



Rizzetta & Company

# **Talavera Community Development District**

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## **Board of Supervisors Regular Meeting August 20, 2025**

**District Office:  
5844 Old Pasco Road, Suite 100  
Wesley Chapel, FL 33544  
813-994-1001**

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

# **TALAVERA COMMUNITY DEVELOPMENT DISTRICT**

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

<b>Board of Supervisors</b>	Richard Henderson Christopher Walsh Pamela Plehal Marco Kremser David Posey	Chair Vice Chair Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Sean Craft	Rizzetta & Company, Inc.
<b>District Counsel</b>	Scott Steady	Burr Forman, PA
<b>District Engineer</b>	Stephen Brletic	BDI Engineers

**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.

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

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District Office – Wesley Chapel, Florida (813) 994-1001  
Mailing Address – 3434 Colwell Avenue Suite 200, Tampa, Florida 33614

August 12, 2025

**Board of Supervisors  
Talavera Community  
Development District**

## **AGENDA**

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Talavera Community Development District will be held on **Wednesday, August 20, 2025, at 6:00 p.m.** at the Talavera Amenity Center located at 18955 Rococo Road, Spring Hill, Florida 34610. The following is the agenda for the meeting:

### **BOS MEETING:**

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. STAFF REPORTS**
  - A. FLA Landscapes and Lawns
    - i. Review of the Landscaper Report ..... Tab 1
  - B. Solitude
    - i. Review of the Aquatics Report ..... Tab 2
  - C. Clubhouse Manager
    - i. Review of Clubhouse Manager's Report ..... Tab 3
  - D. District Engineer
  - E. District Counsel
  - F. District Manager
    - i. Review of the District Manager's Report ..... Tab 4
    - ii. Presentation of 2<sup>nd</sup> Quarter Website Compliance Audit Report ..... Tab 5
- 4. BUSINESS ITEMS**
  - A. Public Hearing on Fiscal Year 2025-2026 Final Budget
    - i. Consideration of Resolution 2025-05; Adopting Fiscal Year 2025-2026 Final Budget ..... Tab 6
  - B. Public Hearing on Fiscal Year 2025-2026 Assessments
    - i. Consideration of Resolution 2025-06; Levying O & M Assessments for Fiscal Year 2025-2026 ..... Tab 7
  - C. Consideration of Resolution 2025-07; Setting the Meeting Schedule for Fiscal Year 2025-2026 ..... Tab 8

- D. Consideration of 2024-2025 Goals & Objectives Report ..... Tab 9
- E. Consideration of Proposal for Installation of Security  
Cameras at Entrance Monuments ..... Tab 10
- F. Consideration of Proposal for Installation Costs of  
Splash Pad ..... Tab 11
- 5. BUSINESS ADMINISTRATION**
  - A. Consideration of Minutes of the Board of Supervisors'  
Regular Meeting held on July 16, 2025..... Tab 12
  - B. Consideration of Operation & Maintenance  
Expenditures for June 2025 ..... Tab 13
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, or need to obtain a copy of the full agenda, please do not hesitate to contact Sean Craft at [scraft@rizzetta.com](mailto:scraft@rizzetta.com).

Sincerely,  
*Sean Craft*  
Sean Craft  
District Manager



## **Tab 1**



## Talavera CDD Landscape Report 8/12/25

**Maintenance:** Status quo on maintenance side. Nothing new noted. Normal summertime growth is keeping the crew busy. Pond mowing has gone back to weekly with the rain growth, but we will discuss if we wish to stagger cuts still to allow for natural reseeding of these areas. This would be recommended for ponds that are not in direct resident view.

Some erosion is noted on the pond in the middle of Nouveau Ave. Photos to be presented during the meeting.

**Irrigation:** No major issues with the irrigation to report. Every day watering on the new sod has been eliminated. Sod doing well. Irrigation has been approved for three day run time per week by the county. A question regarding zones had been asked by county and reply provided. Backflow for Conquistador not in stock. As of report time, still has not come in. Will update when installed.

**Fertilization:** The fertilization treatment this month will be turf fertilizer with insect control. This application was done on 8/12/25. Spot treating of weeds will be done on a subsequent visit.

**Flowers:** New flowers installed and are filling in nicely.

**Landscape:**

**Boulevard Upgrade:** Boulevard upgrades have been completed along with the install of new plants to add color to island tips. Once the new plants fill in- it will have a much different look entering the community.

**Stolen Plants-** Plants that have been previously stolen have been replaced. Please advise regarding placement of air tags on palms.

**Fountain Grass Proposal:** Fountain grass has been installed around sump on Malinche, just in time for the daily afternoon and evening rain showers!

## UPDATES:

**Palm Pruning-** Palms have been pruned throughout the community common areas prior to storm season.

**Chaya Ct-** Pictures provided previously showing the clearing that took place along the fenceline on Chaya from 12346-12418 Chaya. Crew had to clear out some limbs along the solid border fence in order to make entry into this area. This is/was a considerable amount of trash on this side of the fence, presumably tossed over from the opposite side.

Per Board approval, maintenance crew has working section by section to clear out limbs on backside to allow access for weed spraying and garbage removal. Once all trimmed, this will be maintained for access.

Dead tree on neighboring property behind 12404 Chaya has been limbed back so as to limit any damage from limbs coming down from storms. Any additional damage/work should be the responsibility of the owner of that property on the other side of the fence.

Respectfully submitted,

Dave Doreo

## **Tab 2**

# SOLITUDE

LAKE MANAGEMENT



## Talavera CDD Waterway Inspection Report

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**Reason for Inspection:** Monthly required

**Inspection Date:** 2025-08-01

**Prepared for:**

Sean Craft  
Rizzetta & Company

**Prepared by:**

Nick Margo, Aquatic Biologist

Wesley Chapel Field Office  
[SOLITUDELAKEMANAGEMENT.COM](http://SOLITUDELAKEMANAGEMENT.COM)  
888.480.LAKE (5253)

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PONDS

PONDS

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SITE MAP 10



**Site: 500p****Comments:**

Normal growth observed

An herbicide application will be needed for the shoreline grasses. The grasses are causing algae to grow around it.

**Action Required:**

Routine maintenance next visit

**Target:**

Shoreline weeds

**Site: 510****Comments:**

Normal growth observed

Water levels are higher at this site. Some submersed weed growth will need an application for control.

**Action Required:**

Routine maintenance next visit

**Target:**

Submersed vegetation

**Site: 520****Comments:**

Site looks good

Submersed weeds are no longer an issues at this site at this time. Shoreline grasses will need an herbicide application for best control.

**Action Required:**

Routine maintenance next visit

**Target:**

Shoreline weeds





**Site: 520p****Comments:**

Site looks good

Site is doing well but will need an herbicide application for the pennywort seen floating on top of the pond.

**Action Required:**

Routine maintenance next visit

**Target:**

Pennywort

**Site: 530p****Comments:**

Site looks good

Site is doing well but it has some grasses starting to pop up in the water that will need an herbicide application.

**Action Required:**

Routine maintenance next visit

**Target:**

Shoreline weeds

**Site: 540p****Comments:**

Normal growth observed

Shoreline grasses and algae growth throughout the pond will need an application for best control.

**Action Required:**

Routine maintenance next visit

**Target:**

Surface algae





## Site: 550p

### Comments:

Normal growth observed

Taller shoreline grasses and pennywort will need a herbicide application to control the spread of this invasive grass.

### Action Required:

Routine maintenance next visit

### Target:

Shoreline weeds



## Site: 560p

### Comments:

Site looks good

Site is doing well after the alum application. No issues to note at this time and the water body is clear.

### Action Required:

Routine maintenance next visit

### Target:

Species non-specific



## Site: 570p

### Comments:

Normal growth observed

Some submersed vegetation will need an application for best control. Shoreline weeds will also need am herbicide application for control.

### Action Required:

Routine maintenance next visit

### Target:

Submersed vegetation





**Site:** 580p**Comments:**

Site looks good

No more submersed vegetation in this pond at this time. No issues to note.

**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific

**Site:** 590p**Comments:**

Normal growth observed

Surface algae will need an algaecide application during our next visit to control it from spreading.

**Action Required:**

Routine maintenance next visit

**Target:**

Surface algae

**Site:** S8**Comments:**

Normal growth observed

Some submersed weeds have started growing but the culvert is free from any debris.

**Action Required:**

Routine maintenance next visit

**Target:**

Submersed vegetation





## Site: FPC7

### Comments:

Normal growth observed

Site has normal growth. The entire site is surrounded by tall vegetation that will need to be mowed.

### Action Required:

Routine maintenance next visit

### Target:

Shoreline weeds



## Site: FPC8

### Comments:

Normal growth observed

A recent submersed weed application was recently performed and should start clearing up in the next couple of weeks.

### Action Required:

Routine maintenance next visit

### Target:

Submersed vegetation



## Site:

### Comments:

### Action Required:

### Target:

### Management Summary

A lot of normal growth was observed this month. Most of what we are continuing to see are shoreline weeds and grasses that are growing into the ponds. This is causing algae to grow faster. FPC7 is still surrounded by tall grasses that will need to be mowed to allow proper applications to the ponds. FPC8 is undergoing an application for the submersed weeds and it should start clearing up in the next couple of weeks.

Water levels have gone up in some of the ponds while others still remain low. The culverts and water flow structures will continued to be monitored to make sure nothing will block the flow of water. Especially now that we are in hurricane season. An herbicide application is also needed for all the normal growth during each visit. This will get rid of and help prevent future weeds and grasses from growing into the ponds.

Thank You For Choosing SOLitude Lake Management.

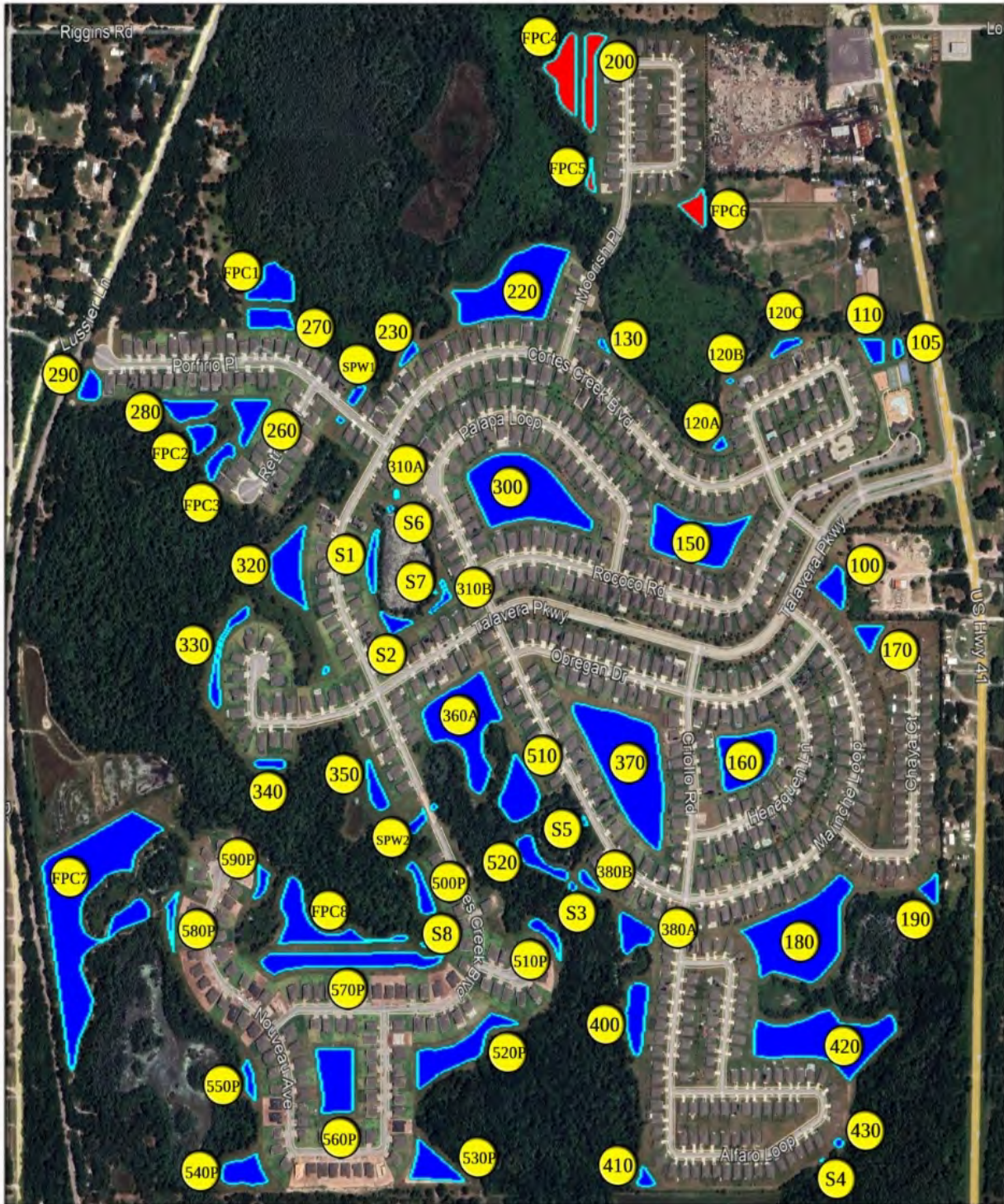
Site	Comments	Target	Action Required
500p	Normal growth observed	Shoreline weeds	Routine maintenance next visit
510	Normal growth observed	Submersed vegetation	Routine maintenance next visit
520	Site looks good	Shoreline weeds	Routine maintenance next visit
520p	Site looks good	Pennywort	Routine maintenance next visit
530p	Site looks good	Shoreline weeds	Routine maintenance next visit
540p	Normal growth observed	Surface algae	Routine maintenance next visit
550p	Normal growth observed	Shoreline weeds	Routine maintenance next visit
560p	Site looks good	Species non-specific	Routine maintenance next visit
570p	Normal growth observed	Submersed vegetation	Routine maintenance next visit
580p	Site looks good	Species non-specific	Routine maintenance next visit
590p	Normal growth observed	Surface algae	Routine maintenance next visit
S8	Normal growth observed	Submersed vegetation	Routine maintenance next visit
FPC7	Normal growth observed	Shoreline weeds	Routine maintenance next visit
FPC8	Normal growth observed	Submersed vegetation	Routine maintenance next visit





## Talavera CDD Spring Hill, FL

1-888-480-5253



NPM 04/2024

## **Tab 3**



## Monthly Operations Report July 2025 - (July 16, 2025 to August 20, 2025)

**Talavera Community Development District (CDD)**  
**18955 Rococo Road, Spring Hill, FL 34610**  
**Phone: 813.536.0019, Email: [manager@talaveraclub.com](mailto:manager@talaveraclub.com)**

### Clubhouse Operations/Maintenance Update:

Every other day, pool & splash pad are water tested and log in to the pool records.  
Daily routine organizing lounge chairs & chairs, wipe all tables and trash recovery.  
Daily routine check bathrooms, cleaned, with toilet paper, soap & hand towels.  
Daily routine clean windows and door glass; wipe down window sill  
Daily routine check for facilities, safety and trash check.  
Daily routine blow debris and clean the clubhouse and amenities area.  
Twice a week pickup dog waste at all stations and replace with clean bags.  
Wipe mailbox with Stainless Steel, brush walls and ceiling.  
Deep carpet cleaning kitchen and office.  
Detailed cleaning large community board on Talavera Parkway.  
Detailed Fire ant treatment outside the surroundings areas of Clubhouse.  
Detailed weed killer around pool and amenity.  
Detailed every other day wasp/hornets at tennis court .  
Check & secure tight all loose gates magnets plates.  
Organize Maintenance closet.  
Check play ground for safety issues and in good working order, debris free.  
Check basketball court and tennis court (net tightening).  
Inventory of cleaning/bathroom materials need.  
Drive around the community and check for anything required our attention or in violation.  
Keep records (Street parking).  
Daily routine of handling/solving resident issues.  
Plan/coordinate events, purchase what is needed.  
Create the Flyers for the following month events  
Send e-blast newsletter end of month .  
As off 7-31-2025 1209 Fobs y/o access & updating the Residents Information Form  
End of the month Reports, Debit, Square and Monthly Operations Reports.



## **Other Jobs Done by Staff**

1. On July 17, behind Chaya 12404, Vito & I picked up trash, where we were able to reach. We will continue as Dave let me know.
2. Replace Fan Timers & covers at the Game Area & Party Area.
3. Vito finished painting the meeting room, painted the window trim & sill, floor Board Trim & doors inside & out.
4. Board at entrance of clubhouse - old paint sand & repainted
5. Pool pumps box was scrape cleaned of old dirt, garbage, bags. Left from the prior maintenance pool company.
6. Pump Station Fence Located Moorish -sprayed & cleaned - Exhibit A (I have Scheduled to clean the rest of Pump Station Fences)
7. Radar July Report -Exhibit B
8. Radar June Report - Exhibit C

## **Status of Approved Items on CDD Meeting of July 16, 2025**

1. Kazar Electric - Tom - Start on the Chiller Electric Job Wednesday, August 6th.
2. Kazar Electric - On August 6th, Replace with a new Square surge suppressor in the main panel \$395. This was found out by our DCSI Technician, Danny, checking on a call of our back gates from the pool to playground was not working. He let me know time to change the surge suppressor in the main breaker panel.  
(lighting on indicating to change). - Exhibit D
3. A-Quality- 7/10 installed the new parts for the pump, started black algae treatment. Pool was open Thursday, July 17th.
4. A Quality started pool maintenance effective July 21, with a prorated invoice for July of \$960.00, instead of \$2500.00.

## **For Approval**

1. Illimination- Tim Gay - Proposal for the repair damaged tracks & lights north side monument \$1,475.00 - Exhibit E

## CALENDAR UPCOMING EVENTS, MEETING & FOOD TRUCKS





# EXHIBIT A





## Master Data Report



Select Sign #	406908
Change Street Name	Talavera Pkwy
Set Speed Limit/ Bins	30 MPH

Bin Type: NB

## SUMMARY TABLE 15 MIN SEGMENT RECORDS

Serial # 406908

Street: Talavera Pkwy

Speed Limit: 30 MPH

DATE	Vehicle Count	Speeder Count based on Avg. Spd.	Speeder Count % Avg. Spd.	Speeders > 5 MPH based on Avg. Spd.	Speeders > 10 MPH based on Avg. Spd.	Speeders > 15 MPH based on Avg. Spd.	Fastest Time Period	Speeders > 5 MPH based on Peak Spd.	Speeders > 10 MPH based on Peak Spd.	Speeders > 15 MPH based on Peak Spd.	Daily 85th %tile Speed	Daily Average Speed
Jul 1	1180	260	22%	60	9	1	1:30p	166	23	1	35	25.3
Jul 2	1210	278	23%	71	13	1	5:15p	170	29	4	35	25.4
Jul 3	1219	273	22%	56	7	0	5:00p	169	26	1	35	24.8
Jul 4	1104	298	27%	67	13	1	5:45p	183	33	2	36	24.7
Jul 5	1095	257	24%	56	8	1	4:00p, 5:15p	141	30	2	35	24.2
Jul 6	1049	259	25%	50	3	0	1:15p	132	15	0	35	25
Jul 7	1154	250	22%	62	8	0	6:45p	154	19	0	35	25.1
Jul 8	1247	271	22%	48	3	0	5:15p	164	27	0	35	24.8
Jul 9	1204	257	21%	48	4	0	5:00p	135	20	0	35	24.9
Jul 10	1201	278	23%	64	5	2	9:00p	176	23	4	35	25.4
Jul 11	1274	269	21%	53	3	0	5:30p	163	18	1	35	25.1
Jul 12	1134	270	24%	56	11	1	4:30p	171	32	2	36	25.6
Jul 13	1057	270	26%	70	6	1	12:00a	169	22	3	36	25.8
Jul 14	1153	229	20%	61	6	0	3:45p	146	22	2	35	23.8
Jul 15	1229	216	18%	55	7	1	1:30p	146	24	3	35	24
Jul 16	1219	244	20%	53	5	1	5:45p	155	16	2	35	24.9
Jul 17	1260	222	18%	51	2	0	6:30p	150	21	1	35	24.6
Jul 18	1290	228	18%	38	9	0	3:30p, 5:30p	136	21	0	35	24.7
Jul 19	1164	257	22%	44	3	0	3:30p	153	15	0	35	25.5
Jul 20	1059	260	25%	59	7	1	4:45p	151	21	2	35	25.2
Jul 21	1167	227	20%	47	5	0	5:15p	140	17	0	35	24.6
Jul 22	1013	165	16%	30	7	0	3:15p	92	14	0	34	23.8
Jul 23	1136	242	21%	39	3	0	4:45p	129	17	1	35	25.2
Jul 24	1203	205	17%	41	4	0	7:00p	125	17	2	35	24
Jul 25	1252	249	20%	50	6	0	4:15p	135	18	0	35	24.4
Jul 26	1241	290	23%	66	9	0	3:30p	175	29	1	35	24.9
Jul 27	1039	247	24%	61	6	0	5:15p	156	28	1	36	24.9
Jul 28	1162	253	22%	54	7	1	5:15p	162	20	3	35	25.1
Jul 29	1235	241	20%	47	4	0	8:30p	136	18	0	35	24.4
Jul 30	1152	231	20%	42	6	0	3:30p	133	15	0	35	24.9

## Master Data Report



Select Sign #

406908

Change Street Name

Talavera Parkway

Set Speed Limit/ Bins

30 MPH

Bin Type: NB

## SUMMARY TABLE 15 MIN SEGMENT RECORDS

Serial # 406908

Street: Talavera Parkway

Speed Limit: 30 MPH

DATE	Vehicle Count	Speeder Count based on Avg. Spd.	Speeder Count % based on Avg. Spd.	Speeders > 5 MPH based on Avg. Spd.	Speeders > 10 MPH based on Avg. Spd.	Speeders > 15 MPH based on Avg. Spd.	Fastest Time Period	Speeders > 5 MPH based on Peak Spd.	Speeders > 10 MPH based on Peak Spd.	Speeders > 15 MPH based on Peak Spd.	Daily 85th %tile Speed	Daily Average Speed
Jun 1	1093	276	25%	75	9	2	3:45p	171	24	2	36	25.9
Jun 2	1154	258	22%	56	5	2	4:15p, 5:15p	156	21	2	35	25.6
Jun 3	1167	316	27%	69	10	1	3:30p	197	25	2	36	26
Jun 4	1196	292	24%	63	6	0	4:45p	176	25	1	35	25.6
Jun 5	1231	196	16%	26	5	1	5:15p	102	11	1	34	24
Jun 6	1265	241	19%	55	7	1	3:30p	143	23	1	35	24.7
Jun 7	1286	310	24%	84	12	0	4:30p	190	32	3	36	25.7
Jun 8	1136	292	26%	73	8	0	3:30p	176	32	3	36	25.8
Jun 9	1216	206	17%	33	1	1	3:00p	105	13	1	34	24.5
Jun 10	1204	285	24%	53	8	1	5:45p	168	23	2	35	25.7
Jun 11	1138	275	24%	60	6	0	4:15p	166	20	0	35	26
Jun 12	1259	287	23%	71	10	2	4:00p	171	37	3	35	25.3
Jun 13	1272	266	21%	57	11	0	3:30p	161	30	2	35	25.2
Jun 14	1263	331	26%	67	8	1	3:30p	198	20	2	36	25.5
Jun 15	1097	305	28%	74	8	2	6:00p	185	32	4	36	26
Jun 16	1184	173	15%	41	4	0	4:45p	97	9	1	34	23.9
Jun 17	1225	200	16%	32	3	0	5:00p	104	11	0	34	23.9
Jun 18	1184	197	17%	37	5	2	5:00p, 5:45p	107	14	2	34	24.2
Jun 19	1108	221	20%	42	0	0	1:45p, 6:15p	124	13	0	35	24.5
Jun 20	1243	250	20%	48	4	0	1:00p	128	16	1	35	25.2
Jun 21	1263	335	27%	85	10	3	5:00p	200	35	5	36	25.7
Jun 22	1049	297	28%	77	7	2	12:45a	176	33	4	36	25.8
Jun 23	1171	290	25%	72	9	0	7:00p	167	35	1	35	25.7
Jun 24	1252	327	26%	64	8	1	6:45p	193	25	4	36	25.9
Jun 25	1203	305	25%	70	10	1	5:00p	200	38	3	36	25.8
Jun 26	1168	313	27%	67	6	0	3:30p	165	24	1	35	25.6
Jun 27	1254	323	26%	65	6	0	3:30p	193	29	0	36	25.6
Jun 28	1177	294	25%	63	5	2	7:15p	173	19	3	36	25.7
Jun 29	1100	285	26%	58	4	0	3:15p, 6:30p	144	27	2	35	25.6
Jun 30	1167	298	26%	63	8	1	4:45p	168	20	5	36	25.4



## EXHIBIT D



**EXHIBIT E****ILLUMINATIONS HOLIDAY LIGHTING****Proposal**

8606 Herons Cove Pl  
Tampa, FL 33647  
Tim Gay

(813) 334-4827

**TO:**

Talavera CDD  
5844 Old Pasco Rd  
Wesley Chapel, FL 33544

**JOB DESCRIPTION**

Permahent Track Lighting for Talavera Community Entrance

**ITEMIZED ESTIMATE: TIME AND MATERIALS****AMOUNT****Entrance / Exit**

Repair damaged track and lights on North side entrance

\$1,475.00

50% Deposit required

**WAIVED**

**TOTAL ESTIMATED JOB COST**

**\$1,475.00**

\* Price includes materials and labor.

