TO PLAT BOOK 70, PAGE 53, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG SAID EAST BOUNDARY THE FOLLOWING FIVE (5) COURSES, 1) NORTH 62°48'49" WEST, A DISTANCE OF 616.33 FEET; 2) NORTH 43°17'11" WEST, A DISTANCE OF 26.62 FEET; 3) NORTH 47°39'51" WEST, A DISTANCE OF 50.00 FEET; 4) NORTH 44°43'03" WEST, A DISTANCE OF 81.88 FEET; 5) NORTH 34°13'54" WEST, A DISTANCE OF 1,171.67 FEET TO THE POINT OF BEGINNING.

CONTAINING 25.299 ACRES.

EXHIBIT B

CERTIFICATE OF UTILITY COST

STATE OF FLORIDA }
COUNTY OF PASCO } SS:

PROJECT NAME: Talavera Phase 2B

PROJECT DEVELOPER/OWNER: M/I Homes of Tampa, LLC

COMMUNITY DEVELOPMENT DISTRICT: N/A

I, Tuyen L. Tran, P.E. a Professional Engineer registered in the State of Florida, with Registration No. 54099, acting as the engineer of record for the subject project located in Sections 4, Township 25S, Range 18E, Pasco County, Florida; hereby certify that I have examined the construction plans and utility costs as shown below and have determined that they are accurate for the purpose of determining the amount for Maintenance Guarantee required by the Pasco County Land Development Code.

(Attached Schedules Incorporated by Reference)

<u>Schedule II</u>	<u>Amount</u>
"A" – Water	\$ 69,058.83
"B" – Sanitary Sewer	\$ 73,470.38
Total	\$ 142,529.21

Maintenance Bond Amount: \$ 142,529.21 x 0.15 = **\$ 21,379.38**

Approved By:

Tonya S. Haugland

6/8/2020
Date

Supernatant, P.E., Media, and Tissue homogenates (if present), Lyophilize the "Wet" Tissue Mass into liquid nitrogen and stored in Tissue L.T. P.E. in the only individual bags.

Tuyen L Tran
2020.06.01
16:40:06 -04'00'

Tuyen L. Tran, P.E.

6/1/2020
Date

ENGINEER'S COST ESTIMATE

PROJECT TALAVERA PHASE 2B		SCHEDULE II-A WATER DISTRIBUTION			
ITEM NO.	DESCRIPTION	QTY.	UNIT	UNIT PRICE	AMOUNT
1.	CONNECT TO EXISTING 6" MAIN	1	EA	1600.51	\$1,600.51
2.	6" C900 DR 18 PVC	2,012	LF	11.14	\$22,413.68
3.	LOCATOR TAPE	2,012	LF	0.13	\$261.56
4.	LOCATOR WIRE	4,024	LF	0.40	\$1,609.60
5.	JOINT RESTRAINTS	1	LS	1809.60	\$1,809.60
6.	6" GATE VALVE AND BOX	8	EA	998.43	\$7,987.44
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8.	6" 45° MJ BEND	6	EA	249.65	\$1,497.90
9.	FIRE HYDRANT ASSEMBLY	5	EA	4279.82	\$21,399.10
10.	FIRE HYDRANT FLOW TEST AND COLOR CODE	5	EA	193.10	\$965.50
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13.	DOUBLE SERVICE - SHORT	14	EA	393.66	\$5,511.24
14.	DOUBLE SERVICE - LONG	5	EA	434.29	\$2,171.45
	SUBTOTAL - WATER DISTRIBUTION				\$69,058.83

ENGINEER'S COST ESTIMATE

PROJECT TALavera Phase 2B		SCHEDULE II -B SANITARY SEWER			
ITEM NO.	DESCRIPTION	QTY.	UNIT	UNIT PRICE	AMOUNT
1.	8" SDR 26 PVC				
	A. 0-6 FT	365	LF	\$16.66	\$6,080.90
	B. 6-8 FT	1,381	LF	\$18.14	\$25,051.34
2.	LOCATOR TAPE	1,746	LF	\$0.27	\$471.42
3.	4' SANITARY MANHOLE				
	A. 0-6 FT	3	EA	\$1,948.25	\$5,844.75
	B. 6-8 FT	5	EA	\$2,205.50	\$11,027.50
4.	MANHOLE JOINT SEALANT	8	EA	\$680.54	\$5,444.32
5.	SINGLE SERVICE	10	EA	\$627.62	\$6,276.20
6.	DOUBLE SERVICE	15	EA	\$884.93	\$13,273.95
	SUBTOTAL - SANITARY SEWER				\$73,470.38

Tab 14

REQUEST FOR TRANSFER OF ENVIRONMENTAL RESOURCE PERMIT TO THE PERPETUAL OPERATION ENTITY

Instructions: Complete this form to transfer to the permit to the operation and maintenance entity. This form can be completed concurrently with, or within 30 days of approval of the As-Built Certification and Request for Conversion to Operation Phase (Form 62-330.310(1)). Please include all documentation required under Section 12.2.1(b) of Applicant's Handbook Volume 1. (see checklist below) **Failure to submit the appropriate final documents will result in the permittee remaining liable for operation and maintenance of the permitted activities.**

Permit No.: 43028383.039	Application No(s): 782908
Project Name: Talavera Phase 1C	Phase (if applicable):

- A. **REQUEST TO TRANSFER:** The permittee requests that the permit be transferred to the legal entity responsible for operation and maintenance (O&M).

By:

Signature of Permittee

M/I Homes of Tampa, LLC

Company

813-290-7900

Phone

Mark Spada, Vice President

Name and Title

4343 Anchor Plaza Parkway, Suite 200

Company Address

Tampa, Florida 33634

City, State, Zip

- B. **AGREEMENT FOR SYSTEM OPERATION AND MAINTENANCE RESPONSIBILITY:** The below-named legal entity agrees to operate and maintain the works or activities in compliance with all permit conditions and provisions of Chapter 62-330, Florida Administrative Code (F.A.C.) and Applicant's Handbook Volumes I and II in perpetuity. Authorization for any proposed modification to the permitted activities shall be applied for and obtained prior to conducting such modification.

By:

Signature of Representative of O&M Entity

Betty Valenti, Chairman

Name and Title

bvalenti@mihomes.com

Email Address

813-290-7900

Phone

Talavera Community Development District

Name of Entity for O&M

4343 Anchor Plaza Parkway, Suite 200

Address

Tampa, Florida 33634

City, State, Zip

Date

Enclosed are the following documents, as applicable:

- ☐ Copy of recorded transfer of title to the operating entity for the common areas on which the stormwater management system is located (unless dedicated by plat)
- ☐ Copy of all recorded plats
- ☐ Copy of recorded declaration of covenants and restrictions, amendments, and associated exhibits
- ☐ Copy of filed articles of incorporation and documentary evidence of active corporate status with the Department of State, Division of Corporations (for corporations)
- ☐ A completed, signed, and notarized affidavit attesting that the operating entity meets the requirements of Section 12.3 of Environmental Resource Permit Applicant's Handbook Volume I. (Note- this is optional, but aids in processing of this request)



BILL OF SALE

PROJECT: Talavera Phase 1C

PCU PROJECT NO.: 03-245.19.A.1

PROJECT LOCATION: North of Talavera Parkway, North of Phase 1A-1, west of US Hwy. 41

MI Homes of Tampa, LLC (Grantor), in the County of Pasco, State of Florida, for valuable consideration, the Receipt of which is hereby acknowledged, does hereby grant, sell, transfer, and deliver unto Talavera Community Development District (Grantee) the following:

All water and wastewater facilities to the point of delivery or connection, including water, sewer, reclaimed water lines, pipes, and related equipment (listed in Exhibit B) constructed in and for the development of Talavera Phase 1C (Name of Project), located in the public rights-of-way and easements contained within the property described in the attached Exhibit A (which includes a legible legal description and sketch of the property on which the improvements are located). The said water and wastewater facilities are tabulated on the attached Exhibit B.

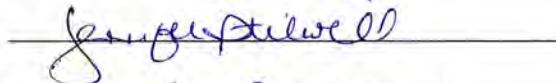
To have and to hold the same to Pasco County, Florida, and its successors and assigns, to their use forever. And the Grantor hereby covenants with the Grantee that the Grantor is the lawful owner of the said goods, that they are free from all encumbrances, that the Grantor has good right to sell the same as aforesaid, and that the Grantor will warrant and defend the same against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed, and hereunto set my hand, on this 20th day of July, 2020

Signed, sealed and delivered in the presence of:



NAME: Chloe Finlay
(Print)



NAME: Jennifer Stilwell
(Print)

GRANTOR

BY:

NAME: Mark Spada

TITLE: Vice President

TALavera 1C DESCRIPTION

A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 8896, PAGE 3769 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, BEING A TRACT OF LAND LYING IN SECTION 4, TOWNSHIP 25 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF TRACT 2, TALavera PHASE 1E, ACCORDING TO PLAT BOOK 78, PAGES 1-5, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE, ALONG THE BOUNDARY OF SAID TALavera PHASE 1E, SOUTH 27°00'07" EAST, A DISTANCE OF 220.05 FEET; THENCE, LEAVING SAID BOUNDARY, SOUTH 62°01'17" WEST, A DISTANCE OF 128.58 FEET; THENCE NORTH 27°56'37" WEST, A DISTANCE OF 47.52 FEET; THENCE SOUTH 62°01'17" WEST, A DISTANCE OF 180.00 FEET; THENCE SOUTH 27°58'19" EAST, A DISTANCE OF 256.34 FEET; THENCE SOUTH 60°57'27" WEST, A DISTANCE OF 614.37 FEET; THENCE NORTH 34°22'19" WEST, A DISTANCE OF 79.52 FEET; THENCE NORTH 72°43'29" WEST, A DISTANCE OF 78.30 FEET; THENCE NORTH 54°02'24" WEST, A DISTANCE OF 828.27 FEET; THENCE SOUTH 89°47'58" WEST, A DISTANCE OF 832.49 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF TAMPA NORTHERN RAILROAD, ACCORDING TO DEED BOOK 31, PAGE 597 AND DEED BOOK 41, PAGE 544, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, BEING A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE, ALONG SAID EAST RIGHT-OF-WAY LINE, NORTHERLY 668.94 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,827.33 FEET, A CENTRAL ANGLE OF 13°33'22", AND A CHORD BEARING AND DISTANCE OF NORTH 01°05'18" WEST 667.39 FEET; THENCE, LEAVING SAID EAST RIGHT-OF-WAY LINE, NORTH 74°33'31" EAST, A DISTANCE OF 1,378.69 FEET; THENCE NORTH 85°13'22" EAST, A DISTANCE OF 66.11 FEET; THENCE NORTH 53°55'31" EAST, A DISTANCE OF 172.61 FEET; THENCE NORTH 64°20'46" EAST, A DISTANCE OF 183.07 FEET; THENCE SOUTH 40°03'14" EAST, A DISTANCE OF 26.59 FEET; THENCE SOUTH 65°35'59" EAST, A DISTANCE OF 131.30 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY 55.36 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 525.00 FEET, A CENTRAL ANGLE OF 06°02'31", AND A CHORD BEARING AND DISTANCE OF NORTH 32°03'53" EAST 55.34 FEET; THENCE NORTH 35°05'08" EAST, A DISTANCE OF 291.52 FEET TO THE BOUNDARY OF TALavera PHASE 1A-3, ACCORDING TO PLAT BOOK 74, PAGES 95-100, OF THE PUBLIC RECORDS OF PASCO COUNTY; THENCE, ALONG THE BOUNDARY OF SAID TALavera PHASE 1A-3 AND SAID TALavera PHASE 1E, RESPECTIVELY, THE FOLLOWING ELEVEN (11) COURSES, 1) SOUTH 54°54'52" EAST, A DISTANCE OF 50.00 FEET; 2) NORTH 35°05'08" EAST, A DISTANCE OF 105.93 FEET; 3) SOUTH 54°54'52" EAST, A DISTANCE OF 122.00 FEET; 4) SOUTH 35°05'08" WEST, A DISTANCE OF 300.00 FEET; 5) SOUTH 27°04'11" WEST, A DISTANCE OF 71.59 FEET; 6) SOUTH 35°03'01" WEST, A DISTANCE OF 26.77 FEET TO A POINT ON A CURVE TO THE LEFT; 7) SOUTHERLY 377.32 FEET ALONG THE ARC OF SAID CURVE, HAVING

A RADIUS OF 343.00 FEET, A CENTRAL ANGLE OF $63^{\circ}01'43''$, AND A CHORD BEARING AND DISTANCE OF SOUTH $03^{\circ}32'09''$ WEST 358.58 FEET; 8) SOUTH $27^{\circ}58'43''$ EAST, A DISTANCE OF 232.81 FEET; 9) NORTH $62^{\circ}01'17''$ EAST, A DISTANCE OF 445.30 FEET; 10) SOUTH $27^{\circ}58'43''$ EAST, A DISTANCE OF 310.00 FEET; 11) SOUTH $62^{\circ}01'17''$ WEST, A DISTANCE OF 445.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 60.887 ACRES.

EXHIBIT B

CERTIFICATE OF UTILITY COST

STATE OF FLORIDA }
COUNTY OF PASCO } SS:

PROJECT NAME: Talavera Phase 1C

PROJECT DEVELOPER/OWNER: M/I Homes of Tampa, LLC

COMMUNITY DEVELOPMENT DISTRICT: N/A

I, William Murray P.E., a Professional Engineer registered in the State of Florida, with Registration No. 85297, acting as the engineer of record for the subject project located in Sections 4, Township 25S, Range 18E, Pasco County, Florida; hereby certify that I have examined the construction plans and utility costs as shown below and have determined that they are accurate for the purpose of determining the amount for Maintenance Guarantee required by the Pasco County Land Development Code.

(Attached Schedules Incorporated by Reference)

<u>Schedule II</u>	<u>Amount</u>
"A" – Water	\$ 135,209.21
"B" – Sanitary Sewer	\$ 178,426.62
Total	\$ 313,635.83

Maintenance Bond Amount: \$ 313,635.83 x 0.15 = **\$ 47,045.37**

Approved By:

Tonya S. Haugland

6/8/2020

Date _____

William F. Murray, P.E., State of
Florida, Professional Engineer,
License No. 35297. This cert. has
been either orally signed and sworn
by William F. Murray, P.E., using a
Digital Signature.
Printed copies of this document are
not considered signed and sealed
and no signatures need be verified
on any subsequent copies.

William F Murray
2020.06.02
08:42:29 -04'00'

(SEAL)

William F. Murray, P.E.

Date _____

ENGINEER'S COST ESTIMATE

PROJECT TALAVERA PHASE 1C		SCHEDULE II-A WATER DISTRIBUTION			
ITEM NO.	DESCRIPTION	QTY.	UNIT	UNIT PRICE	AMOUNT
1.	12" C900 DR 18 PVC	981	LF	\$24.31	\$23,848.11
2.	8" C900 DR 18 PVC	2,075	LF	\$14.44	\$29,963.00
3.	4" C900 DR 18 PVC	308	LF	\$7.80	\$2,402.40
4.	LOCATOR TAPE	3,364	LF	\$0.13	\$437.32
5.	LOCATOR WIRE	3,364	LF	\$0.39	\$1,311.96
6.	JOINT RESTRAINTS	1	LS	\$3,895.62	\$3,895.62
7.	12" GATE VALVE AND BOX	3	EA	\$2,163.56	\$6,490.68
8.	8" GATE VALVE AND BOX	7	EA	\$1,157.13	\$8,099.91
9.	12" MJ CROSS	1	EA	\$988.56	\$988.56
10.	12" 45° MJ BEND	2	EA	\$470.05	\$940.10
11.	12" 11-1/4° MJ BEND	3	EA	\$480.19	\$1,440.57
12.	8" 45° MJ BEND	2	EA	\$260.27	\$520.54
13.	8" 22-1/2° MJ BEND	5	EA	\$259.42	\$1,297.10
14.	8" 11-1/4° MJ BEND	9	EA	\$251.51	\$2,263.59
15.	4" 45° MJ BEND	3	EA	\$43.80	\$131.40
16.	4" 22-1/2° MJ BEND	1	EA	\$153.04	\$153.04
17.	12"x8" MJ REDUCER	2	EA	\$338.86	\$677.72
18.	8" x 6" MJ REDUCER	1	EA	\$211.36	\$211.36
19.	FIRE HYDRANT ASSEMBLY	8	EA	\$3,871.87	\$30,974.96
20.	FIRE HYDRANT FLOW TEST AND COLOR CODE	8	EA	\$188.24	\$1,505.92
21.	TEMPORARY BLOWOFF	1	EA	\$380.34	\$380.34
22.	PERMANENT BLOWOFF	1	EA	\$1,353.02	\$1,353.02
23.	SINGLE SERVICE - SHORT	11	EA	\$313.62	\$3,449.82
24.	SINGLE SERVICE - LONG	13	EA	\$346.55	\$4,505.15
25.	DOUBLE SERVICE - SHORT	11	EA	\$352.32	\$3,875.52
26.	DOUBLE SERVICE - LONG	10	EA	\$409.15	\$4,091.50
	SUBTOTAL - WATER DISTRIBUTION				\$135,209.21

ENGINEER'S COST ESTIMATE

PROJECT TALAVERA PHASE 1C		SCHEDULE II -B SANITARY SEWER			
ITEM NO.	DESCRIPTION	QTY.	UNIT	UNIT PRICE	AMOUNT
1.	8" SDR 26 PVC				
	A. 0-6 FT	102	LF	\$15.80	\$1,611.60
	B. 6-8 FT	323	LF	\$17.29	\$5,584.67
	C. 8-10 FT	842	LF	\$19.23	\$16,191.66
	D. 10-12 FT	420	LF	\$20.47	\$8,597.40
	E. 12-14 FT	867	LF	\$23.78	\$20,617.26
	F. 14-16 FT	352	LF	\$29.00	\$10,208.00
	G. 16-18 FT	116	LF	\$46.59	\$5,404.44
2.	LOCATOR TAPE	3,022	LF	\$0.27	\$815.94
3.	4' SANITARY MANHOLE				
	A. 0-6 FT	1	EA	\$1,919.57	\$1,919.57
	B. 6-8 FT	3	EA	\$2,189.56	\$6,568.68
	C. 8-10 FT	3	EA	\$2,456.90	\$7,370.70
	D. 10-12 FT	1	EA	\$3,036.04	\$3,036.04
	E. 12-14 FT	1	EA	\$3,258.96	\$3,258.96
	F. 14-16 FT	2	EA	\$3,606.06	\$7,212.12
	G. 8-10 FT Lined	1	EA	\$9,742.50	\$9,742.50
	H. 10-12 FT Lined	1	EA	\$10,321.66	\$10,321.66
	I. 12-14 FT Lined	2	EA	\$10,544.57	\$21,089.14
4.	MANHOLE DROP CONNECTION - PASCO CO	10	VF	\$240.46	\$2,404.60
5.	MANHOLE JOINT SEALANT	14	EA	\$657.40	\$9,203.60
6.	SINGLE SERVICE	16	EA	\$576.69	\$9,227.04
7.	DOUBLE SERVICE	24	EA	\$694.91	\$16,677.84
8.	PLUG AND SERVICE MARKER	64	EA	\$21.30	\$1,363.20
	SUBTOTAL - SANITARY SEWER				\$178,426.62