\* Please note: Loss of material due to theft or vandalism is reimbursable at cost

\* Remaining balance of project due upon receipt of invoice after installation.

Tim Gay  
PREPARED BY

7/18/2025  
DATE

## Tab 4





Rizzetta & Company

### UPCOMING DATES TO REMEMBER

- **Next Meeting:**  
September  
17th, 2025 @  
6PM

## District Manager's Report

August 20th

# 2025

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#### FINANCIAL SUMMARY

7/31/2025

General Fund Cash & Investment Balance:	\$1,101,642
Reserve Fund Cash & Investment Balance:	\$315,763
Debt Service Fund Investment Balance:	\$897,440
<b>Total Cash and Investment Balances:</b>	<b>\$2,314,845</b>

**General Fund Expense Variance:    \$45,257                      Under Budget**

## Tab 5



# Quarterly Compliance Audit Report

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## Talavera

**Date:** July 2025 - 2nd Quarter

**Prepared for:** Matthew Huber

**Developer:** Rizzetta

**Insurance agency:**



**Preparer:**

Susan Morgan - *SchoolStatus Compliance*

*ADA Website Accessibility and Florida F.S. 189.069 Requirements*

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# Compliance Audit Overview

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

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

## Compliance Criteria

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



### ADA Website Accessibility

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



## Florida Statute Compliance

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

## Audit Process

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

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

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



# ADA Website Accessibility

Result: **PASSED**

## Accessibility Grading Criteria

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

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

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



# Florida F.S. 189.069 Requirements

Result: **PASSED**

## Compliance Criteria

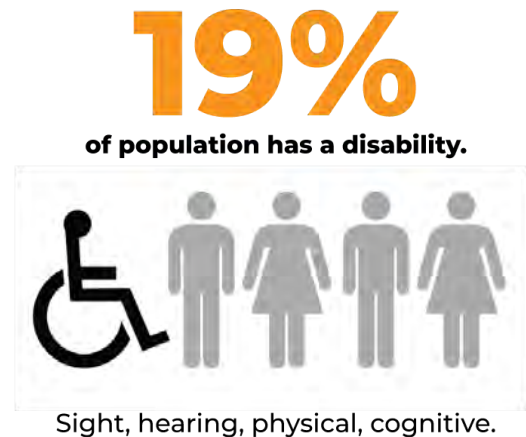
Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees,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



# Accessibility overview

## Everyone deserves equal access.

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



## The legal and right thing to do

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



# ADA Compliance Categories

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



## Contrast and colors

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

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



## Using semantics to format your HTML pages

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



## Text alternatives for non-text content

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

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



## Ability to navigate with the keyboard

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

**Helpful article:** [www.nngroup.com/articles/keyboard-accessibility](http://www.nngroup.com/articles/keyboard-accessibility)

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



## Easy to navigate and find information

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

**Helpful article:** <http://webaim.org/techniques/sitetools/>



## Properly formatting tables

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

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



## **Making PDFs accessible**

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

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



## **Making videos accessible**

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

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



## **Making forms accessible**

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

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



## **Alternate versions**

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



## **Feedback for users**

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



## **Other related requirements**

### ***No flashing***

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

### ***Timers***

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

### ***Fly-out menus***

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

### ***No pop-ups***

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



# Web Accessibility Glossary

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

## Tab 6

## **RESOLUTION 2025-05**

### **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, 2025, AND ENDING SEPTEMBER 30, 2026**

**WHEREAS**, the District Manager has, prior to the 15th day in June, 2025, 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 August 18, 2025, 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 1<sup>st</sup> 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 2024/2025 and/or revised projections for Fiscal Year 2025/2026.
- 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, 2026,” as adopted by the Board of Supervisors on August 20, 2025.
- 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, 2025, and ending September 30, 2026, 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)	\$ _____
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 20th of August, 2025.

ATTEST:

**TALAVERA  
COMMUNITY DEVELOPMENT  
DISTRICT**

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

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Chairman/Vice Chairman

**Exhibit A:** Fiscal Year 2025/2026 Final Budget



## **Exhibit A**



Rizzetta & Company

# Talavera Community Development District

[talaveracdd.org](http://talaveracdd.org)

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**Proposed Final Budget  
for Fiscal Year 2025-2026**

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Rizzetta & Company

General Fund  
Fiscal Year 2025/2026

Chart of Accounts Classification		Actual YTD through 07/31/25	Projected Annual Totals 2024/2025	Annual Budget for 2024/2025	Projected Budget variance for 2024/2025	Budget for 2025/2026	Budget Increase (Decrease) vs 2024/2025
1							
2	ASSESSMENT REVENUES						
3							
4	Special Assessments						
5	Tax Roll*	\$ 1,223,263	\$ 1,223,263	\$ 1,212,237	\$ 11,026	\$ 1,398,427	\$ 186,190
6							
7	Assessment Revenue Subtotal	\$ 1,223,263	\$ 1,223,263	\$ 1,212,237	11,026	\$ 1,398,427	\$ 186,190
8							
9	OTHER REVENUES						
10							
11	Interest Earnings						
12	Interest Earnings	\$ 13,801	\$ 16,561	\$ -	\$ 16,561	\$ -	\$ -
13	Other Miscellaneous Revenues						
14	Miscellaneous Revenues + HOA/Developer Contributions	\$ 82,692	\$ 99,230	\$ -	\$ 99,230	\$ -	\$ -
15							
16	Other Revenue Subtotal	\$ 96,493	\$ 115,792	\$ -	\$ 115,792	\$ -	\$ -
17							
18	TOTAL REVENUES	\$ 1,319,756	\$ 1,339,055	\$ 1,212,237	\$ 126,818	\$ 1,398,427	\$ 186,190
19	*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.						
20							
21	EXPENDITURES - ADMINISTRATIVE						
22							
23	Legislative						
24	Supervisor Fees	\$ 8,400	\$ 10,080	\$ 12,000	\$ 1,920	\$ 12,000	\$ -
25	Financial & Administrative						
26	ADA Website Compliance	\$ 1,537	\$ 1,844	\$ 1,538	\$ (306)	\$ 1,538	\$ -
27	Accounting Services	\$ 17,208	\$ 20,650	\$ 20,650	\$ 0	\$ 21,476	\$ 826
28	Administrative Services	\$ 4,015	\$ 4,818	\$ 4,818	\$ -	\$ 5,011	\$ 193
29	Arbitrage Rebate Calculation	\$ -	\$ -	\$ 1,050	\$ 1,050	\$ 1,050	\$ -
30	Assessment Roll	\$ 5,736	\$ 5,736	\$ 5,736	\$ -	\$ 5,965	\$ 229
31	Auditing Services	\$ 3,800	\$ 3,800	\$ 3,800	\$ -	\$ 3,800	\$ -
32	Disclosure Report	\$ 5,000	\$ 6,000	\$ 6,000	\$ -	\$ 6,000	\$ -
33	District Engineer	\$ 32,590	\$ 39,108	\$ 30,000	\$ (9,108)	\$ 30,000	\$ -
34	District Management	\$ 15,715	\$ 18,858	\$ 18,857	\$ (1)	\$ 19,611	\$ 754
35	Dues, Licenses & Fees	\$ 1,426	\$ 1,711	\$ 650	\$ (1,061)	\$ 800	\$ 150
36	Financial & Revenue Collections	\$ 3,824	\$ 4,589	\$ 4,589	\$ 0	\$ 4,773	\$ 184
37	Legal Advertising	\$ 225	\$ 270	\$ 3,100	\$ 2,830	\$ 3,100	\$ -
38	Miscellaneous Expense	\$ 1,138	\$ 1,366	\$ 2,500	\$ 1,134	\$ 2,500	\$ -
39	Public Officials Liability Insurance	\$ 3,026	\$ 3,026	\$ 3,111	\$ 85	\$ 3,404	\$ 293
40	Tax Collector /Property Appraiser Fees	\$ 475	\$ 475	\$ 150	\$ (325)	\$ 150	\$ -
41	Trustees Fees	\$ 10,267	\$ 10,267	\$ 10,941	\$ 674	\$ 11,156	\$ 215
42	Website Hosting, Maintenance, Backup (and Email)	\$ 1,200	\$ 1,200	\$ 1,200	\$ -	\$ 1,200	\$ -
43	Legal Counsel						
44	District Counsel	\$ 12,035	\$ 14,442	\$ 25,000	\$ 10,558	\$ 25,000	\$ -
45							
46	Administrative Subtotal	\$ 127,417	\$ 148,240	\$ 155,690	\$ 7,450	\$ 158,534	\$ 2,844
47							
48	EXPENDITURES - FIELD OPERATIONS						
49							
50	Security Operations						
51	Security Camera Maintenance	\$ 145	\$ 174	\$ 2,500	\$ 2,326	\$ 2,500	\$ -
52	Security Monitoring Services	\$ 4,375	\$ 5,250	\$ 3,000	\$ (2,250)	\$ 3,000	\$ -
53	Security Services & Patrols	\$ 1,664	\$ 1,997	\$ 10,000	\$ 8,003	\$ 10,000	\$ -
54	Electric Utility Services						
55	Utility - Street Lights	\$ 79,093	\$ 94,912	\$ 120,000	\$ 25,088	\$ 120,000	\$ -
56	Utility Services	\$ 10,032	\$ 12,038	\$ 20,000	\$ 7,962	\$ 20,000	\$ -
57	Garbage/Solid Waste Control Services						

## Comments

[illegible]





<p><b>Proposed Budget</b></p> <p><b>Talavera Community Development District</b></p> <p>Reserve Fund</p> <p>Fiscal Year 2025/2026</p>
--

**Comments**

Chart of Accounts Classification		Actual YTD through 07/31/25	Projected Annual Totals 2024/2025	Annual Budget for 2024/2025	Projected Budget variance for 2024/2025	Budget for 2025/2026	Budget Increase (Decrease) vs 2024/2025
1							
2	ASSESSMENT REVENUES						
3							
4	Special Assessments						
5	Tax Roll*	\$ 100,000	\$ 100,000	\$ 100,000	\$ -	\$ 100,000	\$ -
6							
7	Assessment Revenue Subtotal	\$ 100,000	\$ 100,000	\$ 100,000	\$ -	\$ 100,000	\$ -
8							
9	OTHER REVENUES						
10							
11	Interest Earnings						
12	Interest Earnings	\$ 6,752	\$ 8,102	\$ -	\$ 8,102	\$ -	\$ -
13	Other Miscellaneous Revenues						
14	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
15							
16	Other Revenue Subtotal	\$ 6,752	\$ 8,102	\$ -	\$ 8,102	\$ -	\$ -
17							
18	TOTAL REVENUES	\$ 106,752	\$ 108,102	\$ 100,000	\$ 8,102	\$ 100,000	\$ -
19	*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.						
20							
21	EXPENDITURES						
22							
23	Contingency						
24	Capital Reserves	\$ -	\$ -	\$ 100,000	\$ 100,000	\$ 100,000	\$ -
25							
26	TOTAL EXPENDITURES	\$ -	\$ -	\$ 100,000	\$ 100,000	\$ 100,000	\$ -
27							
28	EXCESS OF REVENUES OVER EXPENDITURES	\$ 106,752	\$ 108,102	\$ -	\$ 108,102	\$ -	\$ -
29							

Talavera Community Development District

Debt Service

Fiscal Year 2025/2026

Chart of Accounts Classification	Series 2016A-1	Series 2016A-3	Series 2019	Budget for 2025/2026
<b>REVENUES</b>				
Special Assessments				
Net Special Assessments <sup>(1)</sup>	\$244,466.88	\$259,801.92	\$288,440.53	\$792,709.33
<b>TOTAL REVENUES</b>	<b>\$244,466.88</b>	<b>\$259,801.92</b>	<b>\$288,440.53</b>	<b>\$792,709.33</b>
<b>EXPENDITURES</b>				
<b>Administrative</b>				
Debt Service Obligation	\$244,466.88	\$259,801.92	\$288,440.53	\$792,709.33
<b>Administrative Subtotal</b>	<b>\$244,466.88</b>	<b>\$259,801.92</b>	<b>\$288,440.53</b>	<b>\$792,709.33</b>
<b>TOTAL EXPENDITURES</b>	<b>\$244,466.88</b>	<b>\$259,801.92</b>	<b>\$288,440.53</b>	<b>\$792,709.33</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

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

6.0%

GROSS ASSESSMENTS

\$842,590.70

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.

<sup>(1)</sup> Maximum Annual Debt Service less Prepaid Assessments received.

TALAVERA COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2025/2026 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2025/2026 O&M Budget:		\$1,498,427.00	2024/2025 O&M Budget:	\$1,312,237.00
Collection Costs:	2%	\$31,881.43	2025/2026 O&M Budget:	\$1,498,427.00
Early Payment Discounts:	4%	\$63,762.85		
2025/2026 Total:		<b>\$1,594,071.28</b>	Total Difference:	<b>\$186,190.00</b>

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2024/2025	2025/2026	\$	%
SF 60'/65' - Phase 1A-1 & 1A-2	Series 2016A-1 Debt Service	\$1,000.00	\$1,000.00	\$0.00	0.00%
	Operations/Maintenance	\$1,749.37	\$1,997.58	\$248.21	14.19%
	<b>Total</b>	<b>\$2,749.37</b>	<b>\$2,997.58</b>	<b>\$248.21</b>	<b>9.03%</b>
SF 75' - Phase 1A-1 & 1A-2	Series 2016A-1 Debt Service	\$1,150.00	\$1,150.00	\$0.00	0.00%
	Operations/Maintenance	\$1,749.37	\$1,997.58	\$248.21	14.19%
	<b>Total</b>	<b>\$2,899.37</b>	<b>\$3,147.58</b>	<b>\$248.21</b>	<b>8.56%</b>
SF 60'/65' - Phase 1A-3, 1B1, 1E, 1B2	Series 2016A-3 Debt Service	\$1,000.00	\$1,000.00	\$0.00	0.00%
	Operations/Maintenance	\$1,749.37	\$1,997.58	\$248.21	14.19%
	<b>Total</b>	<b>\$2,749.37</b>	<b>\$2,997.58</b>	<b>\$248.21</b>	<b>9.03%</b>
SF 75' - Phase 1A-3 & 1E	Series 2016A-3 Debt Service	\$1,150.00	\$1,150.00	\$0.00	0.00%
	Operations/Maintenance	\$1,749.37	\$1,997.58	\$248.21	14.19%
	<b>Total</b>	<b>\$2,899.37</b>	<b>\$3,147.58</b>	<b>\$248.21</b>	<b>8.56%</b>
SF 60' - Phase 2B	Series 2019 Debt Service	\$1,000.00	\$1,000.00	\$0.00	0.00%
	Operations/Maintenance	\$1,749.37	\$1,997.58	\$248.21	14.19%
	<b>Total</b>	<b>\$2,749.37</b>	<b>\$2,997.58</b>	<b>\$248.21</b>	<b>9.03%</b>
SF 65' - Phase 1C, 1D, 2A1, 2A2	Series 2019 Debt Service	\$1,082.98	\$1,082.98	\$0.00	0.00%
	Operations/Maintenance	\$1,749.37	\$1,997.58	\$248.21	14.19%
	<b>Total</b>	<b>\$2,832.35</b>	<b>\$3,080.56</b>	<b>\$248.21</b>	<b>8.76%</b>
SF 75' - Phase 1C & 2A1	Series 2019 Debt Service	\$1,250.00	\$1,250.00	\$0.00	0.00%
	Operations/Maintenance	\$1,749.37	\$1,997.58	\$248.21	14.19%
	<b>Total</b>	<b>\$2,999.37</b>	<b>\$3,247.58</b>	<b>\$248.21</b>	<b>8.28%</b>

TALAVERA COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2025/2026 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

		TOTAL O&M BUDGET			\$1,498,427.00
		COLLECTION COSTS @		2%	\$31,881.43
		EARLY PAYMENT DISCOUNT @		4%	\$63,762.85
		TOTAL O&M ASSESSMENT			\$1,594,071.28

UNITS ASSESSED					
LOT SIZE	Phase	O&M	SERIES 2016A-1 DEBT SERVICE <sup>(1)</sup>	SERIES 2016A-3 DEBT SERVICE <sup>(1)</sup>	SERIES 2019 DEBT SERVICE <sup>(1)</sup>
Single Family 60' / 65'	Phase 1A-1 & 1A-2	169	169	0	0
Single Family 75'	Phase 1A-1 & 1A-2	79	79	0	0
Single Family 60' / 65'	Phase 1A-3, 1B1, 1E, 1B2	206	0	206	0
Single Family 75'	Phase 1A-3 & 1E	62	0	61	0
Single Family 60'	Phase 2B	40	0	0	40
Single Family 65'	Phase 1C, 1D, 2A1, 2A2	215	0	0	215
Single Family 75'	Phase 1C & 2A1	27	0	0	27
Total Community		798	248	267	282

ALLOCATION OF O&M ASSESSMENT			
EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET
1.00	169.00	21.18%	\$337,591.54
1.00	79.00	9.90%	\$157,809.06
1.00	206.00	25.81%	\$411,502.11
1.00	62.00	7.77%	\$123,850.15
1.00	40.00	5.01%	\$79,903.32
1.00	215.00	26.94%	\$429,480.36
1.00	27.00	3.38%	\$53,934.74
798.00		100.00%	\$1,594,071.28

PER LOT ANNUAL ASSESSMENT				
O&M	SERIES 2016A-1 DEBT SERVICE <sup>(2)</sup>	SERIES 2016A-3 DEBT SERVICE <sup>(2)</sup>	SERIES 2019 DEBT SERVICE <sup>(2)</sup>	TOTAL <sup>(3)</sup>
\$1,997.58	\$1,000.00	\$0.00	\$0.00	\$2,997.58
\$1,997.58	\$1,150.00	\$0.00	\$0.00	\$3,147.58
\$1,997.58	\$0.00	\$1,000.00	\$0.00	\$2,997.58
\$1,997.58	\$0.00	\$1,150.00	\$0.00	\$3,147.58
\$1,997.58	\$0.00	\$0.00	\$1,000.00	\$2,997.58
\$1,997.58	\$0.00	\$0.00	\$1,082.98	\$3,080.56
\$1,997.58	\$0.00	\$0.00	\$1,250.00	\$3,247.58

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

\$95,644.28

Net Revenue to be Collected:

\$1,498,427.00

<sup>(1)</sup> Reflects the total number of lots with Series 2016 and Series 2019 debt outstanding.

<sup>(2)</sup> Annual debt service assessment per lot adopted in connection with the Series 2016A-1, 2016-3 and 2019 bond issues. Annual assessment includes principal, interest, Pasco County collection costs and early payment discount costs.

<sup>(3)</sup> Annual assessment that will appear on November 2025 Pasco County property tax bill. Amount shown includes all applicable collection costs (2%) and early payment discounts (up to 4% if paid early).



## 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.

**Miscellaneous Revenues:** The District may receive monies event rentals for such things as weddings, birthday parties, etc. for the sale or provision of electronic access cards, entry decals etc.

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### 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.