BILL OF SALE

PROJECT: Talavera Phase 1C

PCU PROJECT NO.: 03-245.19.A.1

PROJECT LOCATION: North of Talavera Parkway, North of Phase 1A-1, west of US Hwy. 41

The Talavera Community Development District (Grantor), in the County of Pasco, State of Florida, for
(Name of Developer)

valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, sell, transfer, and deliver unto Pasco County (Grantee) the following:

All water and wastewater facilities to the point of delivery or connection, including water, sewer, reclaimed water lines, pipes, and related equipment (listed in Exhibit B) constructed in and for the development of Talavera Phase 1C (Name of Project), located in the public rights-of-way and easements contained within the property described in the attached Exhibit A (which includes a legible legal description and sketch of the property on which the improvements are located). The said water and wastewater facilities are tabulated on the attached Exhibit B.

To have and to hold the same to Pasco County, Florida, and its successors and assigns, to their use forever. And the Grantor hereby covenants with the Grantee that the Grantor is the lawful owner of the said goods, that they are free from all encumbrances, that the Grantor has good right to sell the same as aforesaid, and that the Grantor will warrant and defend the same against the lawful claims and demands of all persons.

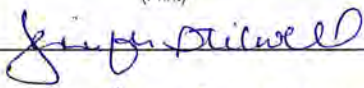
IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed, and hereunto set my hand, on this 22ND day of JULY, 2020.

Signed, sealed and delivered in the presence of:

GRANTOR:



NAME: STEPHEN BENNETT
(Print)



NAME: Jennifer Stilwell
(Print)

BY: 

NAME: Betty Valenti

TITLE: Chairman

TALavera 1C DESCRIPTION

A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 8896, PAGE 3769 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, BEING A TRACT OF LAND LYING IN SECTION 4, TOWNSHIP 25 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF TRACT 2, TALavera PHASE 1E, ACCORDING TO PLAT BOOK 78, PAGES 1-5, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE, ALONG THE BOUNDARY OF SAID TALavera PHASE 1E, SOUTH 27°00'07" EAST, A DISTANCE OF 220.05 FEET; THENCE, LEAVING SAID BOUNDARY, SOUTH 62°01'17" WEST, A DISTANCE OF 128.58 FEET; THENCE NORTH 27°56'37" WEST, A DISTANCE OF 47.52 FEET; THENCE SOUTH 62°01'17" WEST, A DISTANCE OF 180.00 FEET; THENCE SOUTH 27°58'19" EAST, A DISTANCE OF 256.34 FEET; THENCE SOUTH 60°57'27" WEST, A DISTANCE OF 614.37 FEET; THENCE NORTH 34°22'19" WEST, A DISTANCE OF 79.52 FEET; THENCE NORTH 72°43'29" WEST, A DISTANCE OF 78.30 FEET; THENCE NORTH 54°02'24" WEST, A DISTANCE OF 828.27 FEET; THENCE SOUTH 89°47'58" WEST, A DISTANCE OF 832.49 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF TAMPA NORTHERN RAILROAD, ACCORDING TO DEED BOOK 31, PAGE 597 AND DEED BOOK 41, PAGE 544, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, BEING A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE, ALONG SAID EAST RIGHT-OF-WAY LINE, NORTHERLY 668.94 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,827.33 FEET, A CENTRAL ANGLE OF 13°33'22", AND A CHORD BEARING AND DISTANCE OF NORTH 01°05'18" WEST 667.39 FEET; THENCE, LEAVING SAID EAST RIGHT-OF-WAY LINE, NORTH 74°33'31" EAST, A DISTANCE OF 1,378.69 FEET; THENCE NORTH 85°13'22" EAST, A DISTANCE OF 66.11 FEET; THENCE NORTH 53°55'31" EAST, A DISTANCE OF 172.61 FEET; THENCE NORTH 64°20'46" EAST, A DISTANCE OF 183.07 FEET; THENCE SOUTH 40°03'14" EAST, A DISTANCE OF 26.59 FEET; THENCE SOUTH 65°35'59" EAST, A DISTANCE OF 131.30 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY 55.36 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 525.00 FEET, A CENTRAL ANGLE OF 06°02'31", AND A CHORD BEARING AND DISTANCE OF NORTH 32°03'53" EAST 55.34 FEET; THENCE NORTH 35°05'08" EAST, A DISTANCE OF 291.52 FEET TO THE BOUNDARY OF TALavera PHASE 1A-3, ACCORDING TO PLAT BOOK 74, PAGES 95-100, OF THE PUBLIC RECORDS OF PASCO COUNTY; THENCE, ALONG THE BOUNDARY OF SAID TALavera PHASE 1A-3 AND SAID TALavera PHASE 1E, RESPECTIVELY, THE FOLLOWING ELEVEN (11) COURSES, 1) SOUTH 54°54'52" EAST, A DISTANCE OF 50.00 FEET; 2) NORTH 35°05'08" EAST, A DISTANCE OF 105.93 FEET; 3) SOUTH 54°54'52" EAST, A DISTANCE OF 122.00 FEET; 4) SOUTH 35°05'08" WEST, A DISTANCE OF 300.00 FEET; 5) SOUTH 27°04'11" WEST, A DISTANCE OF 71.59 FEET; 6) SOUTH 35°03'01" WEST, A DISTANCE OF 26.77 FEET TO A POINT ON A CURVE TO THE LEFT; 7) SOUTHERLY 377.32 FEET ALONG THE ARC OF SAID CURVE, HAVING

A RADIUS OF 343.00 FEET, A CENTRAL ANGLE OF $63^{\circ}01'43''$, AND A CHORD BEARING AND DISTANCE OF SOUTH $03^{\circ}32'09''$ WEST 358.58 FEET; 8) SOUTH $27^{\circ}58'43''$ EAST, A DISTANCE OF 232.81 FEET; 9) NORTH $62^{\circ}01'17''$ EAST, A DISTANCE OF 445.30 FEET; 10) SOUTH $27^{\circ}58'43''$ EAST, A DISTANCE OF 310.00 FEET; 11) SOUTH $62^{\circ}01'17''$ WEST, A DISTANCE OF 445.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 60.887 ACRES.

EXHIBIT B

CERTIFICATE OF UTILITY COST

STATE OF FLORIDA }
COUNTY OF PASCO } SS:

PROJECT NAME: Talavera Phase 1C

PROJECT DEVELOPER/OWNER: M/I Homes of Tampa, LLC

COMMUNITY DEVELOPMENT DISTRICT: N/A

I, William Murray P.E., a Professional Engineer registered in the State of Florida, with Registration No. 85297, acting as the engineer of record for the subject project located in Sections 4, Township 25S, Range 18E, Pasco County, Florida; hereby certify that I have examined the construction plans and utility costs as shown below and have determined that they are accurate for the purpose of determining the amount for Maintenance Guarantee required by the Pasco County Land Development Code.

(Attached Schedules Incorporated by Reference)

<u>Schedule II</u>	<u>Amount</u>
"A" – Water	\$ 135,209.21
"B" – Sanitary Sewer	\$ 178,426.62
Total	\$ 313,635.83

Maintenance Bond Amount: \$ 313,635.83 x 0.15 = **\$ 47,045.37**

Approved By:

Tonya S. Haugland

6/8/2020

Date _____

William F. Murray, P.E., State of
Florida, Professional Engineer,
License No. 83227. This plan has
been electronically signed and sealed
by William F. Murray, P.E., using a
Digital Signature.
Printed copies of this document are
not considered signed and sealed
and the signature must be verified
on the printed copies.

William F Murray
2020.06.02
08:42:29 -04'00'

(SEAL)

William F. Murray, P.E.