**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.

**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 prepare, maintain and certify the assessment roll(s) and annually levy a non-ad valorem assessment for operating and debt service expenses.

**Financial & Revenue Collections:** Services of the Collection Agent 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. The Collection Agent also maintains and updates the District's lien book(s) annually and 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.

**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.

**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

**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.

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## **EXPENDITURES - FIELD OPERATIONS:**

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

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

**Street Lights:** The District may have expenditures relating to street lights throughout the community. These may be restricted to main arterial roads or in some cases to all street lights within the District's boundaries.

**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.

**Stormwater Assessment:** The assessment fee is imposed by Pasco County for stormwater services benefiting from property located within the County.

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

**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.

**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.

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

**Stormwater Systems Maintenance:** The District will incur expenses related to the stormwater systems maintenance.

**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

**Rust Prevention:** The District will incur expenses related to ongoing maintenance and repair services for rust treatments.

**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.

**Holiday Decorations:** The District may incur expenses for the installation and removal of District holiday decorations.

**Irrigation Maintenance & Repairs:** The District will incur expenditures related to the maintenance and repairs of the irrigation systems.

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

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

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

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

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

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

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

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

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

**Furniture Repair & Replacement:** Expense related to any facilities such as pool, tennis, basketball etc.

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

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

**Dog Waste Station Supplies & Maintenance:** Expenses related to dog waste station repairs and supplies.



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

**Roadway Repair & Maintenance:** Expenses related to repair and maintenance of roadways that are 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.

**Street Sign Repair & Replacement:** Expenses related to the repair and maintenance of roadway street signs owned by the District.

**Bridge Repair & Maintenance:** Expenses related to repair and maintenance of bridges that are owned by the District if any.

**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.

## 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.

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### 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.

## 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.

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### EXPENDITURES – ADMINISTRATIVE:

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

## **Tab 7**



## **RESOLUTION 2025-06**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TALAVERA 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 2025-2026 (“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

**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. 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 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 20th day of August, 2025.

ATTEST:

**TALAVERA COMMUNITY  
DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Chair/Vice Chair

Exhibit A: FY 2025/2026 Budget  
Exhibit B: Assessment Roll

EXHIBIT A:  
Fiscal Year 2025/2026 Budget

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 8

**RESOLUTION 2025-07**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF TALAVERA  
COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME  
AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF  
SUPERVISORS 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 District’s Board of Supervisors (hereinafter the “Board”) is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

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

Section 1. Regular meetings of the Board of Supervisors of the District shall be held as provided on the schedule attached as Exhibit “A”.

Section 2. In accordance with Section 189.417(1), Florida Statutes, the District’s Secretary is hereby directed to file annually, with Pasco County, a schedule of the District’s regular meetings.

Section 3. This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 20<sup>TH</sup> DAY OF AUGUST, 2025.**

**TALAVERA COMMUNITY  
DEVELOPMENT DISTRICT**

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**CHAIRMAN**

**ATTEST:**

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**SECRETARY/ASSISTANT SECRETARY**

**EXHIBIT “A”**

**BOARD OF SUPERVISORS’ MEETING DATES  
TALAVERA COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2025/2026**

October 15, 2025  
November 19, 2025  
December 17, 2025  
January 21, 2026  
February 18, 2026  
March 18, 2026  
April 15, 2026  
May 20, 2026  
June 17, 2026  
July 15, 2026  
August 19, 2026  
September 16, 2026

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

## Tab 9

**Talavera Community Development District Performance  
Measures/Standards & Annual Reporting Form  
October 1, 2024 – September 30, 2025**

**1. Financial Goals and Objectives**

**Goal 1.1: Financial Transparency**

**Objective:** Commit to regularly reporting on the financial status of the District.

**Measurement:** Financial Statements provided to the Board on a monthly basis, which allows for tracking throughout the year as to whether the District is staying on course and operating within the pre-determined operating budget for the fiscal year. Independent financial audit performed by a third party conducted annually, with the audit results shared with the Board at the next meeting immediately following.

**Standard:** Ending the fiscal year under budget and with enough cash in hand to cover 2-3 months worth of expenses until the tax rolls come in for the new fiscal year and for the annual financial audits to come back clean with no findings.

**Achieved:** Yes ☐ No ☐

**2. Board Meeting Goals and Objectives**

**Goal 1.1: Productive Meetings**

**Objective:** To be orderly, efficient, and to provide a safe working environment for all attendees.

**Measurement:** Ensure that each Board meeting runs no longer than two hours in duration and that all persons in attendance (Board members, staff, audience, etc.) have the opportunity to be heard during that time without speaking over each other, and that they feel physically safe while in the meeting space.

**Standard:** Hold each audience member addressing the Board of Supervisors to a total of three minutes, while also reminding Board members that should they choose to engage in a two-way discussion with any given audience member that the three-minute clock starts over from zero each time they respond to the audience member's comment(s). Additionally, if the Board discusses any given topic beyond ten minutes without coming to a decision, to then table the discussion until the next meeting.

**Achieved:** Yes ☐ No ☐



### 3. Operational Goals and Objectives

#### Goal 1.1: Efficient Communication

**Objective:** Promote efficient communication ensuring timely resolution of maintenance concerns – board and residents to contact manager outside of a meeting to report maintenance issues, not taking up time during a meeting.

**Measurement:** Post contact information for all members of the Board of Supervisors, District Manager, and the Clubhouse Manager to the district website so as to inform community residents of whom to reach out to with their concerns.

**Standard:** Twenty-four hour response to all emails/phone calls received from Board members and forty-eight hour response to all emails/phone calls received from other residents of the community regarding maintenance or other district related concerns, and in the event of a call received after working hours related an emergency situation within the district, response within one hour.

**Achieved:** Yes ☐ No ☐

Chair/Vice Chair: \_\_\_\_\_

Date:\_\_\_\_\_ Print Name:\_\_\_\_\_

Talavera Community Development District

District Manager: \_\_\_\_\_

Date:\_\_\_\_\_ Print Name: \_\_\_\_\_

Talavera Community Development District

## **Tab 10**



DCSI, Inc. "Security & Sound"  
P.O. Box 265  
Lutz, FL 33548  
+9496500  
info@dcsisecurity.com  
http://DCSIsecurity.com

## Estimate

**ADDRESS**

Talavera CDD  
C/o Rizzetta & Company  
3434 Colwell Ave. Suite 200  
Tampa, FL 33614

**SHIP TO**

Talavera CDD  
18955 Rococo Road  
Spring Hill, FL 34610

ESTIMATE #	DATE	EXPIRATION DATE
12348	06/02/2025	08/31/2025

**SALES REP**  
DC

**ACCT#/LOT/BLK**  
Monument Cameras

DATE	ACTIVITY	QTY	RATE	AMOUNT
	<p>This estimate is to install a total of four 4K cameras at the entrance monuments, each monument will have one camera on the front and one camera on the back. These cameras will be transmitted back to the clubhouse NVR with a network bridge.</p> <p>Included:</p> <p><b>Camera installation</b></p> <p>(4) IP8TRV-4K IP Turret cameras with Colormax night vision, full AI analytics, 2.8MM lens and dual IR/white lights for night vision.</p> <p>(4) Outdoor back boxes</p> <p>(4) Micro SD XC 128GB memory cards</p> <p>(2) Locking 12X10X5 outdoor NEMA enclosures</p> <p>(2) 5 Port POE+ switches</p> <p>(2) Power strip/Surge protectors</p> <p>(3) 5Ghz wireless bridges</p> <p>Wire, Conduit, Installation, and Networking Included.</p> <p>*3 Year manufacture warranty on cameras</p>	1	4,989.00	4,989.00

Thank you for your time and this opportunity to do business with you!  
\*ALL SYSTEMS COME WITH 90 DAYS WARRANTY ON LABOR AND  
ONE YEAR WARRANTY ON PARTS, UNLESS OTHERWISE NOTED.

SUBTOTAL	4,989.00
TAX (6.5%)	0.00
<b>TOTAL</b>	<b>\$4,989.00</b>

Accepted By

Accepted Date

## **Tab 11**



Jeffrey Arthur Jones Corporation  
Aquamarine Swimming Pool Company  
26756 Mondon Hill Road  
Brooksville, Florida  
727.299.9600 Cell 727.365.5565  
jajones@ij.net

Evelyn Ocasio Lopez  
Clubhouse Manager  
Talavera CDD  
Rossetti & Company  
18955 Rococo Rd.  
Spring Hill, FL 34610

May 23, 2025

Attention: Evelyn Ocasio Lopez

Install labor only for RainDrop Products features provided by owner.

One week installation time once product arrives. Aquamarine to provide equipment for unloading. Owner to provide storage until installation begins, typically next day.

For an August 2025 installation this proposal should be executed in the next 10 days.

Aquamarine will provide a simple AIA A105-2017 to the owner for your review.

Total estimate \$38,375.00

Aquamarine Swimming Pool Company SPD

Regards,

Jeffrey A. Jones



## **Tab 12**

**MINUTES OF MEETING**

*Each person who decides to appeal any decision made by the Board of Supervisors 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, July 16, 2025, at 6:00 p.m.** at the Talavera Amenity Center located at 18955 Rococo Road, Spring Hill, Florida 34610.

**Present and Constituting a Quorum:**

Richard Henderson	<b>Board Supervisor, Chairman</b>
Christopher Walsh	<b>Board Supervisor, Vice-Chairman</b>
Pamela Plehal	<b>Board Supervisor, Assistant Secretary</b>
David Posey	<b>Board of Supervisors, Assistant Secretary</b>

**Also Present Were:**

Sean Craft	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Scott Steady	<b>District Counsel, Burr Forman, PA (via call)</b>
Robert Dvorak	<b>District Engineer, BDI Engineers (via call)</b>
Evelyn Ocasio Lopez	<b>Clubhouse Manager, Rizzetta &amp; Company, Inc.</b>
David Doreo	<b>Representative, FLA Landscapes &amp; Lawns</b>

Audience	Present
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**FIRST ORDER OF BUSINESS      Call to Order / Roll Call**

Mr. Craft called the meeting to order and conducted roll call confirming a quorum for the meeting.

**SECOND ORDER OF BUSINESS      Audience Comments**

There were no comments from the audience.

**THIRD ORDER OF BUSINESS      Consideration of Fence Easement**

The Board approved the fence easement application for the residents of 12424 Nouveau Avenue on the condition that a 5' gate be installed at both front and back of the property. District Counsel to prepare an agreement between the parties.

On a Motion by Mr. Henderson, and seconded by Mr. Walsh, with all in favor, the Board of Supervisors approved the fence easement application for the residents of 12424 Nouveau Avenue as stated above, for the Talavera Community Development District.

#### FOURTH ORDER OF BUSINESS

#### STAFF REPORTS

##### A. FLA Landscapes and Lawn

The Board reviewed the landscape report and approved the following proposals:

On a Motion by Mr. Henderson, and seconded by Mr. Walsh, with all in favor, the Board of Supervisors approved the proposal from FLA Landscapes and Lawn in the amount of \$625.00 for the removal of a tree along the fence line at Chaya Court, for the Talavera Community Development District.

On a Motion by Mr. Walsh, and seconded by Mr. Henderson, with all in favor, the Board of Supervisors approved the proposal from FLA Landscapes and Lawn in the amount of \$2,300.00 for the removal of a tree located near 12358 Chaya Court, for the Talavera Community Development District.

On a Motion by Mr. Walsh, and seconded by Mr. Henderson, with all in favor, the Board of Supervisors approved the proposal from FLA Landscapes and Lawn in the amount of \$254.25 for the replacement of the dead grass at the recently repaired sump repair site, for the Talavera Community Development District.

On a Motion by Mr. Walsh, and seconded by Mr. Henderson, with all in favor, the Board of Supervisors approved the backflow repairs at the water meter located near Conquistador Loop with a not to exceed amount of \$500, for the Talavera Community Development District.

##### B. Solitude

The Board reviewed the Aquatics Report and gave direction to Solitude to be on the lookout for trash at all ponds as there has been a recent increase of it within the community.

##### C. Clubhouse Manager

Ms. Lopez reviewed her report with the Board and informed the Board that more damage to the lights at the entrance monument has been discovered. The Board gave direction to have the installation of the lights on the south side placed on hold until further notice, to obtain a proposal for lights on the north side, and to have the DCSI proposal for security cameras at the entrance placed on the August meeting agenda. Additionally, the Board approved the following proposals:

On a Motion by Mr. Walsh, and seconded by Mr. Henderson, with all in favor, the Board of Supervisors approved the purchase of a picnic table from a resident of the community in the amount of \$350. Supervisor Plehal is to work with Ms. Lopez on the placement of the table and the staff will perform the installation, for the Talavera Community Development District.

On a Motion by Mr. Henderson, and seconded by Mr. Walsh, with all in favor, the Board of Supervisors approved the proposal from A-Quality Pool Service in the amount of \$2,500 a month for pool cleaning services three times a week, for the Talavera Community Development District.

On a Motion by Mr. Henderson, and seconded by Mr. Walsh, with all in favor, the Board of Supervisors approved the proposal from Kazars Electric Inc. in the amount of \$5,500 to replace the chiller, for the Talavera Community Development District.

On a Motion by Mr. Walsh, and seconded by Mr. Posey, with all in favor, the Board of Supervisors ratified the pool pump repairs and algae treatment proposal from A-Quality Pools in the amount of \$4,882.34, for the Talavera Community Development District.

#### **D. District Engineer**

The Board directed Mr. Dvorak to conduct a survey of all the community ponds and put together a project list based on his findings. Mr. Dvorak stated that he expects to have proposals for wetland monitoring and mitigation services available at the August meeting. He also stated that he will follow up with Ms. Lopez on a recent report of a cracked curb near a storm drain on Criollo Road and that the results of the fire flow testing from the county regarding the potential project with JEN Partners are still pending.

#### **E. District Counsel**

Nothing to report.

#### **F. District Manager's Report**

Mr. Craft reviewed his report with the Board and noted that the next CDD Board meeting is scheduled for August 20, 2025, at 6:00 p.m. at the Talavera Amenity Center located at 18955 Rococo Road, Spring Hill, FL 34610.

Mr. Craft informed the Board that regarding the splash pad, the HOA has stated that they are willing to cover the costs of the parts, however, they do not wish to also pay for the \$38,375 in installation costs and are placing that responsibility on the CDD. The discussion was then tabled until the August meeting.

**FIFTH ORDER OF BUSINESS**

**Consideration of Minutes of Board of  
Supervisors' Regular Meeting Held on  
June 11, 2025**

On a Motion by Mr. Walsh, and seconded by Mr. Henderson, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors; meeting held on June 11th, 2025, as presented, for the Talavera Community Development District.

**SIXTH ORDER OF BUSINESS**

**Consideration of Operation and  
Maintenance Expenditures for May  
2025**

On a Motion by Mr. Henderson, and seconded by Mr. Posey, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for May, 2025 (\$101,651.94), as presented, for the Talavera Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Supervisor Requests**

There were no requests made.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Walsh, and seconded by Mr. Henderson, with all in favor, the Board of Supervisors approved to adjourn the meeting at 7:30 p.m., for the Talavera Community Development District.

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

\_\_\_\_\_  
Chair/Vice Chair

## **Tab 13**



# TALAVERA COMMUNITY DEVELOPMENT DISTRICT

---

District Office · Wesley Chapel, Florida · (813) 994-1001

Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614  
[www.talaveracdd.org](http://www.talaveracdd.org)

## **Operation and Maintenance Expenditures**

**June 2025**

**For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from June 1, 2025 through June 30, 2025. This does not include expenditures previously approved by the Board.

The total items being presented:     **\$ 78,303.25**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

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

## Talavera Community Development District

### Paid Operation & Maintenance Expenditures

June 1, 2025 Through June 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Burr & Forman, LLP	300130	1564143	Legal Services 04/25	\$2,170.00
Burr & Forman, LLP	300145	1570360	Legal Services 05/25	\$2,100.00
DCSI, Inc.	300137	33729	Interactive Talk Down Monitoring 06/25	\$199.00
DCSI, Inc.	300149	33771	Service Call for New Router for Camera 06/25	\$145.00
Fence Tampa Bay, Inc.	300131	052225 Fence Pro	Invoice of 3/10/25 05/25	\$1,495.00
FLA Landscapes and Lawns, Inc.	300141	56100	Monthly Landscape Services	\$20,260.00
FLA Landscapes and Lawns, Inc.	300141	56176	Irrigation Repair - repaired two faulty zones 05/25	\$706.00
FLA Landscapes and Lawns, Inc.	300141	56199	Over seeded with Bahia seed 05/25	\$400.00
FLA Landscapes and Lawns, Inc.	300150	56228	FINAL PAYMENT for Re-Sodding 06/25	\$13,683.60
Jerry Richardson Trapper	300138	2040	Wildlife Service - Monthly Services 06/25	\$1,320.00
Nvirotect Pest Control Service, Inc.	300142	364466	Pest Control Treatment 06/25	\$70.00
Pasco County Tax Collector	300143	2024 Postage Assessment 240	2024 Postage Assessment	\$324.89
Pasco County Utilities	20250625-1	22477013 05/25 ACH	18955 Rococo Road 05/25	\$329.35
PC Consultants	300139	108719	Printing Issue 06/25	\$70.00

## Talavera Community Development District

### Paid Operation & Maintenance Expenditures

June 1, 2025 Through June 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
PC Consultants	300140	108720	Service Call and Labor 06/25	\$109.00
Rizzetta & Company, Inc.	300129	INV0000099650	District Management Fees 06/25	\$4,676.17
Rizzetta & Company, Inc.	300134	INV0000099778	Amenity Management & Oversight and Personnel Reimbursement 06/25	\$5,459.84
Rizzetta & Company, Inc.	300135	INV0000099620	Personnel Reimbursement 05/25	\$4,647.18
Rizzetta & Company, Inc.	300136	INV0000099802	Auto Mileage & Travel and Cell Phone and EE Recruiting 06/25	\$224.04
Rizzetta & Company, Inc.	300144	INV0000100258	Personnel Reimbursement 06/25	\$4,263.66
Romaner Graphics	300132	22701	signs and Post 05/25	\$573.00
Rust Off, LLC.	300146	48680	RX-10 Chemical for Rust Control 06/25	\$350.00
Solitude Lake Management, LLC	300147	PSI173566	Monthly Lake & Pond Services 06/25	\$2,783.64
Spectrum	20250610-1	1416975052125 06/25 ACH	18955 Rococo Rd 06/25	\$431.00
Suncoast Pool Service, Inc.	300148	11169	Pool Service 06/25	\$1,240.00

## Talavera Community Development District

### Paid Operation & Maintenance Expenditures

June 1, 2025 Through June 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
The Observer Group, Inc.	300133	25-01078P	Legal Advertising 05/25	\$61.25
Valley National Bank	20250626-1	Valley CC 05/25 ACH	Credit Card Expenses 05/25	\$488.83
Withlacoochee River Electric Cooperative, Inc.	20250620-1	WREC Electric Summary 05/25	Electric Summary 05/25	<u>\$9,722.80</u>
<b>Report Total</b>				<b><u>\$ 78,303.25</u></b>



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

TALAVERA COMMUNITY DEVELOPMENT DISTRICT  
(cddinvoice@rizzetta.com)  
3434 COLWELL AVENUE, STE 200  
TAMPA, FL 33614

29 May 2025  
Invoice # 1564143  
Bill Atty: S. Steady  
As of 04/30/25

0025795 TALAVERA COMMUNITY DEVELOPMENT DISTRICT  
0000001 General Administrative  
General Counsel to a Special Purpose Government

**BILL SUMMARY THROUGH APRIL 30, 2025**

Professional Services		\$2,170.00
<b>TOTAL DUE THIS BILL</b>	<b>RECEIVED</b> 05/29/25	<b>\$2,170.00</b>

**WIRING INSTRUCTIONS:**

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

Account Name:	Burr & Forman LLP 420 North 20 <sup>th</sup> Street, Suite 3400 Birmingham, Alabama 35203
Financial Institution:	Synovus Bank 1137 1 <sup>st</sup> Avenue Columbus, GA 31901

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

**REMITTANCE COPY**

PLEASE INCLUDE THE INVOICE NUMBER or CLIENT ID WITH YOUR PAYMENT

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

Please direct inquiries to Ereina Hirneisen at [ehirneisen@burr.com](mailto:ehirneisen@burr.com) or [BFRreceivables@burr.com](mailto:BFRreceivables@burr.com)

# BURR & FORMAN LLP

0025795 TALAVERA COMMUNITY DEVELOPMENT DISTRICT  
0000001 General Administrative

29 May 2025  
Invoice # 1564143  
Page 2

TALAVERA COMMUNITY DEVELOPMENT DISTRICT  
(cddinvoice@rizzetta.com)  
3434 COLWELL AVENUE, STE 200  
TAMPA, FL 33614

29 May 2025  
Invoice # 1564143  
Bill Atty: S. Steady  
As of 04/30/25

EMPLOYER I.D. #63-0322727

0025795 TALAVERA COMMUNITY DEVELOPMENT DISTRICT  
0000001 General Administrative  
General Counsel to a Special Purpose Government

Date	Description	Tkpr	Hours	Value
04/01/25	Finish draft of Vendor Agreement and HOA Agreement and email to team.	SIS	1.00	\$350.00
04/01/25	Email Sean response from Sheriff's office.	SIS	0.20	\$70.00
04/02/25	Email Sean revised Vendor Contracts and HOA Agreement; email follow-up from Sean and HOA.	SIS	0.30	\$105.00
04/03/25	Draft and forward Funding Agreement with Jen Partner regarding utilities connections.	SIS	0.80	\$280.00
04/15/25	Call with Sean to discuss letter to County regarding speeding and status of review of sewer connection; follow-up call to client.	SIS	0.30	\$105.00
04/16/25	Email with Sean and Sheriff; attend meeting.	SIS	2.00	\$700.00
04/23/25	Call with Sean to discuss issues and problems with dirt bikes and issues of barbed wire.	SIS	0.20	\$70.00
04/28/25	Review and approve resolution provided by Senitee; review email regarding barbed wire; review Code and email response.	SIS	0.40	\$140.00
04/30/25	Revise documents for installation of the shade improvements and email instructions; email to Sean and Chris regarding access to Porfirio.	SIS	1.00	\$350.00
Total Services			6.20	\$2,170.00



BURR & FORMAN LLP

0025795 TALAVERA COMMUNITY DEVELOPMENT DISTRICT  
0000001 General Administrative

29 May 2025  
Invoice # 1564143  
Page 3

Total Services and Disbursements	<u>\$2,170.00</u>
TOTAL NOW DUE	<u><u>\$2,170.00</u></u>

SUMMARY OF SERVICES

<u>Name</u>	<u>Rate</u>	<u>Hours</u>	<u>Amount</u>
Scott I. Steady	\$350.00	<u>6.20</u>	<u>\$2,170.00</u>
TOTALS		6.20	\$2,170.00



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

TALAVERA COMMUNITY DEVELOPMENT DISTRICT  
(cddinvoice@rizzetta.com)  
3434 COLWELL AVENUE, STE 200  
TAMPA, FL 33614

23 Jun 2025  
Invoice # 1570360  
Bill Atty: S. Steady  
As of 05/31/25

0025795 TALAVERA COMMUNITY DEVELOPMENT DISTRICT  
0000001 General Administrative  
General Counsel to a Special Purpose Government

**BILL SUMMARY THROUGH MAY 31, 2025**

Professional Services		\$2,100.00
<b>TOTAL DUE THIS BILL</b>	<b>RECEIVED</b> 06/24/25	<b>\$2,100.00</b>

**WIRING INSTRUCTIONS:**

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

Account Name:	Burr & Forman LLP 420 North 20 <sup>th</sup> Street, Suite 3400 Birmingham, Alabama 35203
Financial Institution:	Synovus Bank 1137 1 <sup>st</sup> Avenue Columbus, GA 31901

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

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Please direct inquiries to Ereina Hirneisen at [ehirneisen@burr.com](mailto:ehirneisen@burr.com) or [BFRreceivables@burr.com](mailto:BFRreceivables@burr.com)

# BURR & FORMAN LLP

0025795 TALAVERA COMMUNITY DEVELOPMENT DISTRICT  
0000001 General Administrative

23 Jun 2025  
Invoice # 1570360  
Page 2

TALAVERA COMMUNITY DEVELOPMENT DISTRICT  
(cddinvoice@rizzetta.com)  
3434 COLWELL AVENUE, STE 200  
TAMPA, FL 33614

23 Jun 2025  
Invoice # 1570360  
Bill Atty: S. Steady  
As of 05/31/25

EMPLOYER I.D. #63-0322727

0025795 TALAVERA COMMUNITY DEVELOPMENT DISTRICT  
0000001 General Administrative  
General Counsel to a Special Purpose Government

Date	Description	Tkpr	Hours	Value
05/05/25	Call with Sean to discuss outstanding issues, fence, trespass, etc.; call with County attorney to discuss countywide transportation tax.	SIS	0.70	\$245.00
05/07/25	Emails with Bond underwriter regarding financing of \$1.75 million; email to Board update; email to Board regarding County tax issues.	SIS	0.70	\$245.00
05/08/25	Email Chris regarding cost of tax challenge; call to M/I to address trespass on their remaining properties; call from Sean regarding traffic agreement with County.	SIS	0.50	\$175.00
05/09/25	Email follow-up to Chris; follow-up with M/I on trespass; follow-up with Sean on trespass and speeding issues.	SIS	0.70	\$245.00
05/21/25	Attend Board meeting.	SIS	1.50	\$525.00
05/22/25	Revise shade improvement agreement and send to Sean.	SIS	0.40	\$140.00
05/27/25	Work on notices for O&M budget.	SIS	0.50	\$175.00
05/28/25	Draft three notices for assessments; email to Senitee.	SIS	1.00	\$350.00
Total Services			6.00	\$2,100.00

**BURR & FORMAN LLP**

0025795 TALAVERA COMMUNITY DEVELOPMENT DISTRICT  
0000001 General Administrative

23 Jun 2025  
Invoice # 1570360  
Page 3

Total Services and Disbursements	<u>\$2,100.00</u>
TOTAL NOW DUE	<u><u>\$2,100.00</u></u>

**SUMMARY OF SERVICES**

<u>Name</u>	<u>Rate</u>	<u>Hours</u>	<u>Amount</u>
Scott I. Steady	\$350.00	<u>6.00</u>	<u>\$2,100.00</u>
TOTALS		6.00	\$2,100.00



DCSI, Inc. "Security & Sound"  
P.O. Box 265  
Lutz, FL 33548  
+9496500  
info@dcsisecurity.com  
http://DCSIsecurity.com

## Invoice

**BILL TO**

Talavera CDD  
C/o Rizzetta & Company  
3434 Colwell Ave. Suite 200  
Tampa, FL 33614

**SHIP TO**

Talavera CDD  
18955 Rococo Road  
Spring Hill, FL 34610

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
33729	06/16/2025	\$199.00	07/01/2025	Net 15	

**P.O. NUMBER**

Monitored Camera System

**SALES REP**

DC

**ACCT#/LOT/BLK**

Clubhouse Cameras - VID1445

DATE	ACTIVITY	QTY	RATE	AMOUNT
	<b>Interactive Talk Down Monitoring</b> The monitoring station will notify you and/or the police if there are people on the pool deck/area when the pool is closed. Interactive talk down monitoring (for 8 cameras) \$199 Month (no contract)	1	199.00	199.00

Thank you for choosing DCSI, Inc as your "Security & Sound" company!

BALANCE DUE

**\$199.00**

\*ALL SYSTEMS COME WITH 90 DAYS WARRANTY ON LABOR AND ONE YEAR WARRANTY ON PARTS, UNLESS OTHERWISE NOTED.

\*\*Returned Checks will receive \$25 NSF Fee.

\*\*\*Late Fees are 1.5% per month

**RECEIVED**



DCSI, Inc. "Security & Sound"  
P.O. Box 265  
Lutz, FL 33548  
+9496500  
info@dcsisecurity.com  
http://DCSIsecurity.com

## Invoice

**BILL TO**

Talavera CDD  
C/o Rizzetta & Company  
3434 Colwell Ave. Suite 200  
Tampa, FL 33614

**SHIP TO**

Talavera CDD  
18955 Rococo Road  
Spring Hill, FL 34610

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
33771	06/26/2025	\$145.00	07/11/2025	Net 15	

**P.O. NUMBER**  
11131

**SALES REP**  
Tech: DC

DATE	ACTIVITY	QTY	RATE	AMOUNT
06/13/2025	<b>Service:Reg.</b> Reason for call: New router was installed and now unable to access cameras or access controller. Needs to be re-networked.  Tech notes: Logged into router and set up network configurations. Tested access controller and cameras - OK.	1	145.00	145.00

Thank you for choosing DCSI, Inc as your "Security & Sound" company!

\*ALL SYSTEMS COME WITH 90 DAYS WARRANTY ON LABOR AND ONE YEAR WARRANTY ON PARTS, UNLESS OTHERWISE NOTED.

\*\*Returned Checks will receive \$25 NSF Fee.

\*\*\*Late Fees are 1.5% per month

SUBTOTAL	145.00
TAX (6.5%)	0.00
TOTAL	145.00
BALANCE DUE	<b>\$145.00</b>

**RECEIVED**  
06/26/25

# TALAVERA COMMUNITY DEVELOPMENT DISTRICT

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

## Check Request

Amount: \$1,495.00

Date: 5/22/2025

Payable to: Fence Pro

Address: 1618 Land O'Lakes Blvd., Lutz, Fl 33549

Reason: Invoice of 3/10/25

**RECEIVED**  
05/22/25

Requester: Evelyn Ocasio Lopez-Clubhouse Manager

Directions for check:      Mail to - Fence Pro  
1618 Land O'Lakes Blvd.  
Lutz, Fl 33549



**manager talaveraclub.com**

---

**From:** Alan Wozniak <Alan@fenceprotampabay.com>  
**Sent:** Monday, March 10, 2025 12:15 PM  
**To:** manager talaveraclub.com  
**Subject:** Repair quote

Here's the information you requested.



# FENCE PRO TAMPA BAY

Where Quality Comes First!  
Serving the Entire Tampa Bay Area

(813) 215-4706

www.FenceProTampaBay.com  
1618 Land O' Lakes Blvd., Lutz, FL 33549  
Alan@FenceProTampaBay.com

Presented to:

Name: TALAVERA (D) (EVELYN)  
Address: 18955 RIVERO RD  
City/State/Zip: SH-FL-34610  
Phone: 813-536-0019  
Mobile: MANAGER @ TALAVERA CLUB. COM  
Email:

Job Description:

PVC/Vinyl: 6' Aluminum: TAN Color: TAN  
Chain Link: Wood Gates: Gates  
Cap: ☒ Flat ☐ New England ☐ Federation ☐ Gothic  
Hardware: ☐ Stainless ☐ Self Closing ☐ Pool/Code

- ▶ No outside contractors - Our installers are our employees.
- ▶ We handle 811-No Dig.
- ▶ All materials are made in the U.S.A.
- ▶ No Deposit - Payment is due at completion.
- ▶ Vinyl and Aluminum - Limited Lifetime material and a 10 Year Labor Guarantee.
- ▶ All posts are set in concrete.
- ▶ All gates will have heavy duty stainless steel hardware.
- ▶ If we break a pipe, we fix it.
- ▶ 25% charge if installation is canceled after material is ordered and project is scheduled.
- ▶ We can help you with your H.O.A. process.
- ▶ Homeowners are responsible for H.O.A. application fee.
- ▶ We are fully Licensed, Insured and Bonded.
- ▶ License# 096917 & 096918

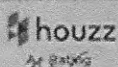
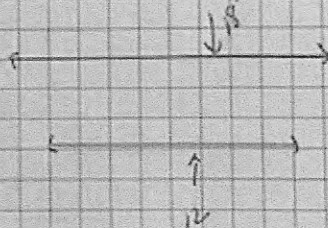


Cash, Check or Money Order

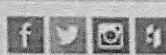
30' Feet of Fence your fence will be 6' high PVC/Vinyl Privacy.

NOTE: WE WILL REMOVE DAMAGED FENCE.

TOTAL with Tax & Fees \$1495.00



NOTE  
x - Neighbor ☐ - Double Gate ☐ - Drop down 4 feet  
y - Gate ☐ - Window



SUBMITTED BY Alan Wozniak 3/11/15 OWNER'S ACCEPTANCE \_\_\_\_\_ DATE \_\_\_\_\_  
ALL MATERIALS ARE OWNED BY FENCE PRO TAMPA BAY UNTIL PAID IN FULL. IF NOT PAID IN FULL UPON COMPLETION FENCE PRO TAMPA BAY HAS PERMISSION TO REMOVE FENCE AND GATES FROM PROPERTY. BINDING CONTRACT WHEN CONFIRMATION EMAIL IS RECEIVED OR THIS QUOTE IS SIGNED. WE ACCEPT CHECK, MONEY ORDER AND ALL MAJOR CREDIT CARDS (3% CONVENIENCE FEE). IF WE HAVE TO CUT ROOTS OR CEMENT THERE WILL BE A \$75.00 PER HOUR CHARGE. FENCE PRO SIGNS MUST REMAIN ON YOUR FENCE.

Regards,  
Alan Wozniak  
813-215-4706  
Fence Pro Tampa Bay

Please visit our website  
[www.FenceProTampaBay.com](http://www.FenceProTampaBay.com)

"Where Quality Comes First"

This message contains confidential information and is intended only for the individual named. If you are not the named addressee you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system. E-mail transmission cannot be guaranteed to be secure or error-free as information could be intercepted, corrupted, lost, destroyed, arrive late or incomplete, or contain viruses. The sender therefore does not accept liability for any errors or omissions in the contents of this message, which arise as a result of e-mail transmission. If verification is required please request a hard-copy version.



P.O. Box 4688  
Clearwater, FL 33758  
(813)909-1861

# Invoice

Date	Invoice #
6/1/2025	56100

Bill To
Talavera CDD Rizzetta & Company, Inc 5844 Old Pasco Suite 100 Wesley Chapel, FL 33544

Service Address
Talavera CDD Rizzetta & Company, Inc 5844 Old Pasco Suite 100 Wesley Chapel, FL 33544

P.O. No.	Due Date
	7/1/2025

Description	Qty	Rate	Amount
Contract Maintenance Services for the month of invoice date		17,194.50	17,194.50
Fertilization program		2,308.00	2,308.00
Irrigation Inspection Program		390.00	390.00
Enhanced Irrigation Program		330.00	330.00
Contract Palm Trimming (15 Palms 1 time per year)		37.50	37.50
Thank you for your business!		<b>Total</b>	\$20,260.00

**RECEIVED**  
06/04/2025



P.O. Box 4688  
Clearwater, FL 33758  
(813)909-1861

# Invoice

Date	Invoice #
5/31/2025	56176

Bill To
Talavera CDD Rizzetta & Company, Inc 5844 Old Pasco Suite 100 Wesley Chapel, FL 33544

Service Address
Talavera CDD Rizzetta & Company, Inc 5844 Old Pasco Suite 100 Wesley Chapel, FL 33544

P.O. No.	Due Date
	6/30/2025

Description	Qty	Rate	Amount
Replaced the faulty 2 station decoder and repaired the faulty 2 inch valve. Detailed in approved proposal.		706.00	706.00
Thank you for your business!		<b>Total</b>	\$706.00

RECEIVED  
06/05/25



P.O. Box 4688  
Clearwater, FL 33758  
(813)909-1861

# Invoice

Date	Invoice #
5/31/2025	56199

Bill To
Talavera CDD Rizzetta & Company, Inc 5844 Old Pasco Suite 100 Wesley Chapel, FL 33544

Service Address
Talavera CDD Rizzetta & Company, Inc 5844 Old Pasco Suite 100 Wesley Chapel, FL 33544

P.O. No.	Due Date
	6/30/2025

Description	Qty	Rate	Amount
Over seeded the main boulevard with bahia seed. Detailed in approved proposal.		400.00	400.00
Thank you for your business!		<b>Total</b>	\$400.00

**RECEIVED**  
06/06/2025





P.O. Box 4688  
Clearwater, FL 33758  
(813)909-1861

# Invoice

Date	Invoice #
6/10/2025	56228

Bill To
Talavera CDD Rizzetta & Company, Inc 5844 Old Pasco Suite 100 Wesley Chapel, FL 33544

Service Address
Talavera CDD Rizzetta & Company, Inc 5844 Old Pasco Suite 100 Wesley Chapel, FL 33544

P.O. No.	Due Date
	7/10/2025

Description	Qty	Rate	Amount
FINAL PAYMENT - Talavera Blvd Section 1 - Proposal for the re-sodding of Talavera Boulevard in sections. This includes the city strip between the road and sidewalk as well as the grass area between the sidewalk and the planting beds.		13,683.60	13,683.60
Thank you for your business!		<b>Total</b>	\$13,683.60

**RECEIVED**  
06/10/2025

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



## INVOICE

### BILL TO

Talavera CDD  
343 Colwell Avenue  
Suite 200  
Tampa, FL 33614

INVOICE # 2040

DATE 06/16/2025

DUE DATE 07/01/2025

TERMS Net 15

ACTIVITY	QTY	RATE	AMOUNT
<b>State Wildlife Service</b> Monthly service: June 2025	1	1,320.00	1,320.00

6 Traps in use

#### Note:

We are doing everything possible to eliminate the mole population on this property.

Thank you for doing business with us.

Make all checks payable to: Jerry Richardson

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

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

Phone 813-390-9578

Email - trapperjerry@gmail.com

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

SUBTOTAL	1,320.00
TAX	0.00
TOTAL	1,320.00
BALANCE DUE	<b>\$1,320.00</b>

**RECEIVED**  
06/16/25

**NVIROTECT**

PEST CONTROL SERVICES

16210 North Florida Avenue

Lutz, FL 33549

**Pest Control Division**

Office: 813.968.7031

Toll Free:

888.908.8388

www.nvirotect.com

**INVOICE**

Talavera CDD

12620 US Hwy 41

C/O Rizetta &amp; Company @5844 Old Pasco Road, Suite 100

Spring Hill, FL 34610

Date: 6/18/25

Account Number: 11134

Invoice Number: 364466

Previous Balance: \$0.00

General Household Pests \$70.00

Sales Tax: \$0.00

Service Amount: \$70.00

Check /Cash: \_\_\_\_\_

**Call for a FREE Lawn Care Quote!****Next service FREE for each referral!\*****10% Discount with yearly Prepayment!**

\* Exclusions apply. Call office for details.

**RECEIVED**  
06/19/25Technician(s): Nm**Treatment Area**

- ☐ Bedroom
- ☒ Breakroom
- ☐ Garage
- ☐ Kitchen
- ☒ Perimeter
- ☒ Rest Room

**Structure**

- ☐ Bank
- ☐ Industrial
- ☐ Medical
- ☐ Professional
- ☐ Residence
- ☐ Retail

**Frequency**

- ☐ Annual Service
- ☐ Every Other Month
- ☒ Monthly Service
- ☐ Quarterly Service
- ☐ Twice Per Month
- ☐ Weekly

**Type of Service**

- ☐ Additional Service
- ☐ Extra Service
- ☒ General Pest Control
- ☐ In Wall Tube System
- ☐ Rodent Control
- ☐ Annual Service

**General Pest**

- ☐ Acrobat Ants
- ☐ Argentine Ants
- ☐ Bed Bugs
- ☐ Carpenter Ants
- ☐ Crazy Ants
- ☐ Drain Flies
- ☐ Fire Ants
- ☐ Fleas
- ☐ German Roaches
- ☐ Ghost Ants
- ☐ Mosquitos
- ☐ Mud Daubers

- ☐ Pantry pests
- ☐ Paper Wasps
- ☐ Pharaoh Ants
- ☒ Preventative
- ☒ Roaches
- ☒ Silverfish
- ☒ Spiders
- ☐ Ticks
- ☐ White Foot Ants
- ☐ \_\_\_\_\_

**Treatment**

- ☐ Advion Ant Bait Station .1%
- ☐ Advion Ant Gel Bait .05%
- ☐ Advion Roach Bait Stn .5%
- ☐ Advion Roach Gel Bait .6%
- ☐ Alpine Aerosol .25%
- ☒ Biozyme
- ☐ CM Insect Monitors
- ☐ Dekko Silver Fish Paks 20%
- ☐ D-Fense Dust .05%
- ☐ Gentrol Liquid 9%
- ☒ Inspection
- ☐ Maxforce Quantum .03%

- ☐ Niban FG 5%
- ☐ Nyguard IGR 10%
- ☐ Onslaught 6.4%
- ☒ Perimeter Sweep
- ☐ Taurus .06%
- ☐ Talstar Xtra .25%
- ☐ Transport GHP .11%
- ☒ Transport Mikron .11%
- ☐ Vector Bio 5
- ☐ Wasp Freeze .1%
- ☐ Web Out 10.5%
- ☒ Alpine VLS

**Rodent Control**

- ☐ Mice
- ☐ Rats
- ☐ \_\_\_\_\_

**Treatment**

- ☐ CM Rat Snap Traps
- ☐ Contrac Blox Bait .005%
- ☐ Final Blox Bait .005%

- ☐ Rodent Bait Stations
- ☐ T-Rex Rat Snap Traps
- ☐ Victor Glue Boards

**PAYMENT DUE UPON RECEIPT : We Accept Visa, Mastercard and Discover.****Ask us about Automatic Payments or Paperless Billing.**

Instructions: \_\_\_\_\_



**MIKE FASANO**

**TAX COLLECTOR**  
**PASCO COUNTY FLORIDA**

POST OFFICE BOX 276 • DADE CITY, FLORIDA 33526-0276

June 16, 2025

Talavera CDD  
Rizzetta & Co  
3434 Colwell Ave Suite 200  
Tampa, FL 33614-8390

Re: Talavera CDD Postage Assessment

Pursuant to F.S. 197.3632, this letter will serve as an invoice for **\$324.89** for the cost of collection of Talavera CDD Postage Assessment for the 2024 Tax Year.

Should you have any questions, please feel free to contact my office.

**RECEIVED**  
06/17/2025

Best wishes,

Mike Fasano  
Tax Collector

MF/mg

FOR YOUR CONVENIENCE:

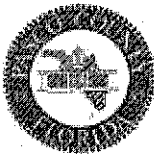
EAST PASCO GOVERNMENT CENTER  
DADE CITY  
TELEPHONE 352.521.4360

CENTRAL PASCO GOVERNMENT CENTER  
LAND O'LAKES  
TELEPHONE 813.235.6020

WEST PASCO GOVERNMENT CENTER  
NEW PORT RICHEY  
TELEPHONE 727.847.8165

COMPARK 75 BUSINESS PARK  
WESLEY CHAPEL  
TELEPHONE 813.235.6020

TAX COLLECTOR BUILDING  
GULF HARBORS  
TELEPHONE 727.847.8165



PASCO COUNTY UTILITIES  
CUSTOMER INFORMATION & SERVICES  
P.O. BOX 2139  
NEW PORT RICHEY, FL 34656-2139

LAND O' LAKES  
NEW PORT RICHEY  
DADE CITY

(813) 235-6012  
(727) 847-8131  
(352) 521-4285

UtilCustServ@MyPasco.net  
Pay By Phone: 1-855-786-5344

RECEIVED  
JUN - 9 2025



189 0 1  
22-70346

TALAVERA CDD

Service Address: 18955 ROCOCO ROAD

Bill Number: 22477013

Billing Date: 6/4/2025

Billing Period: 4/17/2025 to 5/16/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.

Please visit bit.ly/pcirates for details.

Account #	Customer #
0940045	01366786
Please use the 15-digit number below when making a payment through your bank.	
094004501366786	

Service	Meter #	Previous		Current		# of Days	Consumption In thousands
		Date	Read	Date	Read		
Water	14328663	4/17/2025	3184	5/16/2025	3205	29	21

#### Usage History

Water	
May 2025	21
April 2025	23
March 2025	27
February 2025	22
January 2025	36
December 2024	49
November 2024	44
October 2024	32
September 2024	35
August 2024	46
July 2024	17
June 2024	36

#### Transactions

Previous Bill	347.43
Payment 05/22/25	-347.43 CR
<b>Balance Forward</b>	<b>0.00</b>
Current Transactions	
Water	
Water Base Charge	39.80
Water Tier 1	21.0 Thousand Gals X \$2.10 44.10
Sewer	
Sewer Base Charge	99.71
Sewer Charges	21.0 Thousand Gals X \$6.94 145.74
<b>Total Current Transactions</b>	<b>329.35</b>
<b>TOTAL BALANCE DUE</b>	<b>\$329.35</b>

Annual Water Quality Report: The 2024 Consumer Confidence Report is available online at bit.ly/PascoRegional2024. To request a paper copy, please call (813) 929-2733.