Date _____

ENGINEER'S COST ESTIMATE

PROJECT TALAVERA PHASE 1C		SCHEDULE II-A WATER DISTRIBUTION			
ITEM NO.	DESCRIPTION	QTY.	UNIT	UNIT PRICE	AMOUNT
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5.	LOCATOR WIRE	3,364	LF	\$0.39	\$1,311.96
6.	JOINT RESTRAINTS	1	LS	\$3,895.62	\$3,895.62
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19.	FIRE HYDRANT ASSEMBLY	8	EA	\$3,871.87	\$30,974.96
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21.	TEMPORARY BLOWOFF	1	EA	\$380.34	\$380.34
22.	PERMANENT BLOWOFF	1	EA	\$1,353.02	\$1,353.02
23.	SINGLE SERVICE - SHORT	11	EA	\$313.62	\$3,449.82
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25.	DOUBLE SERVICE - SHORT	11	EA	\$352.32	\$3,875.52
26.	DOUBLE SERVICE - LONG	10	EA	\$409.15	\$4,091.50
	SUBTOTAL - WATER DISTRIBUTION				\$135,209.21

ENGINEER'S COST ESTIMATE

PROJECT TALAVERA PHASE 1C		SCHEDULE II - B SANITARY SEWER			
ITEM NO.	DESCRIPTION	QTY.	UNIT	UNIT PRICE	AMOUNT
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	I. 12-14 FT Lined	2	EA	\$10,544.57	\$21,089.14
4.	MANHOLE DROP CONNECTION - PASCO CO	10	VF	\$240.46	\$2,404.60
5.	MANHOLE JOINT SEALANT	14	EA	\$657.40	\$9,203.60
6.	SINGLE SERVICE	16	EA	\$576.69	\$9,227.04
7.	DOUBLE SERVICE	24	EA	\$694.91	\$16,677.84
8.	PLUG AND SERVICE MARKER	64	EA	\$21.30	\$1,363.20
	SUBTOTAL - SANITARY SEWER				\$178,426.62

Tab 15

Financial Statements

September 30, 2019

**Talavera Community
Development District**

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Talavera Community Development District

We have audited the accompanying financial statements of the governmental activities and each major fund of *Talavera Community Development District* (the "District"), as of and for the year ended September 30, 2019, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

The District's management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements to design audit procedures that are appropriate in the circumstances, but not for expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, and each major fund of the District as of September 30, 2019, and the respective changes in financial position thereof and the respective budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis starting on page 3, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued a report dated June 16, 2020, on our consideration of the District's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

A handwritten signature in black ink that reads "McDiarmid Davis". The script is cursive and fluid.

Orlando, Florida
June 16, 2020

Our discussion and analysis of the *Talavera Community Development District's* (the "District") financial accomplishments provide an overview of the District's financial activities for the year ended September 30, 2019. Please read it in conjunction with the District's Independent Auditor's Report, financial statements and accompanying notes.

This information is being presented to provide additional information regarding the activities of the District and to meet the disclosure requirements of Government Accounting Standards Board Statement (GASB) No. 34, *Basic Financial Statements - and Management's Discussion and Analysis - for State and Local Governments* issued June 1999.

Financial Highlights

- The liabilities of the District exceeded its assets at September 30, 2019 by \$2,311,757, a decrease of \$643,467 in comparison with the prior year.
- At September 30, 2019, the District's governmental funds reported a combined fund balance of \$1,069,714, an increase of \$585,805 in comparison with the prior year.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the *Talavera Community Development District's* financial statements. The District's financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements and 3) notes to financial statements.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner like a private-sector business.

The statement of net position presents information on all the District's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include general government, physical environment, roads and streets, and culture and recreation related functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: Governmental Funds.

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three individual governmental funds. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures and changes in fund balances for the general fund, debt service fund and capital projects fund, all of which are major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

Government-Wide Financial Analysis

Statement of Net Position

The District's net position was (\$2,311,757) at September 30, 2019. The following analysis focuses on the net position of the District's governmental activities.

Statement of Net Position

	2019	2018
Assets, excluding capital assets	\$ 1,099,459	\$ 543,350
Capital Assets, net of depreciation	9,088,638	9,571,983
Total assets	10,188,097	10,115,333
Liabilities, excluding long-term liabilities	234,009	230,222
Long-term Liabilities	12,265,845	11,553,401
Total liabilities	12,499,854	11,783,623
Net Position:		
Net investment in capital assets	(2,779,605)	(1,729,084)
Restricted for:		
Debt service	380,701	45,961
Capital projects	23,972	16,475
Unrestricted	63,175	(1,642)
Total net position	\$ (2,311,757)	\$ (1,668,290)

The following is a summary of the District's governmental activities for the fiscal years ended September 30, 2019 and 2018.

Changes in Net Position

	2019	2018
Revenues:		
Program revenues	\$ 1,060,977	\$ 965,972
General revenues	1,053	12,316
Total revenues	1,062,030	978,288
Expenses:		
General government	356,127	92,296
Physical environment	788,300	803,820
Culture and recreation	117,712	51,312
Interest on long-term debt	443,358	410,956
Total expenses	1,705,497	1,358,384
Change in net position	(643,467)	(380,096)
Net position, beginning	(1,668,290)	(1,288,194)
Net position, ending	\$ (2,311,757)	\$ (1,668,290)

As noted above and in the statement of activities, the cost of all governmental activities during the year ended September 30, 2019 was \$1,705,497. Most of these costs are comprised of physical environment expense and interest on long-term debt.

Financial Analysis of the Government's Funds

The District uses fund accounting to ensure and demonstrate compliance with finance related legal requirements. The focus of the District's governmental funds is to provide information on near-term inflows, outflows and balances of spendable resources. Such information is useful in assessing the District's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year. At September 30, 2019, the District's governmental funds reported combined ending fund balances of \$1,069,714. Of this total, \$17,899 is nonspendable, \$1,006,473 is restricted, and the remainder of \$45,342 is unassigned.

The fund balance of the general fund increased by \$64,819 in the current year, this was primarily due to increased assessments in the current year. The debt service fund balance increased by \$513,490, due to bonds issues. The capital projects fund balance increased by \$7,496 due to bond proceeds.

General Fund Budgetary Highlights

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. There were no amendments to the September 30, 2019 general fund budget. The legal level of budgetary control is at the fund level.

Capital Asset and Debt Administration

Capital Assets

At September 30, 2019, the District had \$9,088,638 invested in infrastructure, net of accumulated depreciation. More detailed information about the District's capital assets is presented in the notes to financial statements.

Capital Debt

At September 30, 2019, the District had advances due to the developer of \$920,845 and had \$11,345,000 in bonds outstanding. More detailed information about the District's capital debt is presented in the notes to financial statements.

Requests for Information

If you have questions about this report or need additional financial information, contact the *Talavera Community Development District's* Finance Department at 12750 Citrus Park Lane, Suite 115, Tampa, Florida 33625.

FINANCIAL STATEMENTS

Talavera Community Development District
Statement of Net Position
September 30, 2019

	Governmental Activities
Assets:	
Cash	\$ 73,212
Accounts receivable	1,875
Prepaid costs	16,459
Deposits	1,440
Restricted assets:	
Temporarily restricted investments	1,006,473
Capital assets:	
Capital assets being depreciated, net	<u>9,088,638</u>
Total assets	<u>10,188,097</u>
Liabilities:	
Accounts payable and accrued expenses	29,745
Accrued interest payable	204,264
Noncurrent liabilities:	
Due within one year	95,000
Due in more than one year	<u>12,170,845</u>
Total liabilities	<u>12,499,854</u>
Net Position:	
Net investment in capital assets	(2,779,605)
Restricted for:	
Debt service	380,701
Capital projects	23,972
Unrestricted	<u>63,175</u>
Total Net Position	<u>\$ (2,311,757)</u>

Talavera Community Development District
Statement of Activities
Year Ended September 30, 2019

Functions/Programs	Program Revenue				Net (Expense)
	Expenses	Charges for	Operating	Capital	Revenue and
		Services	Grants and	Grants and	Changes in Net
			Contributions	Contributions	Position
					Governmental
					Activities
Governmental activities:					
General government	\$ 356,127	\$ 165,850	\$ -	\$ -	\$ (190,277)
Physical environment	788,300	367,116	-	-	(421,184)
Culture and recreation	117,712	54,819	-	-	(62,893)
Interest on long-term debt	443,358	462,451	10,636	105	29,834
Total governmental activities	\$ 1,705,497	\$ 1,050,236	\$ 10,636	\$ 105	(644,520)
General Revenues:					
Investment income					609
Miscellaneous					444
Total general revenues					1,053
Change in net position					(643,467)
Net assets (deficit), beginning					(1,668,290)
Net assets (deficit), ending					\$ (2,311,757)

Talavera Community Development District
Balance Sheet
Governmental Funds
September 30, 2019

	General	Debt Service	Capital Projects	Total Governmental Funds
Assets:				
Cash	\$ 73,212	\$ -	\$ -	\$ 73,212
Investments	-	982,566	23,907	1,006,473
Accounts receivable	1,875	-	-	1,875
Prepaid costs	16,459	-	-	16,459
Deposits	1,440	-	-	1,440
Total assets	\$ 92,986	\$ 982,566	\$ 23,907	\$ 1,099,459
Liabilities and Fund Balances:				
Liabilities:				
Accounts payable and accrued expenses	\$ 29,745	\$ -	\$ -	\$ 29,745
Total liabilities	29,745	-	-	29,745
Fund Balance:				
Nonspendable	17,899	-	-	17,899
Restricted for:				
Debt service	-	982,566	-	982,566
Capital projects	-	-	23,907	23,907
Unassigned	45,342	-	-	45,342
Total fund balances	63,241	982,566	23,907	1,069,714
Total liabilities and fund balances	\$ 92,986	\$ 982,566	\$ 23,907	

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and therefore are not reported in the funds. 9,088,638

Liabilities not due and payable from current available resources are not reported in governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide statements.

Accrued interest payable	(204,264)	
Bonds payable	<u>(12,265,845)</u>	<u>(12,470,109)</u>
Net position of governmental activities		\$ <u>(2,311,757)</u>

Talavera Community Development District
Statement of Revenues, Expenditures and Changes in Fund Balances
Governmental Funds
Year Ended September 30, 2019

	General	Debt Service	Capital Projects	Total Governmental Funds
Revenues:				
Special assessments	\$ 587,785	\$ 462,451	\$ -	\$ 1,050,236
Investment and other income	1,053	10,636	105	11,794
Total revenues	588,838	473,087	105	1,062,030
Expenditures:				
Current:				
General government	101,352	-	254,775	356,127
Physical environment	304,955	-	-	304,955
Culture and recreation	117,712	-	-	117,712
Debt Service:				
Interest	-	409,875	-	409,875
Principal	-	50,000	3,942,556	3,992,556
Total expenditures	524,019	459,875	4,197,331	5,181,225
Excess (deficit) of revenues over expenditures	64,819	13,212	(4,197,226)	(4,119,195)
Other Financing Sources (Uses)				
Transfers In	-	34	-	34
Transfers Out	-	-	(34)	(34)
Bonds Issued	-	500,244	4,204,756	4,705,000
Total other financing sources (uses)	-	500,278	4,204,722	4,705,000
Net change in fund balances	64,819	513,490	7,496	585,805
Fund balances, beginning of year	(1,578)	469,076	16,411	483,909
Fund balances, end of year	\$ 63,241	\$ 982,566	\$ 23,907	\$ 1,069,714

Talavera Community Development District
**Reconciliation of the Statement of Revenues, Expenditures and Changes in
Fund Balances of Governmental Funds to the Statement of Activities**
Year Ended September 30, 2019

Amounts reported for Governmental Activities in the Statement of Activities are different because:

Net Change in Fund Balances - total governmental funds	\$	585,805
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Governmental funds report outlays for capital assets as expenditures because such outlays use current financial resources; however, in the statement of net position the cost of those assets is recorded as capital assets. Depreciation of capital assets is not recognized in the governmental fund statements but is reported as an expense in the statement of activities.

Capital outlay	-	
Depreciation expense	<u>(483,345)</u>	(483,345)

The issuance of bonds provides current financial resources to governmental funds, but does not have any effect on government wide activities		(4,705,000)
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Repayments of long-term liabilities are reported as expenditures in governmental funds, while repayments reduce long-term liabilities in the statement of net position.		3,992,556
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Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.

Change in accrued interest		<u>(33,483)</u>
Change in Net Position of Governmental Activities	\$	<u>(643,467)</u>

Talavera Community Development District
Statement of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual - General Fund
Year Ended September 30, 2019

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
				Positive
				(Negative)
Revenues:				
Special Assessments	\$ 585,822	\$ 585,822	\$ 587,785	\$ 1,963
Investment Income	-	-	1,053	1,053
Total revenues	585,822	585,822	588,838	3,016
Expenditures:				
Current:				
General government	100,822	100,822	101,352	(530)
Physical environment	341,100	341,100	304,955	36,145
Culture and recreation	108,900	108,900	117,712	(8,812)
Capital Outlay	35,000	35,000	-	35,000
Total expenditures	585,822	585,822	524,019	61,803
Excess (deficit) of revenues over expenditures	-	-	64,819	64,819
Net change in fund balance	-	-	64,819	64,819
Fund balance, beginning of year	(1,578)	(1,578)	(1,578)	-
Fund balance, end of year	\$ (1,578)	\$ (1,578)	\$ 63,241	\$ 64,819

NOTES TO FINANCIAL STATEMENTS

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Reporting Entity

The *Talavera Community Development District*, (the “District”) was established by the Board of County Commissioners of Pasco County Ordinance 06-33 enacted on October 24, 2006, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides, among other things, the power to manage basic services for community development, the power to borrow money and issue bonds, and the power to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure. The District was established for the purpose of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors (the “Board”), which is composed of five members. The Board of Supervisors of the District exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2019, all Board members are affiliated with M/I Homes (“Developer”).

The Board has the final responsibility for, among other things:

1. Allocating and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board (“GASB”) Statements 14, 39 and 61. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

Government-Wide and Fund Financial Statements

The financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants, contributions and investment income that are restricted to meeting the operational or capital requirements of a particular function or segment and 3) operating-type special assessments that are treated as charges for services (including assessments for maintenance and debt service). Other items not included among program revenues are reported instead as *general revenues*.

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenues as soon as all eligibility requirements imposed by the provider have been met.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments, including debt service assessments and operation and maintenance assessments, are non-ad valorem assessments imposed on all lands located within the District and benefited by the District's activities. Operation and maintenance assessments are typically levied by the District prior to the start of the fiscal year which begins October 1st and ends on September 30th. Operation and maintenance special assessments are imposed upon all benefited lands located in the District. Debt service special assessments are imposed upon certain lots and lands as described in each resolution imposing the special assessment for each series of bonds issued by the District.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the District.

The general fund, debt service fund and capital projects fund are considered to be major funds. The District reports the following governmental funds:

General Fund

Is the District's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

Debt Service Fund

Accounts for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

Accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first, then unrestricted resources as they are needed.

Assets, Liabilities, Deferred Outflows/Inflows of Resources and Net Position/Fund Balance

Restricted Assets

These assets represent cash and investments set aside pursuant to bond covenants.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits.

Investments of the District are reported at fair value and are categorized within the fair value hierarchy established in accordance with GASB Statement No. 72, *Fair Value Measurement and Application*. The District's investments consist of investments authorized in accordance with Section 218.415, Florida Statutes.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Receivables

All receivables are shown net of allowance for uncollectible accounts.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets, which include property, plant, equipment and infrastructure assets (e.g., stormwater facilities, sidewalks and similar items), are reported in the applicable governmental activities column in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed. Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

Assets	Years
Roadways	30
Recreational facilities	20
Landscape and hardscape	15
Sewer/wastewater system	20
Stormwater system	20
Furniture, fixtures, and equipment	7

Long Term Obligations

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the bonds using the straight-line method. Bond issuance costs are reported as expenses. Bonds payable are reported net of premiums or discounts.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The District does not have any item that qualifies for reporting in this category for the year ended September 30, 2019.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period(s) and so will *not* be recognized as an inflow of resources (revenue) until that time. The District does not have any item that qualifies for reporting in this category for the year ended September 30, 2019.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Net Position Flow Assumption

Sometimes the District will fund outlays for a particular purpose from both restricted and unrestricted resources. In order to calculate the amounts to report as restricted net position and unrestricted net position in the government-wide financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the District's policy to consider restricted net position to have been depleted before unrestricted net position is applied.

Fund Balance Flow Assumptions

Sometimes the District will fund outlays for a particular purpose from both restricted and unrestricted resources (total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements a flow assumption must be made about the order in which the resources are considered to be applied. It is the District's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

Fund Balance Policies

Fund balance of governmental funds is reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes. The District itself can establish limitations on the use of resources through either commitment (committed fund balance) or an assignment (assigned fund balance).

The committed fund balance classification includes fund balance amounts that can be used only for the specific purposes determined by a formal action of the government's highest level of decision-making authority. The Board of Supervisors is the highest level of decision-making authority for the government that can, by adoption of an ordinance or resolution prior to the end of the fiscal year, commit fund balance. Once adopted, the limitation imposed by the ordinance or resolution remains in place until a similar action is taken to remove or revise the limitation.

Amounts in the assigned fund balance classification are intended to be used by the government for specific purposes but do not meet the criteria to be classified as committed. The Board of Supervisors has authorized the District Manager to assign amounts for specific purposes. The Board of Supervisors may also assign fund balance as it does when appropriating fund balance to cover a gap between estimated revenue and appropriations in the subsequent year's appropriated budget. Unlike commitments, assignments generally only exist temporarily. In other words, an additional action does not normally have to be taken for the removal of an assignment. Conversely, as discussed above an additional action is essential to either remove or revise a commitment.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

New Accounting Standards

In fiscal year 2019, the District implemented Government Accounting Standards Board (GASB) Statement No. 88, *Certain Disclosures Related to Debt, Including Direct Borrowings and Direct Placements*. This statement requires additional note disclosures for certain debt issues. There was no effect on beginning balances of the District.

Additionally, the GASB has issued Statement No. 83, *Certain Asset Retirement Obligations* that is effective for this fiscal year. The District has reviewed this statement and determined that this pronouncement has no discernable impact on these financial statements.

NOTE 2 STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY

Budgetary Information

The District is required to establish a budgetary system and an approved annual budget for the General Fund. Annual budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America. All annual appropriations lapse at the fiscal year end. The legal level of budgetary control is at the fund level. Any budget amendments that increase the aggregate budgeted appropriations, at the fund level, must be approved by the Board of Supervisors.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

1. Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
2. A public hearing is conducted to obtain comments.
3. Prior to October 1, the budget is legally adopted by the District Board.
4. All budget changes must be approved by the District Board.
5. The budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America.
6. The appropriation resolution authorizes District staff to initiate budget reclassifications.