Please return this portion with payment



TO PAY ONLINE, VISIT [pascoeasypay.pascocountyfl.net](https://pascoeasypay.pascocountyfl.net)

☐ Check this box if entering change of mailing address on back.

Account # 0940045  
Customer # 01366786  
Balance Forward 0.00  
Current Transactions 329.35

**Total Balance Due \$329.35**  
**Due Date 6/23/2025**

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 06/23/2025.

TALAVERA CDD  
3434 COLWELL AVENUE STE 200  
TAMPA FL 33614

PASCO COUNTY UTILITIES  
CUSTOMER INFORMATION & SERVICES  
P.O. BOX 2139  
NEW PORT RICHEY, FL 34656-2139

013667863094004502247701300000329352

# PC Consultants

4853 Pennecott Way  
Wesley Chapel, FL 33544-1801  
(813)973-3330 Cell (813)390-6344

Invoice

108719

**RECEIVED**  
06/11/25

## INVOICE

### Customer

Name *Talavera CDD c/o The Rizzetta Company*  
Address *5844 Old Pasco Road; Suite 100*  
City *Wesley Chapel* State *FL* ZIP *33544*  
Phone *Office: (813)933-5571 Attn: Gregg Gruhl*

Date *6/11/2025*  
Quote No. *Phone- Evelyn*  
Rep *Ken Johnson*  
FOB *Remote Assist*

Qty	Description	Unit Price	TOTAL
1	<p>Labor: 06/11/25 - Evelyn called from Talavera; She states she cannot print to HP OfficeJet 7740 printer; Login remotely using Anydesk ID: 1209684480; Perform some overdue maintenance to Lenovo AIO PC; Update Open Shell menu from Ver 4.4.189 to Ver 4.4.196; Run CC Ver. 6.32; Purge 11.94GB, fix 2058 registry issues; Update Google Chrome browser; Reboot PC to complete pending Windows 11 update; Check AVG; Will need to renew on or before 10/13/25; Accept AVG firewall for local network; Run Advanced IP Scanner; Lenovo AIO IP: 192.168.1.162; HP OJ 7740 IP: 192.168.1.184 (Was 192.168.0.34 before modem/router swap performed by Spectrum); Remove program "Bonjour" from installed programs causing warning at bootup (Apple based); Try printing test page to printer; Success; Have Evelyn print (2) items she needed immediately; OK; Update MS Office 2019 Home &amp; Business apps; Test HP Scan &amp; Capture app; Able to scan from flatbed on HP7740 to PC; Check Engenius EWS356-Fit WiFi Access point on IP: 192.168.1.165; Sign in with User: admin; Password: admin; WiFi Access is working thru extender; Check Acronis 2019 backups on Seagate 2TB external USB drive; Last backup ran on 06/09/25, keeping (3) weekly backups rotating; Perform 2025-06 Windows 11 Cumulative Update for Windows Version 24H2 in the background so Evelyn can start working.</p> <p><b>Actual PCC Remote Time: 12:48PM - 1:48PM = 1.0 Hr</b> <b>Billed Time: 1.0 Hr @ \$70 Per Hr</b></p> <p>FLORIDA CONSUMER CERTIFICATE OF EXEMPTION Certificate Number: 85-8013730746C-2 Expires 01/31/2027</p>	\$70.00	\$70.00
		<b>SubTotal</b>	\$70.00
		<b>FL Sales Tax</b>	\$0.00
		<b>TOTAL</b>	\$70.00

### Payment Details

- ☐ Cash  
☐ Check  
☒ Net 15 #VALUE!

Thank You For Your Order!

# PC Consultants

4853 Pennecott Way  
Wesley Chapel, FL 33544-1801  
(813)973-3330 Cell (813)390-6344

Invoice

108720

## INVOICE

### Customer

Name *Talavera CDD c/o The Rizzetta Company*  
Address *5844 Old Pasco Road; Suite 100*  
City *Wesley Chapel* State *FL* ZIP *33544*  
Phone *Office: (813)933-5571 Attn: Gregg Gruhl*

Date *6/12/2025*  
Quote No. *Phone- Evelyn*  
Rep *Ken Johnson*  
FOB *DropShip ASAP*

Qty	Description	Unit Price	TOTAL
1	<i>CyberPower SL700U Standby UPS System; 700VA/370W, 120 VAC, NEMA 5-15P, Compact, 8 Outlets, PowerPanel® Personal, \$100000 CEG, 3YR Warranty SN:</i>  <i>FedX Tracking: 456788805130 Arriving Sat June 14th based on tracking.</i>  <i>Drop Shipped To: Talavera Clubhouse Office 18955 Rococo Rd. Spring Hill, FL 34610 Attn: Evelyn Ocasio Lopez</i>  <i>FLORIDA CONSUMER CERTIFICATE OF EXEMPTION Certificate Number: 85-8013730746C-2 Expires 01/31/2027</i>	<i>\$95.00</i>	<i>\$95.00</i>

### Payment Details

- ☐ Cash  
☐ Check  
☒ Net 15 #VALUE!

*SubTotal \$95.00  
Freight/Handling \$14.00  
FL Sales Tax \$0.00*

**RECEIVED**  
06/12/25

**TOTAL \$109.00**

*Thank You For Your Order!*

*Latest Technologies, Old Fashioned Service*



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

# Invoice

Date	Invoice #
6/2/2025	INV0000099650

**Bill To:**

TALAVERA CDD (Gowers Corner)  
3434 Colwell Avenue, Suite 200  
Tampa FL 33614

RECEIVED  
05/28/25

Services for the month of	Terms	Client Number
June	Upon Receipt	00240

[illegible]

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

# Invoice

Date	Invoice #
6/6/2025	INV0000099778

**Bill To:**

Talavera CDD  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

RECEIVED  
06/06/25

<b>Services for the month of</b>	<b>Terms</b>	<b>Client Number</b>
June	Upon Receipt	00048

[illegible]

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

Invoice

Date	Invoice #
5/23/2025	INV0000099620

Bill To:

Talavera CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614
--

Services for the month of	Terms	Client Number
May	Upon Receipt	00048

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	\$4,647.18	\$4,647.18
Subtotal			\$4,647.18
Total			\$4,647.18

RECEIVED  
06/09/2025

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

# Invoice

Date	Invoice #
6/1/2025	INV0000099802

**Bill To:**

Talavera CDD  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

RECEIVED  
06/12/25

Services for the month of	Terms	Client Number
May	Upon Receipt	00048

[illegible]

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

# Invoice

Date	Invoice #
6/20/2025	INV0000100258

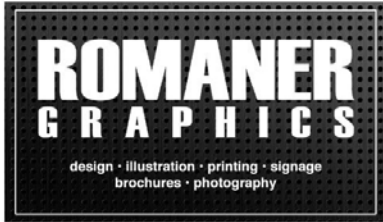
**Bill To:**

Talavera CDD  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

RECEIVED  
06/20/25

<b>Services for the month of</b>	<b>Terms</b>	<b>Client Number</b>
June	Upon Receipt	00048

[illegible]



20108 Pond Spring Way  
Tampa, FL 33647  
813-991-6069  
romanergraphics@gmail.com

INVOICE # 22701

TO: Talavera  
COMPANY NAME: \_\_\_\_\_  
DATE: 5/23/25

Additional 2 items not on the original quote or our approved work order:

1. Speed Limit sign on Malinche Loop near Talavera Pkwy - replace U Channel post (10') and lap splice kit on breakaway stub.	\$185.00
2. Install new Pedestrian Crossing Ahead signs on Talavera Pkwy in the exit lane between Malinche Loop and Baragan Way - 12" U Channel post, lap slice kit and breakaway stub.	\$388.00

Total: \$573.00

RECEIVED  
05/28/2025

ROMANER  
GRAPHICS  
Thank You,

**RUST- OFF, LLC**  
**PO Box 470730**  
**Lake Monroe, FL 32747**

Phone # 800-992-3111

E-mail therustoff@bellsouth.net

# Invoice

Date	Invoice #
6/17/2025	48680

Bill To

TALAVERA CDD  
C/P RIZZETTA & COMPANY  
5844 OLD PASO RD STE 100  
WESLEY CHAPEL, FL 33544

Ship To

TALAVERA CDD  
18904 DIEGO CIRCLE SPRINHILL FL 34610

**RECEIVED**  
06/17/25

P.O. No.

Terms
Net 30

Item	Description	Quantity	Rate	Amount
TALAVERA	GALLONS RX-10 CHEMICAL FOR RUST CONTROL	100	3.50	350.00
<b>Subtotal</b>				\$350.00
<b>Sales Tax (7.0%)</b>				\$0.00
<b>Payments/Credits</b>				\$0.00
<b>Balance Due</b>			\$350.00	





INVOICE

Page: 1

Please Remit Payment to:

Solitude Lake Management, LLC  
1320 Brookwood Drive  
Suite H  
Little Rock, AR 72202  
Phone #: (888) 480-5253  
Fax #: (888) 358-0088

Invoice Number: PSI173566  
Invoice Date: 6/1/2025

Bill  
To: Talavera CDD  
C/O Rizzetta & Company  
3434 Colwell  
Suite 200  
Tampa, FL 33614

Ship  
To: Talavera CDD  
C/O Rizzetta & Company  
3434 Colwell  
Suite 200  
Tampa, FL 33614

Ship Via		Customer ID	8664
Ship Date	6/1/2025	P.O. Number	
Due Date	7/1/2025	P.O. Date	6/1/2025
Terms	Net 30	Our Order No.	

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	2,783.64	2,783.64
June Billing					
6/1/2025 - 6/30/2025					
Talavera Cdd-Lake-ALL					
Phase D1 Lake All					
Phase A2A1 & 2A2 (12 Lakes) - Talavera CDD					

Amount Subject to Sales Tax 0.00  
Amount Exempt from Sales Tax 2,783.64

Subtotal: 2,783.64  
Invoice Discount: 0.00  
Total Sales Tax 0.00  
Payment Amount: 0.00  
Total: 2,783.64



May 21, 2025  
Invoice Number: 1416975052125  
Account Number: **8337 13 062 1416975**  
Security Code:  
Service At: 18955 ROCOCO RD  
SPRING HILL FL 34610-0159

**Auto Pay Notice****Contact Us**

Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)  
Or, call us at **855-252-0675**

**Summary**

Service from 05/21/25 through 06/20/25  
details on following pages

Previous Balance	332.00
Payments Received -Thank You!	-332.00
<b>Remaining Balance</b>	<b>\$0.00</b>
Spectrum Business <sup>™</sup> TV	82.00
Spectrum Business <sup>™</sup> Internet	170.00
Spectrum Business <sup>™</sup> Voice	80.00
Other Charges	0.00
One-Time Charges	99.00
Current Charges	\$431.00
YOUR AUTO PAY WILL BE PROCESSED 06/08/25	
<b>Total Due by Auto Pay</b>	<b>\$431.00</b>

**NEWS AND INFORMATION**

**NOTE.** Taxes, Fees and Charges listed in the Summary only apply to Spectrum Business TV and Spectrum Business Internet and are detailed on the following page. Taxes, Fees and Charges for Spectrum Business Voice are detailed in the Billing Information section.

Call **1-866-738-0242** and ask how you can get Spectrum Mobile Business lines for as little as \$20/mo. per line when you get four or more lines. Internet and Auto Pay required.

**RECEIVED**  
06/10/25**Thank you for choosing Spectrum Business.**

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

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



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652  
8633 2390 NO RP 21 05222025 NNNNNNNN 01 001142 0004

Talavera ccd  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

May 21, 2025

**Talavera ccd**

Invoice Number: 1416975052125  
Account Number: 8337 13 062 1416975  
Service At: 18955 ROCOCO RD  
SPRING HILL FL 34610-0159

**Total Due by Auto Pay****\$431.00**

CHARTER COMMUNICATIONS  
PO BOX 7186  
PASADENA CA 91109-7186



833713062141697500431007



Invoice Number: 1416975052125  
 Account Number: 8337 13 062 1416975  
 Security Code:

Talavera ccd

**Contact Us**Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)Or, call us at **855-252-0675**

8633 2390 NO RP 21 05222025 NNNNNNNN 01 001142 0004

**Charge Details**

Previous Balance		332.00
EFT Payment	05/08	-332.00
<b>Remaining Balance</b>		<b>\$0.00</b>

Payments received after 05/21/25 will appear on your next bill.

Service from 05/21/25 through 06/20/25

**Spectrum Business™ TV**

Spectrum Receiver	14.00
Broadcast TV Surcharge	28.00
Spectrum Business TV	40.00
	<b>\$82.00</b>

**Spectrum Business™ TV Total \$82.00****Spectrum Business™ Internet**

Web Hosting	0.00
Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Static IP 1	20.00
Spectrum Business Internet Gig	180.00
Promotional Discount	-30.00
	<b>\$170.00</b>

**Spectrum Business™ Internet Total \$170.00****Spectrum Business™ Voice**

Spectrum Business Voice	50.00
Promotional Discount	-10.00

Your promotional price will expire on 05/12/26

Spectrum Business Voice	50.00
Promotional Discount	-10.00

Your promotional price will expire on 05/12/26

**Spectrum Business™ Voice Continued****\$80.00**For additional call details,  
please visit [SpectrumBusiness.net](http://SpectrumBusiness.net)**Spectrum Business™ Voice Total \$80.00****Other Charges**

Payment Processing	5.00
Auto Pay Discount	-5.00
<b>Other Charges Total</b>	<b>\$0.00</b>

**One-Time Charges**

B Gig Change Of Service	05/13	99.00
<b>One-Time Charges Total</b>		<b>\$99.00</b>

**Current Charges \$431.00****Total Due by Auto Pay \$431.00****Billing Information**

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

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

**Terms & Conditions** - Spectrum's detailed standard terms and conditions for service are located at [spectrum.com/policies](http://spectrum.com/policies).

Continued on the next page....

Local Spectrum Store: 3302 Redeemer Way, New Port Richey FL 34655 Store Hours: Mon thru Sat - 10:00am to 8:00pm; Sun - 12:00pm to 5:00pm

Visit [Spectrum.com/stores](http://Spectrum.com/stores) for store locations. For questions or concerns, visit [Spectrum.net/support](http://Spectrum.net/support)For questions or concerns, please call **1-866-519-1263**.



Talavera ccd  
Invoice Number: 1416975052125  
Account Number: 8337 13 062 1416975  
Security Code:

**Contact Us**

Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)  
Or, call us at **855-252-0675**

8633 2390 NO RP 21 05222025 NNNNNNNN 01 001142 0004

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

**Insufficient Funds Payment Policy** - Charter may charge an insufficient funds processing fee for all returned checks and bankcard charge-backs. If your check, bankcard (debit or credit) charge, or other instrument or electronic transfer transaction used to pay us is dishonored, refused or returned for any reason, we may electronically debit your account for the payment, plus an insufficient funds processing fee as set forth in your terms of service or on your Video Services rate card (up to the amount allowable by law and any applicable sales tax). Your bank account may be debited as early as the same day payment is dishonored, refused or returned. If your bank account is not debited, the returned check amount (plus fee) must be replaced by cash, cashier's check or money order.

**The following taxes, fees and surcharges are included in the price of the Spectrum Business Voice services** - . FEES AND CHARGES:  
Federal USF \$5.37.

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

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

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

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

**Video Closed Captioning Inquiries** - Spectrum provided set-top boxes for video consumption support the ability for the user to enable or disable Closed Captions for customers with hearing impairment.

For immediate closed captioning concerns, call **855-70-SPECTRUM** or email [closedcaptioningsupport@charter.com](mailto:closedcaptioningsupport@charter.com).

To report a complaint on an ongoing closed captioning issue, please send your concerns via US Mail to W. Wesselman, Sr. Director, 2 Digital Place, Simpsonville, SC 29681, send a fax to **1-704-697-4935**, call **1-877-276-7432** or email [closedcaptioningissues@charter.com](mailto:closedcaptioningissues@charter.com).

**Spectrum Business Voice** - provided by Charter Communications Operating, LLC's voice subsidiaries.



Invoice Number: 1416975052125  
Account Number: 8337 13 062 1416975  
Security Code:

Talavera ccd

**Contact Us**Visit us at [SpectrumBusiness.net](https://SpectrumBusiness.net)Or, call us at **855-252-0675**

8633 2390 NO RP 21 05222025 NNNNNNNN 01 001142 0004



# Spectrum Mobile provides flexibility to work on-the-go

**EXCLUSIVE OFFER FOR SPECTRUM BUSINESS INTERNET CUSTOMERS:**

**Unlimited talk, text, data**  
(reduced speeds  
after 30 GB)



**Nationwide 5G**  
included



**The nation's  
fastest-growing  
mobile provider**

**\$20** /month

per additional line when you add four or more lines.  
Spectrum Business Internet and Auto Pay required.



**Call 844-938-0736**  
or visit [spectrum.com/business](https://spectrum.com/business) to get started

Limited-time offer, subject to change. Qualified Spectrum Business customers without any outstanding obligation to Charter. Standard rates apply after promo period or if qualifying services are not maintained. Spectrum Business Internet, four or more paid mobile unlimited lines and Auto Pay required. Per line activation fee applies to paid Mobile lines. Offer cannot be combined with other mobile service promotions. Tablets not eligible for promotion. Smart-watch does not qualify as a line. Mobile devices excluded from offer. Mobile service not available in all areas. Reduced speeds after 30 GB of usage per line. **Fastest-growing Mobile Provider.** Claim based on Q2 2024 subscriber data among top 3 carriers. To access 5G: 5G-compatible phone and 5G service required. Not all 5G-capable phones compatible with all 5G service. Speeds may vary. Services subject to all applicable service terms and conditions, subject to change. Other equipment charges, taxes & fees may apply. Restrictions apply. Call for details. ©2025 Charter Communications. All rights reserved.

Suncoast Pool Service

P.O. Box 224  
Elfers, FL 34680

Invoice

Date	Invoice #
6/2/2025	11169

Bill To
Talavera CDD 3434 Colwell Ave Suite 200 Tampa, FL. 33614

P.O. No.	Terms	Project
June 2025	Net 30	

Quantity	Description	Rate	Amount
1	Swimming Pool Service including chemical balance, debris removal from surface and bottom of swimming pool, vacuuming, tile cleaning and skimming.  Operational checks of pumps, filter system, chemical feeders, flow meters and vacuum gauges. Chemicals Included.	1,240.00	1,240.00

Thank you for your business.

Phone #
(727) 271-1395

RECEIVED  
05/26/25

Total	\$1,240.00
-------	------------

# Business Observer

1970 Main Street  
3rd Floor  
Sarasota, FL 34236  
, 941-906-9386 x322

## INVOICE

Legal Advertising

Invoice # 25-01078P

Date 05/30/2025

**Attn:**  
Talavera CDD Rizzetta  
3434 COLWELL AVENUE SUITE 200  
TAMPA FL 33614

Please make checks payable to:  
(Please note Invoice # on check)  
Business Observer  
1970 Main Street  
3rd Floor  
Sarasota, FL 34236

### Description

### Amount

Serial # 25-01078P

\$61.25

### Public Board Meetings

**RE:** Talavera Board of Supervisors Meeting on June 11, 2025

**Published:** 5/30/2025

**RECEIVED**  
05/29/25

### Important Message

Please include our Serial #  
on your check

Pay by credit card online:  
[https://legals.  
businessobserverfl.  
com/send-payment/](https://legals.businessobserverfl.com/send-payment/)

Paid

()

**Total**

**\$61.25**

Payment is expected within 30 days of the  
first publication date of your notice.

**Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.**

### NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.



# Business Observer

1970 Main Street  
3rd Floor  
Sarasota, FL 34236  
, 941-906-9386 x322

## INVOICE

### Legal Advertising

#### NOTICE OF REGULAR MEETING OF THE TALAVERA COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Talavera Community Development District will hold their regular monthly meeting on Wednesday, June 11, 2025, at 6:00 p.m., at the Talavera Amenity Center located at 18955 Rococo Road, Spring Hill, Florida 34610. Items on the agenda may include, but are not limited to, District operations and maintenance activities, financial matters, capital improvements, and general administration activities.

There may be occasions when one or more Supervisors will participate by telephone. At the above location will be present a speaker telephone so that any interested person can attend the meeting and be fully informed of the discussions taking place either in person or by telephone communication. The meeting may be continued in progress without additional notice to a time, date, and location stated on the record.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 994-1001, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, who can aid you in contacting the District Office.