Excess Appropriations Over Anticipated Revenues and Available Fund Balance

Appropriations exceeded anticipated revenues and available fund balance in the general fund for the year ended September 30, 2019 due to a beginning fund balance deficit.

NOTE 3 DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable, and uses significant unobservable inputs that uses the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

The District has the following recurring fair value measurements as of September 30, 2019:

- Money market mutual funds of \$1,006,473 are valued using Level 2 inputs.

NOTE 3 DEPOSITS AND INVESTMENTS (CONTINUED)

The District's investment policies are governed by State Statutes and the District Trust Indentures. The District investment policy allows investments in any financial institution that is a qualified public depository of the State of Florida as identified by the State Treasurer, in accordance with Chapter 280 of the Florida Statutes. Authorized District investments include, but are not limited to:

1. The Local Government Surplus Funds Trust Fund (SBA);
2. Securities and Exchange Commission Registered Money Market Funds with the highest credit quality rating from a nationally recognized rating agency;
3. Interest-bearing time deposits or savings accounts in qualified public depositories;
4. Direct obligations of the U.S. Treasury.

Investments made by the District at September 30, 2019 are summarized below. In accordance with GASB 31, investments are reported at fair value.

<u>Investment Type</u>	<u>Fair Value</u>	<u>Credit Rating</u>	<u>Weighted Average Maturity</u>
First American Government Obligations Fund Y	<u>\$ 1,006,473</u>	AAAm	24 days

Credit Risk:

The District's investment policy limits credit risk by restricting authorized investments to those described. Investments in U.S. Government securities and agencies must be backed by the full faith and credit of the United States Government. Short term bond funds shall be rated by a nationally recognized ratings agency and shall maintain the highest credit quality rating.

Custodial Credit Risk:

In the case of deposits, this is the risk that, in the event of a bank failure, the District's deposits may not be returned to it. The District's investment policy requires that bank deposits be secured as provided by Chapter 280, Florida Statutes. This law requires local governments to deposit funds only in financial institutions designated as qualified public depositories by the Chief Financial Officer of the State of Florida, and creates the Public Deposits Trust Fund, a multiple financial institution pool with the ability to assess its member financial institutions for collateral shortfalls if a default or insolvency has occurred. At September 30, 2019, all of the District's bank deposits were in qualified public depositories.

For an investment, this is the risk that, in the event of the failure of the counterparty, the government will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. At September 30, 2019, none of the investments listed are exposed to custodial credit risk because their existence is not evidenced by securities that exist in physical or book entry form.

Concentration of Credit Risk:

The District's investment policy does not specify limits on the amount the District may invest in any one issuer.

Interest Rate Risk:

The District's investment policy does not specifically address interest rate risk; however, the general investment policy is to apply the prudent-person rule: Investments are made as a prudent person would be expected to act, with discretion and intelligence, to seek reasonable income, preserve capital, and in general, avoid speculative investments. The District manages its exposure to declines in fair values by investing primarily in pooled investments that have a weighted average maturity of less than three months.

NOTE 4 CAPITAL ASSETS

Capital asset activity for the year ended September 30, 2019 was as follows:

	Beginning Balance	Additions	Disposals	Ending Balance
Governmental Activities:				
Capital Assets Being Depreciated:				
Roadways	\$ 4,243,718	\$ -	\$ -	\$ 4,243,718
Recreational facilities	1,258,790	-	-	1,258,790
Landscape and hardscape	898,044	-	-	898,044
Sewer/wastewater systems	675,247	-	-	675,247
Stormwater system	3,392,603	-	-	3,392,603
Water supply	192,118	-	-	192,118
Furniture, fixtures, and equipment	42,561	-	-	42,561
Total capital assets being depreciated	10,703,081	-	-	10,703,081
Less Accumulated Depreciation for:				
Roadways	(366,049)	(141,457)		(507,506)
Recreational facilities	(136,369)	(62,940)		(199,309)
Landscape and hardscape	(179,610)	(59,870)		(239,480)
Sewer/wastewater systems	(58,911)	(33,762)		(92,673)
Stormwater system	(371,706)	(169,630)		(541,336)
Water supply	(15,209)	(9,606)		(24,815)
Furniture, fixtures, and equipment	(3,244)	(6,080)		(9,324)
Total accumulated depreciation	(1,131,098)	(483,345)	-	(1,614,443)
Total capital assets being depreciated, net	9,571,983	(483,345)	-	9,088,638
Governmental activities capital assets, net	\$ 9,571,983	\$ (483,345)	\$ -	\$ 9,088,638

The infrastructure intended to serve the District has been estimated at a total cost of approximately \$30,665,530. The infrastructure will include road base and paving, storm sewer, force main, water distribution system, signalization, and engineering design/survey/permitting. In addition, the project includes infrastructure that will be operated by others. A portion of the project costs is expected to be financed with the proceeds from future bond proceeds and the remainder to be funded by the Developer. Upon completion, certain infrastructure is expected to be conveyed to others for ownership and maintenance responsibilities.

Depreciation expense for 2019 was charged to physical environment.

NOTE 5 LONG-TERM LIABILITIES

Special Assessment Revenue Bonds Series 2016

In December 2016, the District issued \$3,405,000 of Capital Improvement Revenue Bonds Series 2016A-1 and \$3,330,000 of Capital Improvement Revenue Bonds, Series 2016A-3 (collectively referred to as the "Series 2016 Bonds"). The Series 2016 Bonds consist of multiple term Bonds with maturity dates ranging from May 1, 2018 – May 1, 2047 and interest rates ranging from 4.75% - 6.5%. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially, commencing May 1, 2018. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District.

NOTE 5 LONG-TERM LIABILITIES (CONTINUED)

The Series 2016 Bonds are subject to redemption at the option of the District prior to their maturity. Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occur as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District is in compliance with those requirements of the Bond Indenture at September 30, 2019.

The principal and interest remaining on the Series 2016 Bonds as of September 30, 2019 is \$14,199,950. For the year ended September 30, 2019, principal and interest paid was \$459,875 and total special assessment revenue pledged was \$462,451.

Special Assessment Revenue Bonds Series 2019

In July 2019, the District issued \$4,705,000 of Capital Improvement Revenue Bonds Series 2019. The Series 2019 Bonds consist of multiple term Bonds with maturity dates ranging from May 1, 2025 – May 1, 2050 and interest rates ranging from 3.50% - 4.50%. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially, commencing May 1, 2022. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District.

The Series 2019 Bonds are subject to redemption at the option of the District prior to their maturity. Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occur as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District is in compliance with those requirements of the Bond Indenture at September 30, 2019.

The principal and interest remaining on the Series 2019 Bonds as of September 30, 2019 is \$8,790,322. For the year ended September 30, 2019, no principal or interest was paid and no special assessment revenue was pledged.

Developer Advances

The Developer has advanced to the District a total of \$10,677,039 to fund infrastructure project that is ongoing in the District. In prior years the Developer was reimbursed \$5,813,638 from the Series 2016 Bonds thereby reducing the amounts owed. In 2019, the Developer was reimbursed \$3,942,556 from the Series 2019 Bonds further reducing the amounts owed. Accordingly, the total owed to the Developer is \$920,845 at September 30, 2019. The balance owed to the Developer is not included in the maturity schedule on the following page, since there are no specified repayment terms.

Long-term debt activity for the year ended September 30, 2019 was as follows:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Reductions</u>	<u>Ending Balance</u>	<u>Due Within One Year</u>
Governmental activities:					
Developer advances	\$ 4,863,401	\$ -	\$ (3,942,556)	\$ 920,845	\$ -
Bonds Payable:					
Series 2016A-1	3,360,000	-	(50,000)	3,310,000	50,000
Series 2016A-3	3,330,000	-	-	3,330,000	45,000
Series 2019	-	4,705,000	-	4,705,000	-
Governmental activity long-term liabilities	<u>\$ 11,553,401</u>	<u>\$ 4,705,000</u>	<u>\$ (3,992,556)</u>	<u>\$ 12,265,845</u>	<u>\$ 95,000</u>

NOTE 5 LONG-TERM LIABILITIES (CONTINUED)

At September 30, 2019, the scheduled debt service requirements on the bonds payable were as follows:

<u>Year Ending September 30,</u>	<u>Governmental Activities</u>	
	<u>Principal</u>	<u>Interest</u>
2020	\$ 95,000	\$ 560,377
2021	100,000	604,538
2022	190,000	599,001
2023	200,000	590,162
2024	210,000	580,912
2025-2029	1,230,000	2,741,130
2030-2034	1,580,000	2,388,212
2035-2039	2,090,000	1,906,110
2040-2044	2,770,000	1,253,330
2045-2049	2,600,000	408,900
2050	280,000	12,600
	<u>\$ 11,345,000</u>	<u>\$ 11,645,272</u>

NOTE 6 CONCENTRATION

The Developer owns a portion of land within the District; therefore, assessment revenues in the general and debt service funds include the assessments levied on those lots owned by the developer.

The District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations.

NOTE 7 MANAGEMENT COMPANY

The District has contracted with a management company to perform management services, which include financial and accounting services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE 8 RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. These risks are covered by commercial insurance from independent third parties. The District has not filed any claims under this commercial coverage during the last three years.