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

Sean Craft  
District Manager  
May 30, 2025

25-01078P

**Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.**

#### NOTICE

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0 TALAVERA CDD 0

#### ACCOUNT SUMMARY

Credit Limit \$10,000.00  
Credit Available \$8,761.00  
Statement Closing Date June 30, 2025  
Days in Billing Cycle 30  
Previous Balance \$488.83  
Payments & Credits \$488.83  
Purchases & Other Charges \$1,238.67  
Balance Transfer \$0.00  
**FEES CHARGED** \$0.00  
**INTEREST CHARGED** \$0.00  
New Balance \$1,238.67  
Questions? Call Customer Service  
Toll Free - 1-844-626-6581  
International Collect - 1-301-665-4442  
TTY 1-301-665-4443

#### PAYMENT INFORMATION

New Balance \$1,238.67  
**Minimum Payment Due** \$1,238.67  
**Payment Due Date** July 25, 2025

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

#### TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			<b>TOTAL</b>	<b>\$488.83-</b>
06/25	06/25	F1515005G00CHGDDA	AUTOMATIC PAYMENT - THANK YOU	488.83-
		<b>EVELYN OCASIO</b>	<b>TOTAL</b>	<b>\$1,238.67</b>
		<b>LOPEZ</b>		
06/01	06/01	55432864R638K4KKX	AMAZON PRIME*N67M85QT2 AMZN.COM/BILL WA MCC: 5968 MERCHANT ZIP:	14.99
06/02	06/02	55432864T5SBV17XT	AMAZON MKTPL*N60V37L20 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	63.36
06/02	06/02	55432864T5SQL1BZP	AMAZON MKTPL*N60SN0UM2 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	57.95
06/03	06/03	55483824V09RKERY7	WAL-MART #6207 SPRING HILL FL MCC: 5411 MERCHANT ZIP: 34609	8.94
06/04	06/04	55432864V5SV1M5SW	AMAZON.COM*N60P46HZ1 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	15.49
06/04	06/04	55432864V5SXF634D	AMAZON.COM*NH3CC1ZR2 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	37.14

Transactions continued on next page

Please detach bottom portion and submit with payment using enclosed envelope



Valley Bank  
Commercial Services  
180 Fountain Parkway N  
St Petersburg FL 33716

#### PAYMENT INFORMATION

**Payment Due Date** July 25, 2025  
**New Balance** \$1,238.67  
Minimum Payment Due \$1,238.67  
Past Due Amount \$0.00

Make Check  
Payable to:

Amount Enclosed:

\$

0 TALAVERA CDD 0  
TALAVERA COMMUNITY DEVELOPMENT DIS  
3434 COLWELL AVE SUITE 200  
TAMPA FL 33614

Valley Bank  
PLEASE DO NOT MAIL CHECKS  
St Petersburg FL 33716

**TRANSACTIONS (continued)**

Tran Date	Post Date	Reference Number	Transaction Description	Amount
06/10	06/10	1230202510001Y5AM	MAILCHIMP ATLANTA GA MCC: 5818 MERCHANT ZIP:	26.50
06/11	06/11	054368453BLJ58LGG	WM SUPERCENTER #6207 SPRING HILL FL MCC: 5411 MERCHANT ZIP: 34609	88.67
06/13	06/13	5543286545XRN2PKE	AMAZON MKTPL*NA7K15C10 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	15.98
06/13	06/13	5543286545XRRTXEP	AMAZON.COM*NA7X65O11 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	149.98
06/14	06/14	5543286555Y6YK4RL	AMAZON.COM*NA5EZ5I82 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	100.00
06/14	06/14	054368456BLJEPJ38	WM SUPERCENTER #6207 SPRING HILL FL MCC: 5411 MERCHANT ZIP: 34609	74.72
06/18	06/18	5543286595ZBLQZJE	AMAZON.COM*NO0MS5M82 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	119.88
06/18	06/18	5543286595ZQ4PQLW	AMAZON MKTPL*NA6DP0WN1 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	45.97
06/18	06/18	5543286595ZQ86QZJ	AMAZON MKTPL*NO9BB6M92 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	156.79
06/18	06/18	5543286595Z85H7GV	AMAZON MKTPL*NA1GZ7IB1 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	22.99
06/21	06/21	55432865Q608SG139	AMAZON MKTPL*NO7AD7XJ1 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	28.97
06/21	06/21	52301865DB3FTHAF9	SUNOCO 0588597500 QPS SPRING HILL FL MCC: 5542 MERCHANT ZIP: 34610	5.26
06/22	06/22	55432865D60FZV07B	AMAZON MKTPL*NO8RD7P50 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	17.98
06/23	06/23	05416015E43AAR8G8	WAL-MART #3526 BROOKSVILLE FL MCC: 5411 MERCHANT ZIP:	57.84
06/25	06/25	55483825H0AFN9H2K	WAL-MART #6207 SPRING HILL FL MCC: 5411 MERCHANT ZIP: 34609	14.90
06/25	06/25	12302025G00F060YR	ADOBE SAN JOSE CA MCC: 5818 MERCHANT ZIP: zz	19.99
06/26	06/26	55432865H6201KWER	AMAZON MKTPL*NQ1MZ0T60 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	34.94
06/27	06/27	05436845KBLJ85X5F	WM SUPERCENTER #6207 SPRING HILL FL MCC: 5411 MERCHANT ZIP: 34609	24.47
06/28	06/28	55432865K62D9PL24	AMAZON MKTPL*N35FH94O2 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	34.97
		<b>MICHELLE WHITE</b>	<b>TOTAL</b>	<b>\$0.00</b>

**IMPORTANT ACCOUNT INFORMATION**

\$0 - \$1,238.67 WILL BE DEDUCTED FROM YOUR ACCOUNT AND  
CREDITED AS YOUR AUTOMATIC PAYMENT ON 07/25/25. THE  
AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS  
POSTED ON OR BEFORE THIS DATE.

REWARDS SUMMARY

Previous Cashback Balance	\$1.22	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	\$3.10	\$0-\$500,000 = 0.25%
New Cashback Balance	\$4.32	\$500,001-\$1,500,000 = 0.60%
Your cashback will be award on	Feb 2026	\$1,500,00-\$4,000,000 = 0.75%
		\$4,000,001-\$12,500,000 = 0.90%
		\$12,500,001+ = 1.00%

INTEREST CHARGE CALCULATION

Your Annual Percentage Rate (APR) is the annual interest rate on your account.

Type of Balance	ANNUAL PERCENTAGE RATE (APR)	Balance Subject to Interest Rate	Days in Billing Cycle	Interest Charge
Purchases	14.25% (v)	\$0.00	30	\$0.00

(v) = variable (f) = fixed

**Paying Interest and Your Grace Period:** We will not charge you any interest on your purchase balance on this statement if you pay your new balance amount in full by your payment due date.

Beginning August 1, 2019, the cash reward tiers on your Valley OneCard will be changing. See the table below:

<i>Tiers</i>	<i>Cashback %</i>
<i>\$0 - \$500,000</i>	<i>0.25</i>
<i>\$500,001 - \$1,500,000</i>	<i>0.60</i>
<i>\$1,500,001 - \$4,000,000</i>	<i>0.75</i>
<i>\$4,000,001 - \$12,500,000</i>	<i>0.90</i>
<i>\$12,500,001 +</i>	<i>1.00</i>

Your accumulated rewards will not change, however beginning August 1, rewards on additional spend will be calculated using the percentages above.

This change will not impact the timing of your rewards credit (i.e. if you were due to receive your rewards in September, you will still receive them in September).

## INFORMATION ABOUT YOUR VALLEY ONECARD ACCOUNT

As used below, *you* and *your* refer to the accountholder (i.e., the corporate customer) and *we*, *our* and *us* refer to Valley National Bank. Your Valley OneCard is issued and credit is extended by Valley National Bank.

### MAKING PAYMENTS

You will pay us the total amount shown as due on each Billing Statement on or before the Payment Due Date shown on that Billing Statement. If you do not make payment in full by the payment due date, in addition to our other rights under your Agreement, we may, at our option, assess a late fee and finance charge in accordance with your Agreement. There is no right to defer any payment due on an Account. In addition, you will pay us the amount of all fees and charges according to the schedule of charges currently in effect. All charges are subject to change upon 30 days prior notice, except that any increase in charges to offset any increase in fees charged to us by any supplier for services used in delivering the services covered by your Agreement may become effective in less than 30 days.

Payments will be automatically deducted from the Valley Bank [business checking account] that you have designated. Should payment not be received for any reason, you may incur additional fees and finance charges. All credits for payments to your Account are subject to final payment by the institution on which the item of payment was drawn. Payments on your Account will be applied in the following order: finance charges, fees, your Account balance.

### BALANCE COMPUTATION METHOD

[We calculate the average daily balance on your Account in two categories: (1) Purchases and (2) Cash Advances. To get the "average daily balance" for each category, we take the beginning balance of your Account for that category each day. We then add any new transactions in that category, which may include Fees and Interest. We then subtract any new payments or credits. This gives us the daily balance for each category. We then add up all the daily balances for each category for the billing cycle. We then divide the total by the number of days in the billing cycle. This gives us the Average Daily Balance for Purchases and the Average Daily Balance for Cash Advances.]

### INTEREST

In the event you do not pay your balance(s) in full by the due date, your balance(s) may be subject to an interest rate or interest charges, as further described in your Agreement. Your due date is the 25th of each month. If the 25th falls on a weekend or holiday, your payment will be due the business day before the weekend/holiday. We will not charge you interest if you pay your balance(s) in full by the due date each month.

### CREDIT BALANCE

Any credit balance on your Account] is money we owe you. You can make charges against this amount or request a full refund of the amount by calling us at the Contact Us number on the front of this statement.

### NOTICE TO PAST-DUE CUSTOMERS:

If there is a message on this statement that your account is past due, this is an attempt to collect a debt; any information we obtain will be used for that purpose.

### WHAT TO DO IF YOU THINK YOU FIND A MISTAKE ON YOUR STATEMENT

If you or a Cardholder think there is an error on your statement, call us at (844) 626-6581 international (301) 665-4442. or write to us at: PO Box 2988 Omaha, NE 68103-2988 .

You must contact us within 60 days after the error appeared on your statement. Please provide us with the following information:

- *Account information:* Your name and account number.
- *Dollar amount:* The dollar amount of the suspected error.
- *Description of Problem:* Describe what you believe is wrong and why you believe it is a mistake.

While we investigate whether or not there has been an error, the following are true:

- We cannot try to collect the amount in question, or report you as delinquent on that amount.
- The charge in question may remain on your statement, and we may continue to charge you interest on that amount. But, if we determine that we made a mistake, you will not have to pay the amount in question or any interest or other fees related to that amount.
- While you do not have to pay the amount in question, you are responsible for the remainder of your balance.
- We can apply any unpaid amount against your credit limit.

### YOUR RIGHTS IF YOU ARE DISSATISFIED WITH YOUR VALLEY ONECARD PURCHASES

If you are dissatisfied with the goods or services that you have purchased with your Valley OneCard, and you have tried in good faith to correct the problem with the merchant, you may have the right not to pay the remaining amount due on the purchase. To use this right, all of the following must be true:

1. The purchase must have been made in your home state or within 100 miles of your current mailing address, and the purchase price must have been more than \$50.
2. You must have used your Valley OneCard for the purchase. Purchases made with cash advances do not qualify.
3. You must not yet have fully paid for the purchase.

If all of the criteria above are met and you are still dissatisfied with the purchase, contact us *in writing* at PO Box 2988 Omaha, NE 68103-2988 or call us at (844) 626-6581 international (301) 665-444.

While we investigate, the same rules apply to the disputed amount as discussed above. After we finish our investigation, we will tell you our decision. At that point, if we think you owe an amount and you do not pay we may report you as delinquent.

### TELEPHONE MONITORING AND RECORDING.

You acknowledge that telephone calls and other communications you provide to us may be monitored and recorded for training and quality control purposes. You agree that we may, and you authorize us to, monitor, record, retain and reproduce your telephone calls and any other communications you provide to us, regardless of how transmitted to us, as evidence of your authorization to act in connection with any Transaction, your Account or other service contemplated by this Agreement. We will not be liable for any losses or damages that are incurred as a result of these actions. We are not, however, under any obligation to monitor, record, retain or reproduce such items, unless required to do so by Applicable Law.

Limit \$1,500  
JUNE

				Dog Waste Station Supplies	Office Supplies	Clubhouse Maintenance & Repair	Special Events	
				57200-4906	57200-5101	57200-4705	57200-4775	
Date	Vendor Name	Reason for Expenditure	Amount					
6/2/2025	Amazon	Trash Bag 60 Gal., Warning Sec. Camar	\$ (57.95)			\$ (57.95)		(57.95)
6/2/2025	Amazon	2 signs Pet Waste Station	\$ (63.36)	\$ (63.36)				(63.36)
6/3/2025	Amazon	1Gal. Pump Pressure Sprayer for chemical	\$ (15.49)			\$ (15.49)		(15.49)
6/3/2025	Amazon	Janitorial Multifold Hand Towel	\$ (37.14)			\$ (37.14)		(37.14)
6/3/2025	Walmart	Popsicle 3pk lkids	\$ (8.94)				\$ (8.94)	(8.94)
3/10/2025	Mailchimp	monthly fee	\$ (26.50)		\$ (26.50)			(26.50)
6/11/2025	Walmart	Office, & Events Materials	\$ (88.67)		\$ (26.06)		\$ (62.61)	(88.67)
6/12/2025	Amazon	Airtag Holder for Apple Airtag Tracker	\$ (15.98)		\$ (15.98)			(15.98)
6/12/2025	Amazon	2 of Apple AirTag Tracker 4each=8	\$ (149.98)		\$ (149.98)			(149.98)
6/14/2025	Amazon	Gift Card Paid for the Mandela Dot Class	\$ (100.00)				\$ (100.00)	(100.00)
6/14/2025	Walmart	Snacks, Beverages,Appetizers Class 6/14	\$ (74.72)				\$ (74.72)	(74.72)
6/17/2025	Amazon	2 Fkexzukka Garden Hose 100 ft	\$ (119.88)			\$ (119.88)		(119.88)
6/17/2025	Amazon	1 800nz CLR Cleaner	\$ (22.99)			\$ (22.99)		(22.99)
6/17/2025	Amazon	lnk.copier paper,dog can liner & towel	\$ (156.79)	\$ (22.98)	\$ (109.39)	\$ (24.42)		(156.79)
6/17/2025	Amazon	10 Rolls of 200 bag/roll Refill station dog	\$ (45.97)	\$ (45.97)				(45.97)
6/20/2025	Amazon	Cap nuts repair lounge chairs	\$ (17.98)			\$ (17.98)		(17.98)
6/20/2025	Amazon	Funnels,Hex Head Screws & Bolts Chairs	\$ (28.97)			\$ (28.97)		(28.97)
6/21/2025	Sonoco	Gas for the power wash project.	\$ (5.26)			\$ (5.26)		(5.26)
6/23/2025	Walmart	Office Materials for storage	\$ (57.84)		\$ (57.84)			(57.84)
6/25/2025	Adobe	monthly fee	\$ (19.99)		\$ (19.99)			(19.99)
6/25/2025	Walmart	Wed. Popsicles	\$ (14.90)				\$ (14.90)	(14.90)
6/26/2025	Amazon	Janitorial & Maint. Repair items	\$ (34.94)			\$ (34.94)		(34.94)
6/27/2025	Walmart	Office & Events Popsicle	\$ (24.47)		\$ (10.22)		\$ (14.25)	(24.47)
6/27/2025	Amazon	65 Gal. trash bag & Drill Bit Set	\$ (34.97)			\$ (9.98)	\$ (24.99)	(34.97)
6/1/2025	Amazon	Amazon Memebership	\$ (14.99)		\$ (14.99)			(14.99)
								0.00
		Total 001-10200	(1,238.67)	(132.31)	(430.95)	(375.00)	(300.41)	(1,238.67)

RECEIVED  
07/01/25



Details for Order #112-7558347-9744200

[Print this page for your records.](#)

**Order Placed:** June 2, 2025  
**Amazon.com order number:** 112-7558347-9744200  
**Order Total:** \$57.95

Not Yet Shipped

**Items Ordered**

1 of: Video Surveillance in Use Sign, Warning Security Cameras in use Sign, Large 10x14 Inch Aluminum UV Ink Printed for House and Business (4-Pack)...

Sold by: Dxyzizus signs (seller profile)

Supplied by: Other

**Price**  
\$14.79

Condition: New

1 of: Aluf Plastics High Density Trash Bags, 60 Gallon, 150 Count, 22 Micron (eq), 38" x 60", Black, for Bathroom, Office, Industrial, Commercial, Janitorial, Municipal, Recycling

Sold by: Amazon.com Services, Inc

Supplied by: Other

\$43.16

Condition: New

**Shipping Address:**

Clubhouse Manager  
18955 ROCOCO RD  
SPRING HILL, FL 34610-0159  
United States

**Shipping Speed:**

FREE Prime Delivery

**Payment information**

**Payment Method:**

Mastercard ending in 4420

**Billing address**

Clubhouse Manager  
18955 ROCOCO RD  
SPRING HILL, FL 34610-0159  
United States

Item(s) Subtotal:	\$57.95
Shipping & Handling:	\$0.00
	-----
Total before tax:	\$57.95
Estimated tax to be collected:	\$0.00
	-----
<b>Grand Total:</b>	<b>\$57.95</b>

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Details for Order #112-5238350-6656216

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Order Placed: June 2, 2025

Amazon.com order number: 112-5238350-6656216

Order Total: \$63.36

Not Yet Shipped

*2 Day Sign for  
Shoppers*

Items Ordered

2 of: NBPWP Sign PET Waste Station - Green

Sold by: Zero Waste USA (seller profile)

Supplied by: Other

Condition: New

Price

\$31.68

Shipping Address:

Clubhouse Manager  
18955 ROCOCO RD  
SPRING HILL, FL 34610-0159  
United States

Shipping Speed:

Standard Shipping

Payment information

Payment Method:

Mastercard ending in 4420

Billing address

Clubhouse Manager  
18955 ROCOCO RD  
SPRING HILL, FL 34610-0159  
United States

Item(s) Subtotal:	\$63.36
Shipping & Handling:	\$0.00
	-----
Total before tax:	\$63.36
Estimated tax to be collected:	\$0.00
	-----
<b>Grand Total:</b>	<b>\$63.36</b>

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## Details for Order #112-5641902-4385815

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Order Placed: June 3, 2025

Amazon.com order number: 112-5641902-4385815

Order Total: \$15.49

Not Yet Shipped

*Clubhouse Manager*

## Items Ordered

1 of: Chapin 20000 Made in USA 1 -Gallon Lawn and Garden Pump Pressured Sprayer, for Spraying Plants, Garden Watering, Weeds and Pests, Polypropylene, Translucent White

Price  
\$15.49

Sold by: Amazon.com Services, Inc

Supplied by: Other

Condition: New

## Shipping Address:

Clubhouse Manager  
18955 ROCOCO RD  
SPRING HILL, FL 34610-0159  
United States

## Shipping Speed:

FREE Prime Delivery

## Payment information

## Payment Method:

Mastercard ending in 4420

## Billing address

Clubhouse Manager  
18955 ROCOCO RD  
SPRING HILL, FL 34610-0159  
United States

Item(s) Subtotal:	\$15.49
Shipping & Handling:	\$0.00
	----
Total before tax:	\$15.49
Estimated tax to be collected:	\$0.00
	----
<b>Grand Total:</b>	<b>\$15.49</b>

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## Details for Order #112-3553704-9352224

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Order Placed: June 3, 2025

Amazon.com order number: 112-3553704-9352224

Order Total: \$37.14

---

**Not Yet Shipped****Items Ordered**1 of: *Tork* Multifold Hand Towel White H2, Universal, 100% Recycled Fibers, 16 x 250 Towels, MB540A

Sold by: Amazon.com Services, Inc

Supplied by: Other

Condition: New

**Price**  
\$37.14*Janitorial Supplies***Shipping Address:**Clubhouse Manager  
18955 ROCOCO RD  
SPRING HILL, FL 34610-0159  
United States**Shipping Speed:**

Rush Shipping

---

**Payment information****Payment Method:**

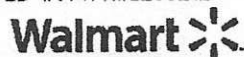
Mastercard ending in 4420

**Billing address**Clubhouse Manager  
18955 ROCOCO RD  
SPRING HILL, FL 34610-0159  
United States

Item(s) Subtotal:	\$37.14
Shipping & Handling:	\$2.99
Free Shipping:	-\$2.99
	----
Total before tax:	\$37.14
Estimated tax to be collected:	\$0.00
	----
<b>Grand Total:</b>	<b>\$37.14</b>

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352-587-6950 Mgr. DONNA  
14344 SPRING HILL DR  
SPRING HILL FL 34609  
ST# 06207 OP# 009011 TE# 11 TR# 02397

# ITEMS SOLD 3  
TC# 0657 7348 9790 4653 9217



FUN POPS	071041203600 F	2.98 N
FUN POPS	071041203600 F	2.98 N
FUN POPS	071041203600 F	2.98-N

SUBTOTAL	8.94
TOTAL	8.94
MCARD TEND	8.94
CHANGE DUE	0.00

MASTERCARD- 4420 I 1 APPR#003372  
8.94 TOTAL PURCHASE  
REF # 515469018826  
PAYMENT SERVICE - A  
AID A0000000041010  
TERMINAL # 26820865  
\*No Signature Required  
06/03/25 17:55:53



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Neighborhood Market  
352-587-6950 Mgr. DONNA  
14344 SPRING HILL DR  
SPRING HILL FL 34609  
ST# 06207 OP# 009011 TE# 11 TR# 02397

# ITEMS SOLD 3  
TC# 0657 7348 9790 4653 9217



FUN POPS	071041203600 F	2.98 N
FUN POPS	071041203600 F	2.98 N
FUN POPS	071041203600 F	2.98-N

SUBTOTAL	8.94
TOTAL	8.94
MCARD TEND	8.94
CHANGE DUE	0.00

MASTERCARD- 4420 I 1 APPR#003372  
8.94 TOTAL PURCHASE  
REF # 515469018826  
PAYMENT SERVICE - A  
AID A0000000041010  
TERMINAL # 26820865  
\*No Signature Required  
06/03/25 17:55:53



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06/03/25 17:56:00



# Mailchimp Receipt

## MC11106163

### Issued to

Evelyn Ocasio Lopez  
Talavera Community Develop  
talaveracommunitymaster@gmail.com  
Office phone: 813.536.1445  
3434 Colwell Ave Ste 200 Tampa, FL  
33614-8390

### Issued by

Mailchimp  
c/o The Rocket Science Group, LLC  
405 N. Angier Ave. NE, Atlanta, GA  
30312  
USA  
[www.mailchimp.com](http://www.mailchimp.com)  
Tax ID: US EIN 58-2554149

### Details

Order# 11106163  
Date Paid: June 10, 2025 02:36 AM  
New York

### Billing statement

---

#### Essentials plan

1,500 contacts

\$26.50

---

Paid via Mast ending in 4420 which expires 05/2027  
on June 10, 2025

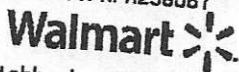
\$26.50

---

Balance as of June 10, 2025

\$0.00

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Neighborhood Market  
352-587-6950 Mar: DONNA  
14344 SPRINGHILL DR.  
Springhill, FL 34609