COMPLIANCE SECTION

**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING
AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE
WITH GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors
Talavera Community Development District

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of the *Talavera Community Development District* (the "District") as of and for the year ended September 30, 2019, and the related notes to the financial statements, which collectively comprise the District's financial statements and have issued our report thereon dated June 16, 2020.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over financial reporting that might be material weaknesses or significant deficiencies. Given these limitations, during our audit, we did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

McDermitt Davis

Orlando, Florida
June 16, 2020

MANAGEMENT COMMENTS

Board of Supervisors
Talavera Community Development District

We have audited the financial statements of the *Talavera Community Development District* (the "District"), as of and for the fiscal year ended September 30, 2019, and have issued our report thereon dated June 16, 2020.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 16, 2020, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, require that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. Corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. This information has been disclosed in the notes to the financial statements.

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that the District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for the District. It is management's responsibility to monitor the District's financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

A handwritten signature in black ink that reads "McDiarmid Davis". The script is cursive and fluid, with the first name "McDiarmid" written in a slightly larger, more prominent hand than the last name "Davis".

Orlando, Florida
June 16, 2020



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407-843-5406
www.mcdermittdavis.com

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH
THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES**

Board of Supervisors
Talavera Community Development District

We have examined *Talavera Community Development District's* (the "District") compliance with the requirements of Section 218.415, Florida Statutes, during the year ended September 30, 2019. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and the standards applicable to attestation engagements contained in *Government Auditing Standards* issued by the Comptroller General of the United States and, accordingly, included examining, on a test basis, evidence about the District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2019.

McDermitt Davis

Orlando, Florida
June 16, 2020

Tab 16

**STREET/OUTDOOR LIGHTING AGREEMENT
(New Customer)**

THIS STREET/OUTDOOR LIGHTING AGREEMENT (together with any and all appendices, addenda, exhibits and schedules attached hereto, this "Agreement"), effective as of the 24 day of April, 2020, by and between **Withlacoochee River Electric Cooperative, Inc.**, a non-profit Florida corporation, with a principal place of business at PO Box 278, Dade City, Florida 33526-0278 ("WREC"), and Talavera Community District whose address 5844 Old Pasco Road, Suite 100, Wesley Chapel, Fla 33544 ("Customer").

WITNESSETH:

WHEREAS, Customer is in possession of the real property located at Talavera 2B and more particularly described in Exhibit A attached here to (the "Property"); and

WHEREAS, Customer desires WREC to construct, maintain and operate a street lighting system as more particularly described in Exhibit B attached hereto (the "System") on the Property.

NOW, THEREFORE, in consideration of the mutual promises contained herein and other good and valuable consideration, the receipt of which is hereby acknowledged, the parties agree as follows:

1. SCOPE OF SERVICE

(a) Pursuant to the terms of this Agreement and WREC's current rules and regulations, WREC shall construct, maintain, and operate the System as shown on the maps, drawings and specifications attached hereto in Exhibit B and furnish all of the electric power and energy necessary for the operation of the System on the Property.

(b) WREC, whenever it shall find it necessary for the purpose of making repairs upon or improvements in any part of its electric transmission or distribution lines or equipment, shall have the right to suspend temporarily service to the System, but in all such cases reasonable notice thereof shall be given to the Customer, if circumstances permit, and the making of repairs and improvements shall be prosecuted as rapidly as may be practicable.

(c) The Customer shall grant to WREC all permits, franchises, or authority including a free and continuous right-of-way, necessary to construct, operate, and maintain the System in the streets of or upon the Property.

(d) The Customer shall become a member of WREC, shall pay the membership fee and be bound by the provisions of the Articles of Incorporation and By-laws of WREC and by such rules and regulations as may from time to time be adopted by WREC. In the event there is a conflict between the terms and conditions of this Agreement and WREC's By-laws or any rule or regulation adopted by WREC, the term and conditions of this Agreement shall prevail.

2. TERM; TERMINATION

(a) This Agreement shall become effective on the date first written above and shall remain in effect until five (5) years following the start of the initial billing period and thereafter until terminated by either party giving to the other twelve (12) months' notice in writing. In addition, WREC shall have the right to terminate this Agreement pursuant to WREC's Service Rules and Regulations and WREC's Articles of Organization and By-laws.

(b) Upon termination of this Agreement in any manner, WREC shall have the right to remove from the Property any equipment which WREC may have installed to provide service hereunder.

3. SYSTEM MALFUNCTIONS

(a) It shall be the Customer's responsibility to notify WREC in the event of failure of a lighting unit within the System. WREC assumes no responsibility to inspect any lighting units within the System to determine whether they were properly functioning until after such time that WREC has been notified that a unit has malfunctioned. Moreover, if an alleged outage notification is not logged into WREC's reporting registry, it is presumed that no call was ever placed by the Customer and that no outage report was received by WREC.

(b) WREC will normally repair a malfunctioning or inoperative streetlight or lighting unit within 60 days of receiving notification that the light has malfunctioned. However, the repair may take up to 180 days, and may take longer than 180 days if the customer causes a delay. Further, WREC may require 365 days or longer to repair or to replace the light in the event of a declared state of emergency or natural disaster.

4. DISCLAIMER; LIMITATION OF LIABILITY; INDEMNIFICATION

(a) WREC shall use reasonable diligence to provide a constant and uninterrupted supply of electric power and energy hereunder. If the supply of electric power and energy shall fail or be interrupted, or become defective through act of God, governmental authority, action of the elements, public enemy, accident, strikes, labor trouble, required maintenance work, inability to secure right-of-way, or any other cause beyond the reasonable control of WREC, WREC shall not be liable for damages caused thereby.

(b) The Customer is responsible for all aspects of the design of the System's lighting plan. WREC has not conducted any study regarding the application of a particular lighting unit for the Customer's lighting needs and WREC assumes no responsibility for the adequacy or appropriateness of the System's lighting unit. Furthermore, WREC makes no warranties as to the adequacy, sufficiency or appropriateness of the System's lighting for purposes of safety, security or other illumination. It is the Customer's responsibility to select the size, style and location of the lighting units and to monitor whether the lighting units that they have requested from WREC are adequate for the Customer's particular needs. It also is the Customer's responsibility to request that WREC change any aspect of the lighting unit within the System if the unit is not adequate for the Customer's needs. The Customer must pay for any appropriate charges and fees for any requested changes.

(c) WREC does not guarantee continuous lighting within the System and will not be liable to any person or entity for damages related to any interruption, deficiency or failure of a light. WREC will use normal industry practices to attempt to furnish reliable electrical energy to the System and will repair the System after notification, but WREC does not and cannot guarantee 100% reliability. WREC reserves the right to interrupt service to the System or a lighting unit within the System at any time for necessary repairs to lines or equipment.

(d) Customer herewith indemnifies and holds harmless WREC from any and all liability or damage that WREC or any other person or entity may suffer as a result of, or in any way relating to or arising out of, the design or operation of the System, including, but not limited to, the appropriateness of the System or the illumination of any lighting unit within the System to provide safety or security to third parties.

5. TERMS OF PAYMENT

(a) The initial billing period shall start when the Customer begins using electric power and energy, or ten (10) days after WREC notifies the Customer in writing that the System is available hereunder, whichever shall occur first.

(b) The Customer shall pay WREC pursuant to WREC's current rules and regulations adopted by WREC for the System and all electricity furnished hereunder. If the Customer shall fail to make any such payment within the time period provided in WREC's current rules and regulations, WREC may discontinue service to the Customer upon giving ten (10) days' written notice to the Customer of its intention so to do, provided, however, that nothing herein contained shall relieve the Customer of its obligation to receive electrical service in accordance with the provisions of this Agreement.

(c) The Customer agrees that the rates charged for street lighting shall be those rates specified in the WREC's Rate Schedule "AL" attached hereto as Exhibit C, which may be adjusted from time to time in WREC's sole and absolute discretion. Such adjusted rate schedules shall be on file with the Florida Public Service Commission. Customer shall provide WREC with cash, a bond or letter of credit to secure the payment of the total amount of fixture and pole charges that remain owed to WREC in the event this Agreement is terminated within five (5) years of the start of Customer's initial billing period.

(d) Transfer of fixtures from one location to another on the Property at the request of the Customer shall be at the expense of the Customer. All charges hereunder are subject to Florida State Sales Tax unless Customer is exempt therefrom. Replacement of lamps, glassware and accessory equipment willfully or maliciously broken by persons unknown shall be paid for by the Customer at WREC's replacement cost.

6. ASSIGNMENT

No party may assign this Agreement or any of its rights and obligations hereunder without the prior written consent of the other party; any such attempted assignment shall be null and void.

7. SUCCESSORS

This Agreement binds the heirs, executors, administrators, successors and assigns of the respective parties with respect to all covenants herein, and cannot be changed except by written agreement signed by both parties.

8. SURVIVAL

The provisions of this Agreement which by their nature are intended to survive, shall survive completion, expiration, recession or termination of this Agreement.

9. GOVERNING LAW

The validity of this Agreement, the construction and enforcement of its terms and the interpretation of the rights and duties of the parties hereto shall be governed by the laws of the State of Florida, without regard to its conflict of laws principles.

10. SEVERABILITY

In the event any one or more of the provisions of this Agreement shall for any reason be held to be invalid, illegal or unenforceable, the remaining provisions of this Agreement shall be unimpaired, and the invalid, illegal or unenforceable provision(s) shall be replaced by a mutually acceptable provision(s), which being valid, legal and enforceable, comes closest to the intention of the parties underlying the invalid, illegal or unenforceable provision(s).

11. HEADINGS

The headings in this Agreement are for purposes of reference only and shall not in any way limit or otherwise affect the meaning or interpretation of any of the terms hereof.

12. COUNTERPARTS

This Agreement may be executed in several counterparts, each of which shall be deemed to be an original, and all of which, when taken together, shall constitute one and the same instrument.

13. MODIFICATION, AMENDMENT, SUPPLEMENT OR WAIVER

(a) No modification, amendment, supplement to or waiver of this Agreement or any of its provisions shall be binding upon the parties hereto unless made in writing and duly signed by the party against whom enforcement thereof is sought.

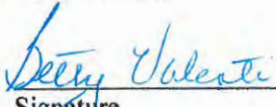
(b) A failure or delay of any party to this Agreement to enforce at any time any of the provisions of this Agreement or to exercise any option which is herein provided, or to require at any time performance of any of the provisions hereof, shall in no way be construed to be a waiver of such provisions of this Agreement.


14. ENTIRETY OF AGREEMENT

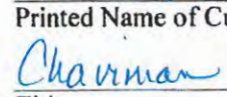
This Agreement together with all appendices, exhibits, schedules, attachments and addenda attached hereto constitute the entire agreement between the parties and supersedes all previous agreements, promises, representations, understandings and negotiations, whether written or oral, between the parties with respect to the subject matter hereof.

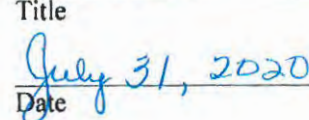
IN WITNESS WHEREOF, the parties hereto, through their duly authorized officers, have executed this Agreement as of the day and year first set forth above.

CUSTOMER



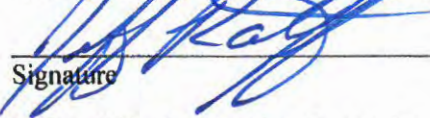
Signature


Printed Name of Customer


Title


Date

**WITHLACOOCHIEE RIVER
ELECTRIC COOPERATIVE, INC.**



Signature
Jeff Ratliff - Engineering Technician
Printed Name and Title

EXHIBIT A

TALAVERA 2B

A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 8896, PAGE 3769 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, BEING A TRACT OF LAND LYING IN SECTION 4, TOWNSHIP 25 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 25 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA;; THENCE, ALONG THE NORTH LINE OF SAID NORTHEAST 1/4, SOUTH 89°49'54" EAST, A DISTANCE OF 1,320.91 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 4 ; THENCE, LEAVING SAID NORTH LINE, AND ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF SAID NORTHEAST 1/4 OF SAID SECTION 4, SOUTH 00°01'50" WEST, A DISTANCE OF 1,357.65 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 4 , ALSO BEING A POINT ON THE EAST BOUNDARY OF TALAVERA PHASE 1A-1, ACCORDING TO PLAT BOOK 70, PAGE 53, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG SAID EAST BOUNDARY THE FOLLOWING FIVE (5) COURSES, 1) NORTH 62°48'49" WEST, A DISTANCE OF 616.33 FEET; 2) NORTH 43°17'11" WEST, A DISTANCE OF 26.62 FEET; 3) NORTH 47°39'51" WEST, A DISTANCE OF 50.00 FEET; 4) NORTH 44°43'03" WEST, A DISTANCE OF 81.88 FEET; 5) NORTH 34°13'54" WEST, A DISTANCE OF 1,171.67 FEET TO THE POINT OF BEGINNING.

CONTAINING 25.299 ACRES.

EXHIBIT B

[Insert description of the lighting System]

Type	Description	Quantity
212	70 Watt Classic Post Top LED Fixtures	11
960	12' Aluminum Wadsworth Pole	11

EXHIBIT C

[Insert Withlacoochee's rates]

5 Year Deposit

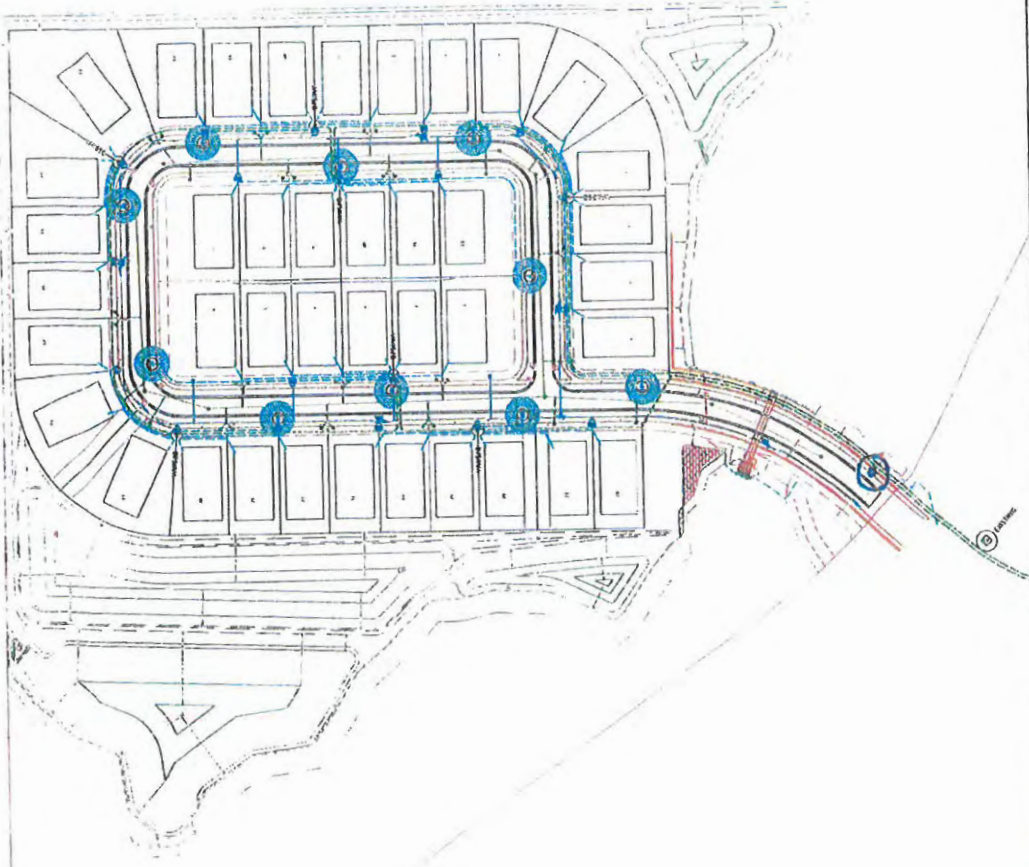
70 Watt Classic Post Top LED Fixtures & 12' Aluminum Poles - \$ 14,157

Monthly Fee Per Fixture & Pole

70 Watt Classic Post Top LED Fixture - \$21.50
12' Aluminum Wadsworth Pole - \$10.00

Monthly fees are subject to change

DATE	1/1/2000	BY	
DATE		BY	
DATE		BY	
DATE		BY	
DATE		BY	
DATE		BY	
DATE		BY	
DATE		BY	
DATE		BY	
DATE		BY	



 Your Touchstone Energy Partner		W.R.E.C. - ENG. FINAL APPROVAL DATE: _____ SIGNATURE: _____	W.R.E.C. - R.O.W. REP. FINAL APPROVAL DATE: _____ SIGNATURE: _____	DEVELOPER/ENG. FINAL APPROVAL DATE: _____ SIGNATURE: _____	Project # 200003 Project Name 1070 S. 1st St. City 1070 State 1070	Date 1/1/2000 By 1070
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Tab 17



Jay Littlejohn
Clubhouse Manager
July 2020

Projects Completed:

- Phase 2 opened on 7/1/2020
- Ordered Employee shirts and name tags. Ordering more later on.
- Food Truck Friday on 7/17, 7/31
- Manager Event: Cookie Decorating Class 7/25. Great turn out!

Maintenance Items Completed:

- DCSI replaced old/non-working gate key fob scanner located on the back-west pool gate (south of the playground on 7/30.
- Pending: Romaner Graphics fixing two (2) crooked street signs: Chaya/Malinche & Palapa/Talavera Parkway.
- Gladiator Pressure Washing pressured wash mailbox kiosk on 7/7/2020

Updates:

- On hold: painting all woodwork, door frames and window frames (Fall project)
- DCSI has begun installing a new key fob scanner located on the West side new gate on 7/14.
- Spectrum came out to install a new modem on 7/30 free of charge. Bad storm fried the old one.

Business/Discussion Items:

- Will be replacing life saver floaty rope; requested from Health Department.
- Pool deck high top tables and chairs need re-painted. Many have painted chipped off; poor condition.
- Would like to paint inside of restrooms: men's, women's and handicap.
- Still waiting on Plumber to pull the permit to run a line from Frig to sink for ice maker. They are also planning to install new sink and instant hot. **UPDATE: the county is still reviewing this currently.**
- Security: I would like to install a camera that views the parking lot in the near future.

Incident Report:

None

Upcoming Events:

- Rock Painting Craft Kit for Kids 8/1 **pending**
- Community Yard Sale 9/26
- Adult Meet & Greet 10/17
- Breakfast with Santa 12/5