ST# 06207 DP# 003524 TE# 04 TR# 00222  
# ITEMS SOLD 18

TC# 0082 0090 2447 5749 3980

GV LINEN 5CT	007874237048	7.97 0
GV LINEN 5CT	007874237048	7.97 0
PLUG IN OIL	004650076191	3.28 0
DAWN PLAT	003077211818	5.84 0
SEAGRAMS	007297900485 F	6.58 0
DIET COKE	004900006722 F	5.98 0
CLX REG 81	004460032263	5.98 0
COKE	004900006721 F	6.58 0
WHT CUTLERY	068113157393	1.98 0
WHT CUTLERY	068113157393	1.98 0
MACARON	019434602823 F	4.48 0
SC 100Z 15PK	068113178113 F	2.50 0
SC 100Z 15PK	068113178113 F	2.50 0
SC 100Z 15PK	068113178113 F	2.50 0
SC 100Z 15PK	068113178113 F	2.50 0
BAKERS DOZEN	029949600697 F	6.97 0
SUPR FUL	019434617183 F	6.97 0
REDUCED TO CLEAR		WAS 6.97
ITLN FUL	068113143374 F	5.61 0
	SUBTOTAL	88.67
	TOTAL	88.67
	MCARD TEND	88.67
	Mastercard	**** * 4420 I 1

Mastercard  
APPROVAL # 011215  
REF # U4156C221857  
AID A0000000041010  
AAC 5C0486DBBA62CD07  
TERMINAL # 51067097  
\*NO SIGNATURE REQUIRED

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Neighborhood Market  
352-587-6950 Mar: DONNA  
14344 SPRINGHILL DR.  
Springhill, FL 34609

ST# 06207 DP# 003524 TE# 04 TR# 00222  
# ITEMS SOLD 18

TC# 0082 0090 2447 5749 3980

GV LINEN 5CT	007874237048	7.97 0
GV LINEN 5CT	007874237048	7.97 0
PLUG IN OIL	004650076191	3.28 0
DAWN PLAT	003077211818	5.84 0
SEAGRAMS	007297900485 F	6.58 0
DIET COKE	004900006722 F	6.58 0
CLX REG 81	004460032263	5.98 0
COKE	004900006721 F	6.58 0
WHT CUTLERY	068113157393	1.98 0
WHT CUTLERY	068113157393	1.98 0
MACARON	019434602823 F	4.48 0
SC 100Z 15PK	068113178113 F	2.50 0
SC 100Z 15PK	068113178113 F	2.50 0
SC 100Z 15PK	068113178113 F	2.50 0
SC 100Z 15PK	068113178113 F	2.50 0
BAKERS DOZEN	029949600697 F	6.97 0
SUPR FUL	019434617183 F	6.97 0
REDUCED TO CLEAR		WAS 6.97
ITLN FUL	068113143374 F	5.61 0
	SUBTOTAL	88.67
	TOTAL	88.67
	MCARD TEND	88.67
	Mastercard	**** * 4420 I 1

Mastercard  
APPROVAL # 011215  
REF # U4156C221857  
AID A0000000041010  
AAC 5C0486DBBA62CD07  
TERMINAL # 51067097  
\*NO SIGNATURE REQUIRED

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## Final Details for Order #112-4013539-6665066

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Order Placed: June 12, 2025

Amazon.com order number: 112-4013539-6665066

Order Total: \$15.98

---

Shipped on June 13, 2025

---

## Items Ordered

2 of: *Waterproof Airtag Holder, 4 Pack Airtag Case with Full Wrap Design, Airtags Keychain for Apple Airtag, Anti-Lost Protective Case Air tag Accessories for GPS Item Finder Tracker Luggage, Bag, Key, Pet, Black*

Price

\$7.99

Sold by: Genhot (seller profile)

Supplied by: Genhot (seller profile)

Condition: New

## Shipping Address:

Clubhouse Manager  
18955 ROCOCO RD  
SPRING HILL, FL 34610-0159  
United States

## Shipping Speed:

FREE Prime Delivery

---

Payment information

---

## Payment Method:

Mastercard ending in 4420

## Billing address

Clubhouse Manager  
18955 ROCOCO RD  
SPRING HILL, FL 34610-0159  
United States

## Credit Card transactions

Item(s) Subtotal: \$15.98

Shipping &amp; Handling: \$0.00

-----

Total before tax: \$15.98

Estimated tax to be collected: \$0.00

-----

**Grand Total: \$15.98**

MasterCard ending in 4420: June 13, 2025: \$15.98

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## Details for Order #112-5215058-9173022

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Order Placed: June 12, 2025

Amazon.com order number: 112-5215058-9173022

Order Total: \$149.98

---

**Not Yet Shipped****Items Ordered**2 of: *Apple AirTag 4 Pack*

Sold by: Amazon.com Services, Inc

Supplied by: Other

Condition: New

**Price**

\$74.99

**Shipping Address:**

Clubhouse Manager

18955 ROCOCO RD

SPRING HILL, FL 34610-0159

United States

**Shipping Speed:**

Rush Shipping

---

**Payment information****Payment Method:**

Mastercard ending in 4420

**Billing address**

Clubhouse Manager

18955 ROCOCO RD

SPRING HILL, FL 34610-0159

United States

Item(s) Subtotal: \$149.98

Shipping &amp; Handling: \$2.99

Free Shipping: -\$2.99

-----

Total before tax: \$149.98

Estimated tax to be collected: \$0.00

-----

**Grand Total: \$149.98**To view the status of your order, return to [Order Summary](#).[Conditions of Use](#) | [Privacy Notice](#) © 1996-2025, Amazon.com, Inc. or its affiliates[Back to top](#)[English](#)[United States](#)[Help](#)[Conditions of Use](#) [Privacy Notice](#) [Consumer Health Data Privacy Disclosure](#) [Your Ads Privacy Choices](#)

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All Rufus Amazon Haul Same-Day Delivery Medical Care Saks Buy Again Amazon Basics Amazon Home

Your Account > Your Orders > Order Details

## Order Details

Ordered on June 14, 2025 Order# 112-3541381-0600200

View or Print invoice

### Payment method

Mastercard ending in 4420

### Order Summary

Item(s) Subtotal:	\$100.00
Shipping & Handling:	\$0.00
Total before tax:	\$100.00
Estimated tax to be collected:	\$0.00
<b>Grand Total:</b>	<b>\$100.00</b>

### Sent

Gift Card is sent to the recipient.



Amazon eGift Card - Amazon Logo - Classic (Animated)

Sold by: Amazon.com

\$100.00

From:

Evelyn Ocasio Lopez

Message:

Dot Mandela Art Class (Picture Frame) of June 14, 2025. Talavera Club House 1:30pm Thank you for an amazing Class!

Sent to

Amount

Status

vaishaliu@gmail.com

\$100.00

Sent

Resend

Buy it again View All & Manage

Page 1 of 25



Amazon Basics  
Multipurpose Copy...

193,038

30K+ viewed in past month

#1 Best Seller in Office

Products

\$19<sup>50</sup> (\$6.50/Ream)

FREE One-Day Get it

Tomorrow, Jun 15

Purchased May 2025

1 sustainability certificatio

n



Zero Waste USA 2,000  
Commercial Grade Dog  
Waste Station Refill Rol...

660

3K+ viewed in past month

\$45<sup>98</sup> (\$4.60/count)

Get it as soon as Wednesday,

Jun 18

FREE Shipping by Amazon

Purchased May 2025



Georgia-Pacific Pacific  
Blue Select 2-Ply  
Embossed Toilet Paper...

355

100+ viewed in past month

\$59<sup>51</sup> (\$0.27/100 Sheets)

FREE Delivery

Wednesday, Jun 18

Purchased Mar 2025



Bounty Quick Size Paper  
Towels, White, 8 Family...

126,882

100K+ viewed in past month

#1 Best Seller in Health &

Household

\$24<sup>42</sup> (\$2.85/100 Sheets)

Overnight by 11:00

AM

Purchased May 2025

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**Walmart**

Neighborhood Market  
352-587-6950 Mar: DONNA  
14344 SPRINGHILL DR.  
Springhill, FL 34609

ST# 06207 OP# 000920 TE# 04 TR# 01076

# ITEMS SOLD 12

TC# 7983 1872 0028 9128 5751



42CT FLAVOR	002840073738 F	19.98 0
GV 9IN100CT	007874205854	5.58 0
GV 7 PPR P	007874234930	3.32 0
SC 100Z 15PK	068113178113 F	2.50 0
SC 100Z 15PK	068113178113 F	2.50 0
AMRN FULL	068113143370 F	6.97 0
AMRN FULL	068113143370 F	6.97 0
BAKERS DOZEN	029949600697 F	6.97 0
STRAWBERRIES	085487700700 F	4.13 0
GREEN GRAPE	081456301117 F	
2.74 lb @ 1 lb /2.87		7.86 0
COOKIES	007874209950 F	3.97 0
COOKIES	007874209950 F	3.97 0

SUBTOTAL 74.72

TOTAL 74.72

MCARD TEND 74.72

Mastercard \*\*\*\* \* 4420 I 1

APPROVAL # 014939

REF # U451po130233

AID A0000000041010

AAC 56E52CE0A03CF0B9

TERMINAL # 51067097

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**Walmart**

Neighborhood Market  
352-587-6950 Mar: DONNA  
14344 SPRINGHILL DR.  
Springhill, FL 34609

ST# 06207 OP# 000920 TE# 04 TR# 01076

# ITEMS SOLD 12

TC# 7983 1872 0028 9128 5751



42CT FLAVOR	002840073738 F	19.98 0
GV 9IN100CT	007874205854	5.58 0
GV 7 PPR P	007874234930	3.32 0
SC 100Z 15PK	068113178113 F	2.50 0
SC 100Z 15PK	068113178113 F	2.50 0
AMRN FULL	068113143370 F	6.97 0
AMRN FULL	068113143370 F	6.97 0
BAKERS DOZEN	029949600697 F	6.97 0
STRAWBERRIES	085487700700 F	4.13 0
GREEN GRAPE	081456301117 F	

2.74 lb @ 1 lb /2.87 7.86 0

COOKIES 007874209950 F 3.97 0

COOKIES 007874209950 F 3.97 0

SUBTOTAL 74.72

TOTAL 74.72

MCARD TEND 74.72

Mastercard \*\*\*\* \* 4420 I 1

APPROVAL # 014939

REF # U451po130233

AID A0000000041010

AAC 56E52CE0A03CF0B9

TERMINAL # 51067097

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Details for Order #112-3523337-2368237

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Order Placed: June 17, 2025

Amazon.com order number: 112-3523337-2368237

Order Total: \$119.88

Not Yet Shipped

Items Ordered

2 of: Flexzilla Garden Hose 5/8 in. x 100 ft., Heavy Duty, Lightweight, Durable, ZillaGreen - HFZG5100YW-E

Sold by: Amazon.com Services, Inc

Supplied by: Other

Condition: New

Price

\$59.94

Shipping Address:

Clubhouse Manager  
18955 ROCOCO RD  
SPRING HILL, FL 34610-0159  
United States

Shipping Speed:

Rush Shipping

Payment information

Payment Method:

Mastercard ending in 4420

Billing address

Clubhouse Manager  
18955 ROCOCO RD  
SPRING HILL, FL 34610-0159  
United States

Item(s) Subtotal: \$119.88

Shipping & Handling: \$2.99

Free Shipping: -\$2.99

----

Total before tax: \$119.88

Estimated tax to be collected: \$0.00

----

**Grand Total: \$119.88**

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Details for Order #112-5041949-7529802

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Order Placed: June 17, 2025  
Amazon.com order number: 112-5041949-7529802  
Order Total: \$22.99

Not Yet Shipped

Items Ordered

1 of: CLR Brands® Automotive Calcium, Lime & Rust Remover, Cleaner for Multiple Surfaces, EPA Safer Choice Certified, Ammonia, Phosphate and Bleach Free Cleaner, 80 Oz

Sold by: CLR (seller profile)

Supplied by: Other

Condition: New

Price  
\$22.99

Shipping Address:

Clubhouse Manager  
18955 ROCOCO RD  
SPRING HILL, FL 34610-0159  
United States

*See main  
page*

Shipping Speed:

FREE Prime Delivery

Payment information

Payment Method:

Mastercard ending in 4420

Billing address

Clubhouse Manager  
18955 ROCOCO RD  
SPRING HILL, FL 34610-0159  
United States

Item(s) Subtotal:	\$22.99
Shipping & Handling:	\$0.00
	-----
Total before tax:	\$22.99
Estimated tax to be collected:	\$0.00
	-----
<b>Grand Total:</b>	<b>\$22.99</b>

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## Details for Order #112-1495116-9262666

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Order Placed: June 17, 2025

Amazon.com order number: 112-1495116-9262666

Order Total: \$156.79

Not Yet Shipped

## Items Ordered

1 of: HP 952 Cyan, Magenta, Yellow Ink Cartridges (3-pack) | Works with HP OfficeJet 8702, HP OfficeJet Pro 7720, 7740, 8210, 8710, 8720, 8730, 8740 Series | Eligible for Instant Ink | N9K27AN Price \$89.89

Sold by: Amazon.com Services, Inc

Supplied by: Other

Condition: New

1 of: Commercial Grade Dog Waste Station Can Liners - 1 Roll of 50 bags - Standard Size 26" W x 33" L (10-13 gallons) - Heavy Duty, Thicker than competitors bags (1.1 mil) (50 Liners, Black) \$22.98

Sold by: Zero Waste USA (seller profile)

Supplied by: Other

Condition: New

1 of: Bounty Quick Size Paper Towels, White, 8 Family Rolls = 20 Regular Rolls (Packaging May Vary) \$24.42

Sold by: Amazon.com Services, Inc

Supplied by: Other

Condition: New

1 of: Amazon Basics Multipurpose Copy Printer Paper, 20 lb, 92 Bright, 8.5" x 11", White, 3 Reams, 1500 Sheets \$19.50

Sold by: Amazon.com Services, Inc

Supplied by: Other

Condition: New

## Shipping Address:

Clubhouse Manager  
18955 ROCOCO RD  
SPRING HILL, FL 34610-0159  
United States

## Shipping Speed:

Rush Shipping

## Payment information

## Payment Method:

Mastercard ending in 4420

## Billing address

Clubhouse Manager  
18955 ROCOCO RD  
SPRING HILL, FL 34610-0159  
United States

Item(s) Subtotal:	\$156.79
Shipping & Handling:	\$2.99
Free Shipping:	-\$2.99
	-----
Total before tax:	\$156.79
Estimated tax to be collected:	\$0.00
	-----
<b>Grand Total:</b>	<b>\$156.79</b>

To view the status of your order, return to [Order Summary](#).

Details for Order #112-9450464-9623462

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Order Placed: June 17, 2025  
Amazon.com order number: 112-9450464-9623462  
Order Total: \$45.97

Not Yet Shipped

Items Ordered

1 of: Zero Waste USA 2,000 Commercial Grade Dog Waste Station Refill Roll Bags - (Most Popular) - 40% Thicker than competitor brands - Fits Any Dog Waste Station - 10 Rolls of 200 bags per roll  
Sold by: Zero Waste USA (seller profile)  
Supplied by: Other

Price  
\$45.97

Condition: New

Shipping Address:

Clubhouse Manager  
18955 ROCOCO RD  
SPRING HILL, FL 34610-0159  
United States

Dog Station

Shipping Speed:

Standard Shipping

Payment information

Payment Method:

Mastercard ending in 4420

Billing address

Clubhouse Manager  
18955 ROCOCO RD  
SPRING HILL, FL 34610-0159  
United States

Item(s) Subtotal:	\$45.97
Shipping & Handling:	\$0.00
	----
Total before tax:	\$45.97
Estimated tax to be collected:	\$0.00
	----
<b>Grand Total:</b>	<b>\$45.97</b>

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English

United States

[Help](#)



## Order Details

Order placed June 20, 2025    Order # 112-6129288-2272237

### Ship to

Clubhouse Manager  
18955 ROCOCO RD  
SPRING HILL, FL 34610-0159  
United States

### Payment method

Mastercard ending in 4420

### Order Summary

Item(s) Subtotal:	\$17.98
Shipping & Handling:	\$0.00
Total before tax:	\$17.98
Estimated tax to be collected:	\$0.00
<b>Grand Total:</b>	<b>\$17.98</b>

### Arriving Sunday



5/16-18" Black Acorn Cap Nuts, Acorn Nut Stainless Steel 18-8(304), 10Pcs-Pack

Sold by: Sotoolstop

Supplied by: Other

\$7.99



MCMASKE 240PCS OD 6.3mm ID 4.2mm Nylon Round Unthreaded Spacers  
Standoffs Assortment Kit, Wall Plate spacers for m4 Screws, Clearance  
Spacers(White)

Sold by: MCMASKE

Supplied by: Other

\$9.99

*Repair Lounge  
Chairs*

## Order Details

Order placed June 20, 2025

Order # 112-3528430-4680253

### Ship to

Clubhouse Manager  
18955 ROCOCO RD  
SPRING HILL, FL 34610-0159  
United States

### Payment method

Mastercard ending in 4420

### Order Summary

Item(s) Subtotal:	\$28.97
Shipping & Handling:	\$2.99
Free Shipping:	-\$2.99
Total before tax:	\$28.97
Estimated tax to be collected:	\$0.00
<b>Grand Total:</b>	<b>\$28.97</b>

### Arriving tomorrow 10 AM – 3 PM



Plastic Oil Funnels for Automotive Use Set of 5, Large Flexible Fuel Funnel with Hose for Gas Transfer, Gasoline Funnels for Cars Boat Canning and Bottle

Sold by: KongNai

Supplied by: Other

\$8.99

*Drummers*

### Arriving tomorrow 10 AM – 3 PM



8 Sets Glvaner 5/16-18 x 3-1/2" Stainless Steel Hex Head Screws Bolts, Nuts, Flat & Lock Washers, 18-8 (304) Stainless Steel, Full Thread, Coarse Thread

Sold by: GVN Online

Supplied by: Other

\$9.99

*Repair Lounge  
Pool Chairs*

WELCOME TO  
4B SUNOCO

\*\*\*\*\*

SUNOCO  
17943 US 41  
SPRING HILL FL 34610

Description	Qty	Amount
MID1 CR #02	1.481G	5.26
SELF @ 3.549/ G		
Subtotal		5.26
<b>TOTAL</b>		<b>5.26</b>
CREDIT \$		5.26

*GPS for  
Parker Wash  
Project*

USD\$5.26  
\*\*\*\*\*4420  
Entry: Chip Read  
AppName: Mastercard  
AuthNet: MASTERC  
MODE: Issuer  
AID: A0000000041010  
Auth #: 021475  
Resp Code: 000  
Stan: 29134323779  
Invoice #: 117082  
Shift #: 1  
Store # \*\*\*\*\*

PIN Bypassed

THANK YOU  
PLEASE COME AGAIN  
DR#1 TRAN#9021499  
6/21/25 8:53:25 AM

WELCOME TO  
4B SUNOCO

\*\*\*\*\*

SUNOCO  
17943 US 41  
SPRING HILL FL 34610

Description	Qty	Amount
MID1 CR #02	1.481G	5.26
SELF @ 3.549/ G		
Subtotal		5.26
<b>TOTAL</b>		<b>5.26</b>
CREDIT \$		5.26

USD\$5.26  
\*\*\*\*\*4420  
Entry: Chip Read  
AppName: Mastercard  
AuthNet: MASTERC  
MODE: Issuer  
AID: A0000000041010  
Auth #: 021475  
Resp Code: 000  
Stan: 29134323779  
Invoice #: 117082  
Shift #: 1  
Store # \*\*\*\*\*

PIN Bypassed

THANK YOU  
PLEASE COME AGAIN  
DR#1 TRAN#9021499  
6/21/25 8:53:25 AM

Give us feedback @ survey.walmart.com  
Thank you! ID #:7VPPYW175MFL



WM Supercenter  
352-796-5996 Mgr. TBD  
7305 BROAD ST  
BROOKSVILLE FL 34601  
ST# 03526 OP# 001726 TE# 21 TR# 01433

# ITEMS SOLD 9  
TC# 6428 8614 7780 2483 7612



8.5X11 FRAME 044021107150	2.58 N
8.5X11 FRAME 044021107150	2.58 N
8.5X11 FRAME 044021107150	2.58 N
STORAGE BIN 893610647185	9.97 N
STORAGE BIN 893610647361	9.97 N
STORAGE BIN 893610647287	9.97 N
58Q STOR BOX 073149224880	6.73 N
58Q STOR BOX 073149224880	6.73 N
58Q STOR BOX 073149224880	6.73 N

SUBTOTAL 57.84  
TOTAL 57.84

MCARD TEND 57.84  
CHANGE DUE 0.00

MASTERCARD- 4420 I 1 APPR#023197  
57.84 TOTAL PURCHASE

REF # 517473301676

AID A0000000041010

TERMINAL # 55456717

\*No Signature Required

06/23/25 14:22:22



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06/23/25 14:22:26

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Thank you! ID #:7VPPYW175MFL



WM Supercenter  
352-796-5996 Mgr. TBD  
7305 BROAD ST  
BROOKSVILLE FL 34601  
ST# 03526 OP# 001726 TE# 21 TR# 01433

# ITEMS SOLD 9  
TC# 6428 8614 7780 2483 7612



8.5X11 FRAME 044021107150	2.58 N
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8.5X11 FRAME 044021107150	2.58 N
STORAGE BIN 893610647185	9.97 N
STORAGE BIN 893610647361	9.97 N
STORAGE BIN 893610647287	9.97 N
58Q STOR BOX 073149224880	6.73 N
58Q STOR BOX 073149224880	6.73 N
58Q STOR BOX 073149224880	6.73 N

SUBTOTAL 57.84  
TOTAL 57.84

MCARD TEND 57.84  
CHANGE DUE 0.00

MASTERCARD- 4420 I 1 APPR#023197  
57.84 TOTAL PURCHASE

REF # 517473301676

AID A0000000041010

TERMINAL # 55456717

\*No Signature Required

06/23/25 14:22:22



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ADOBE INC.  
345 Park Avenue  
San Jose CA 95110-2704  
United States  
Federal Tax ID: 77-0019522

ORIGINAL

#### Invoice Information

Invoice Number 3139862813  
Invoice Date 25-JUN-2025  
Payment Terms Credit Card  
Purchase Order AB01431403545CUS  
Order Number 7080833993  
Customer Number 1248814165  
Currency USD

#### Bill To

Evelyn Ocasio Lopez  
FL 33614-8390

# INVOICE

## Item Details

Service Term: 25-JUN-2025 to 24-JUL-2025

PRODUCT NUMBER	PRODUCT DESCRIPTION	QUANTITY UNIT	UNIT PRICE	NET AMOUNT	TAX RATE	TAXES	TOTAL
30000066	Acrobat Pro	1 EA	19.99	19.99	0.00%	0.00	19.99

## Invoice Total

NET AMOUNT (USD) 19.99  
TAXES (SEE DETAILS FOR RATES) 0.00

GRAND TOTAL (USD) 19.99

Comments:

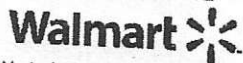
#### Billing Contact

<https://helpx.adobe.com/contact.html>

Thank you for your business!



Give us feedback @ survey.walmart.com  
Thank you! ID #:7VPQ42256L82



Neighborhood Market  
352-587-6950 Mgr. DONNA  
14344 SPRING HILL DR  
SPRING HILL FL 34609

ST# 06207 OP# 009010 TE# 10 TR# 02201

# ITEMS SOLD 5

TC# 5456 9329 5952 6331 3489



FUN POPS	071041203600 F	2.98 N
FUN POPS	071041203600 F	2.98 N
FUN POPS	071041203600 F	2.98 N
FUN POPS	071041203600 F	2.98 N
FUN POPS	071041203600 F	2.98 N

SUBTOTAL	14.90
TOTAL	14.90
MCARD TEND	14.90
CHANGE DUE	0.00

MASTERCARD- 4420 I 1 APPR#025265

14.90 TOTAL PURCHASE

REF # 517660005427

PAYMENT SERVICE - A

AID A0000000041010

TERMINAL # 21159957

\*No Signature Required

06/25/25 08:06:12

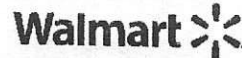


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Neighborhood Market  
352-587-6950 Mgr. DONNA  
14344 SPRING HILL DR  
SPRING HILL FL 34609

ST# 06207 OP# 009010 TE# 10 TR# 02201

# ITEMS SOLD 5

TC# 5456 9329 5952 6331 3489



FUN POPS	071041203600 F	2.98 N
FUN POPS	071041203600 F	2.98 N
FUN POPS	071041203600 F	2.98 N
FUN POPS	071041203600 F	2.98 N
FUN POPS	071041203600 F	2.98 N

SUBTOTAL	14.90
TOTAL	14.90
MCARD TEND	14.90
CHANGE DUE	0.00

MASTERCARD- 4420 I 1 APPR#025265

14.90 TOTAL PURCHASE

REF # 517660005427

PAYMENT SERVICE - A

AID A0000000041010

TERMINAL # 21159957

\*No Signature Required

06/25/25 08:06:12



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06/25/25 08:06:18

*Wednesday  
Popsicle*

## Details for Order #112-2306031-4843409

[Print this page for your records.](#)

Order Placed: June 26, 2025

Amazon.com order number: 112-2306031-4843409

Order Total: \$34.94

Not Yet Shipped

## Items Ordered

1 of: 6 Pack Universal Spray Bottle Replacement Nozzle, Mist & Stream Trigger Sprayer for 16oz 24oz 32oz Bottles, Heavy Duty Mister Head Part w/ 10.2 Inch Tube for Cleaning Solutions, Car Detailing **Price** \$12.99

Sold by: Uineko (seller profile)

Supplied by: Other

Condition: New

2 of: 11-inch Black Zip Ties Heavy Duty UV Resistant Nylon Cable Ties, 50lb Tensile Strength, 100-Pack - Durable Wire Ties, Heavy Duty Tie Straps Indoor and Outdoor Cable Management Solution by ARMOUR TIES **Price** \$6.98

Sold by: Windy City Supply (seller profile)

Supplied by: Other

Condition: New

1 of: BCP Fasteners 100 Qty 5/16" x 3/4" OD Flat Finish Washers - Stainless Steel (304) 18-8 / A2 SAE (BCP670) **Price** \$7.99

Sold by: BC Precision (seller profile)

Supplied by: Other

Condition: New

## Shipping Address:

Clubhouse Manager  
18955 ROCOCO RD  
SPRING HILL, FL 34610-0159  
United States

## Shipping Speed:

FREE Prime Delivery

## Payment information

## Payment Method:

Mastercard ending in 4420

## Billing address

Clubhouse Manager  
18955 ROCOCO RD  
SPRING HILL, FL 34610-0159  
United States

Item(s) Subtotal:	\$34.94
Shipping & Handling:	\$0.00
-----	
Total before tax:	\$34.94
Estimated tax to be collected:	\$0.00
-----	
<b>Grand Total:</b>	<b>\$34.94</b>

To view the status of your order, return to [Order Summary](#).



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Thank you! ID #:7VPQC7256P0Q

**Walmart** \*

Neighborhood Market  
352-587-6950 Mgr: DONNA  
14344 SPRINGHILL DR.  
Springhill, FL 34609

ST# 06207 DP# 002907 TE# 04 TR# 04856  
# ITEMS SOLD 8  
TC# 2177 7401 9650 4056 6267



BANDAGES	038137004833H	3.77 0
EQ SS 20CT	068113100673H	1.98 0
ES TY TAB 24	030045049925H	4.47 0
FUN POPS	007104120360 F	2.98 0
FUN POPS	007104120360 F	2.98 0
FUN POPS	007104120360 F	2.98 0
FUN POPS	007104120360 F	2.98 0
7LB BAG ICE	000000003207KF	2.33 0
SUBTOTAL		24.47
TOTAL		24.47
MCARD TEND		24.47

Mastercard \*\*\*\*\* 4420 I 1  
APPROVAL # 027975  
REF # U390sr229382  
AID A0000000041010  
AAC 68F40CA1A0DA56BB  
TERMINAL # 51067097  
\*NO SIGNATURE REQUIRED

06/27/25 07:40:47  
CHANGE DUE 0.00

\*\*\*CUSTOMER COPY\*\*\*



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**Walmart** \*

Neighborhood Market  
352-587-6950 Mgr: DONNA  
14344 SPRINGHILL DR.  
Springhill, FL 34609

ST# 06207 DP# 002907 TE# 04 TR# 04856  
# ITEMS SOLD 8  
TC# 2177 7401 9650 4056 6267



BANDAGES	038137004833H	3.77 0
EQ SS 20CT	068113100673H	1.98 0
ES TY TAB 24	030045049925H	4.47 0
FUN POPS	007104120360 F	2.98 0
FUN POPS	007104120360 F	2.98 0
FUN POPS	007104120360 F	2.98 0
FUN POPS	007104120360 F	2.98 0
7LB BAG ICE	000000003207KF	2.33 0
SUBTOTAL		24.47
TOTAL		24.47
MCARD TEND		24.47

Mastercard \*\*\*\*\* 4420 I 1  
APPROVAL # 027975  
REF # U390sr229382  
AID A0000000041010  
AAC 68F40CA1A0DA56BB  
TERMINAL # 51067097  
\*NO SIGNATURE REQUIRED

06/27/25 07:40:47  
CHANGE DUE 0.00

\*\*\*CUSTOMER COPY\*\*\*



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06/27/25 N 07:40:57

Deliver to Clubhouse  
Spring Hill 34610

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Account & Lists ▾ Returns  
& Orders

0

All

Rufus

Amazon Haul

Same-Day Delivery

Medical Care ▾

Saks

Customer Service

Buy Again

Prime Day is July 8-11

Your Account ▾ Your Orders ▾ Order Details

## Order Details

Order placed June 27, 2025

Order # 112-4218254-2933015


[View invoice](#)

### Shipping Address

Clubhouse Manager  
18955 ROCOCO RD  
SPRING HILL, FL 34610-0159  
United States

[Change](#)

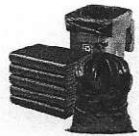
### Payment method

 Mastercard ending in 4420

### Order Summary

Item(s) Subtotal:	\$34.97
Shipping & Handling:	\$0.00
Total before tax:	\$34.97
Estimated tax to be collected:	\$0.00
<b>Grand Total:</b>	<b>\$34.97</b>

### Arriving tomorrow



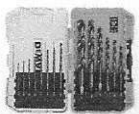
65 Gallon Trash Bags 1.8 Mil -50"x55" Pack of 50 Thick Large Heavy Duty Multi-Use Garbage Bags Extra Large Strong Trash Can Liners for Office, Picnic, Kitchen, Bulk Bags (65 Gallon 50 Count)

Sold by: YYaaloa

Supplied by: Other

\$24.99

[Buy it again](#)



DEWALT Drill Bit Set, 14-Piece, 135 Degree Split Point, For Plastic, Wood and Metal (DWA1184)

Sold by: Amazon.com

Supplied by: Other

\$9.98

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Page 1 of 9



Motion-Activated Lawn Watering System – Automatic Sprinkler with Built-in Animal Repellent – Waters Your Garden and Keeps Pests Away TR-803

412

-10% **\$53<sup>45</sup>**

Typical: \$59.09

Temporarily out of stock.

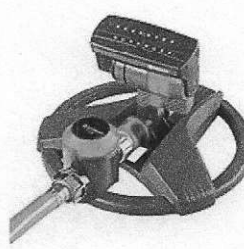


Yardeen Outdoor Repellent for Yard Motion Activated with Solar Panel Water Spray Garden Sprinkler...

315

**\$49<sup>99</sup>**

Get it as soon as **Thursday, Jul 3**



Gardena (69-84BZMX) ZoomMaxx Adjustable Sprinkler with Built in Timer Weighted Base f...

1,525

3K+ viewed in past month

**\$61<sup>11</sup>**

AM

**Overnight by 11:00**



Orbit Lawn Watering Impact Sprinkler on Tripod Base

14,634

20K+ viewed in past month

**\$34<sup>92</sup>**

AM

**Overnight by 11:00**

**Withlacoochee River Electric Services**  
**for Talavera CDD**

Period Covered: 05/02/25 - 06/03/25 Auto Draft

Bill Date: 06/26/25

**RECEIVED**  
06/16/25

<b>Account #</b>	<b>Amount</b>	<b>Due Date</b>	<b>Service Address</b>	<b>GL Code</b>	<b>Object Code</b>
1707187	\$ 62.21	6/26/2025	12581 US Hwy 41-Spot Lights	53100	4307
1707189	\$ 8,120.66	6/26/2025	12581 US Hwy 41- Street Lights	53100	4307
1707190	\$ 1,181.68	6/26/2025	18955 Rococo Rd-Cabana	53100	4301
1707191	\$ 311.19	6/26/2025	18935 Rococo Rd-Ir Well	53100	4301
1707192	\$ 47.06	6/26/2025	18955 Rococo Rd-Mail	53100	4301
<b>Total Auto Pay</b>			<b>\$ 9,722.80</b>		

**Electric Summary 03/24**

53100-4301	\$ 1,539.93
53100-4307	\$ 8,182.87
	<u><b>\$ 9,722.80</b></u>

**WITHLACOOCHIEE RIVER ELECTRIC  
COOPERATIVE, INC.**

Your Touchstone Energy® Cooperative  
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1707187** Cycle **04**  
Meter Number **71994262**  
Customer Number **10469497**  
Customer Name **TALAVERA COMM DEV DIST**

Bill Date **06/06/2025**  
Amount Due **62.21**  
Current Charges Due **06/26/2025**

District Office Serving You  
Bayonet Point

Service Address **12581 US HIGHWAY 41**  
Service Description **SPTLGT**  
Service Classification **General Service Non-Demand**

See Reverse Side For More Information

**ELECTRIC SERVICE**

From	To	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/02	06/03	26261	26466				205

**Comparative Usage Information**

Period	Days	Average kWh Per Day
Jun 2025	32	6
May 2025	30	7
Jun 2024	33	4

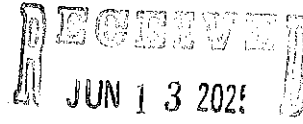
**BILLS ARE DUE  
WHEN RENDERED**  
A 1.5 percent, but not  
less than \$5, late charge  
will apply to unpaid  
balances as of 5:00 p.m.  
on the due date shown  
on this bill.



1 0 4 6 9 4 9 7

You have 24-hour access to manage your  
account on-line through Smarthub at  
[www.wrec.net](http://www.wrec.net). If you would like to make a  
payment using your credit card, please call  
855-938-3431. This number is WREC's  
Secure Pay-By-Phone system.

Previous Balance  
Payment  
Balance Forward



61.68  
61.68CR  
0.00

Customer Charge  
Energy Charge 205 KWH @ 0.06090  
Fuel Adjustment 205 KWH @ 0.04400  
FL Gross Receipts Tax

BY: .....  
39.16  
12.48  
9.02  
1.55

Total Current Charges  
Total Due

E.F.T.

62.21  
62.21

DO NOT PAY

Total amount will be electronically transferred on or after 06/20/2025.

**WITHLACOOCHIEE RIVER ELECTRIC  
COOPERATIVE, INC.**

Your Touchstone Energy® Cooperative  
P.O. Box 278 • Dade City, Florida 33526-0278

Please Detach and Return This Portion With  
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 06/06/2025

Use above space for address change ONLY.

District: BP04

1707187 BP04  
TALAVERA COMM DEV DIST  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390



Electronic Funds Transfer on or after 06/20/2025  
**TOTAL CHARGES DUE 62.21**  
**DO NOT PAY**

000170718700000622100000622109

**WITHLACOOCHEE RIVER ELECTRIC  
COOPERATIVE, INC.**

Your Touchstone Energy® Cooperative  
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1707189** Cycle **04**  
Meter Number  
Customer Number **10469497**  
Customer Name **TALavera COMM DEV DIST**

Bill Date **06/06/2025**  
Amount Due **8,120.66**  
Current Charges Due **06/26/2025**

District Office Serving You  
Bayonet Point

Service Address **PUBLIC LIGHTING**  
Service Classification **Public Lighting**

See Reverse Side For More Information

**ELECTRIC SERVICE**

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				

**Comparative Usage Information**

Period	Days	Average kWh Per Day
--------	------	---------------------

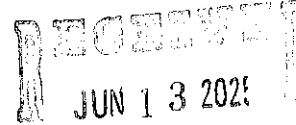
**BILLS ARE DUE WHEN RENDERED**  
A 1.5 percent, but not less than \$5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.



1 0 4 6 9 4 9 7

You have 24-hour access to manage your account on-line through Smarthub at [www.wrec.net](http://www.wrec.net). If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

Previous Balance  
Payment  
Balance Forward



8,120.66  
8,120.66CR  
0.00

Light Energy Charge	120.10
Light Support Charge	238.99
Light Maintenance Charge	1,995.59
Light Fixture Charge	2,449.56
Light Fuel Adj 9,766 KWH @ 0.04400	429.71
Poles (QTY 273)	2,866.50
FL Gross Receipts Tax	20.21

Total Current Charges	8,120.66
Total Due	8,120.66

E.F.T.

Lights/Poles	Type/Qty	Type/Qty	Type/Qty	Type/Qty
	212 169	306 71	456 33	960 273

**DO NOT PAY**

Total amount will be electronically transferred on or after 06/20/2025.

**WITHLACOOCHEE RIVER ELECTRIC  
COOPERATIVE, INC.**

Your Touchstone Energy® Cooperative  
P.O. Box 278 • Dade City, Florida 33526-0278

Please Detach and Return This Portion With  
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

**Bill Date: 06/06/2025**

Use above space for address change ONLY.

District: BP04

1707189 BP04  
TALavera COMM DEV DIST  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

Electronic Funds Transfer on or after	06/20/2025
<b>TOTAL CHARGES DUE</b>	<b>8,120.66</b>
<b>DO NOT PAY</b>	

000170718900081206600081206605

**WITHLACOOCHEE RIVER ELECTRIC  
COOPERATIVE, INC.**

Your Touchstone Energy® Cooperative  
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1707190** Cycle **04**  
Meter Number **59444905**  
Customer Number **10469497**  
Customer Name **TALAVERA COMM DEV DIST**

Bill Date **06/06/2025**  
Amount Due **1,181.68**  
Current Charges Due **06/26/2025**

District Office Serving You  
Bayonet Point

Service Address **18955 ROCOCO RD**  
Service Classification **General Service Non-Demand**

See Reverse Side For More Information

**ELECTRIC SERVICE**

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/02	51405	06/03	62015		19.74	20	10610

**Comparative Usage Information**

Period	Days	Average kWh Per Day
Jun 2025	32	332
May 2025	30	163
Jun 2024	33	418

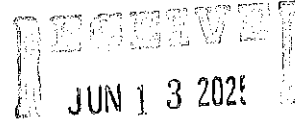
**BILLS ARE DUE  
WHEN RENDERED**  
A 1.5 percent, but not  
less than \$5, late charge  
will apply to unpaid  
balances as of 5:00 p.m.  
on the due date shown  
on this bill.



1 0 4 6 9 4 9 7

You have 24-hour access to manage your  
account on-line through Smarthub at  
[www.wrec.net](http://www.wrec.net). If you would like to make a  
payment using your credit card, please call  
855-938-3431. This number is WREC's  
Secure Pay-By-Phone system.

Previous Balance  
Payment  
Balance Forward



566.59  
566.59CR  
0.00

Customer Charge **39.16**  
Energy Charge 10,610 KWH @ 0.06090 **646.15**  
Fuel Adjustment 10,610 KWH @ 0.04400 **466.84**  
FL Gross Receipts Tax **29.53**

Total Current Charges **1,181.68**  
Total Due **E.F.T. 1,181.68**

**DO NOT PAY**

Total amount will be electronically transferred on or after 06/20/2025.

**WITHLACOOCHEE RIVER ELECTRIC  
COOPERATIVE, INC.**

Your Touchstone Energy® Cooperative  
P.O. Box 278 • Dade City, Florida 33526-0278

Please Detach and Return This Portion With  
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

**Bill Date: 06/06/2025**

Use above space for address change ONLY.

District: BP04

**1707190** **BP04**  
TALAVERA COMM DEV DIST  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

Electronic Funds Transfer on or after **06/20/2025**  
**TOTAL CHARGES DUE 1,181.68**  
**DO NOT PAY**

000170719000011816800011816809

**WITHLACOOCHEE RIVER ELECTRIC  
COOPERATIVE, INC.**

Your Touchstone Energy® Cooperative  
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1707191** Cycle **04**  
Meter Number **54541262**  
Customer Number **10469497**  
Customer Name **TALAVERA COMM DEV DIST**

Bill Date **06/06/2025**  
Amount Due **311.19**  
Current Charges Due **06/26/2025**

District Office Serving You  
Bayonet Point

Service Address **18935 ROCOCO RD**  
Service Description **IRWELL**  
Service Classification **General Service Non-Demand**

See Reverse Side For More Information

**ELECTRIC SERVICE**

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/02	93516	06/03	96035				2519

**Comparative Usage Information**

Period	Days	Average kWh Per Day
Jun 2025	32	79
May 2025	30	58
Jun 2024	33	56

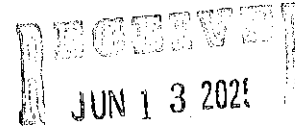
**BILLS ARE DUE  
WHEN RENDERED**  
A 1.5 percent, but not  
less than \$5, late charge  
will apply to unpaid  
balances as of 5:00 p.m.  
on the due date shown  
on this bill.



1 0 4 6 9 4 9 7

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855-938-3431. This number is WREC's  
Secure Pay-By-Phone system.

Previous Balance **227.91**  
Payment  
Balance Forward **0.00**



Customer Charge **39.16**  
Energy Charge 2,519 KWH @ 0.06090..... **153.41**  
Fuel Adjustment 2,519 KWH @ 0.04400 **110.84**  
FL Gross Receipts Tax **7.78**

Total Current Charges **311.19**  
Total Due **311.19** E.F.T.

**DO NOT PAY**

Total amount will be electronically transferred on or after 06/20/2025.

**WITHLACOOCHEE RIVER ELECTRIC  
COOPERATIVE, INC.**

Your Touchstone Energy® Cooperative  
P.O. Box 278 • Dade City, Florida 33526-0278

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See Reverse Side For Mailing Instructions

**Bill Date: 06/06/2025**

District: BP04

Use above space for address change ONLY.

**1707191** **BP04**  
TALAVERA COMM DEV DIST  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

Electronic Funds Transfer on or after <b>06/20/2025</b>
<b>TOTAL CHARGES DUE 311.19</b>
<b>DO NOT PAY</b>

000170719100003111900003111902



**WITHLACOOCHEE RIVER ELECTRIC  
COOPERATIVE, INC.**

Your Touchstone Energy® Cooperative  
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1707192** Cycle **04**  
Meter Number **73673266**  
Customer Number **10469497**  
Customer Name **TALavera COMM DEV DIST**

Bill Date **06/06/2025**  
Amount Due **47.06**  
Current Charges Due **06/26/2025**

District Office Serving You  
Bayonet Point

See Reverse Side For More Information

Service Address **18955 ROCOCO RD**  
Service Description **MAIL**  
Service Classification **General Service Non-Demand**

**ELECTRIC SERVICE**

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/02	10978	06/03	11042				64

**Comparative Usage Information**  
Average kWh

Period	Days	Per Day
Jun 2025	32	2
May 2025	30	2
Jun 2024	33	2

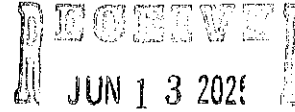
**BILLS ARE DUE  
WHEN RENDERED**  
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less than \$5, late charge  
will apply to unpaid  
balances as of 5:00 p.m.  
on the due date shown  
on this bill.



1 0 4 6 9 4 9 7

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payment using your credit card, please call  
855-938-3431. This number is WREC's  
Secure Pay-By-Phone system.

Previous Balance  
Payment  
Balance Forward



46.72  
46.72CR  
0.00

Customer Charge  
Energy Charge 64 KWH @ 0.06090  
Fuel Adjustment 64 KWH @ 0.04400  
FL Gross Receipts Tax

BY: .....  
39.16  
3.90  
2.82  
1.18

Total Current Charges  
Total Due

E.F.T.  
47.06  
47.06

**DO NOT PAY**

Total amount will be electronically transferred on or after 06/20/2025.

**WITHLACOOCHEE RIVER ELECTRIC  
COOPERATIVE, INC.**

Your Touchstone Energy® Cooperative  
P.O. Box 278 • Dade City, Florida 33526-0278

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Bill Date: 06/06/2025

Use above space for address change ONLY.

District: BP04



1707192  
TALavera COMM DEV DIST  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

Electronic Funds Transfer on or after 06/20/2025  
**TOTAL CHARGES DUE 47.06**  
**DO NOT PAY**

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