Rizzetta & Company

Talavera
Community Development District

Board of Supervisors
Regular Meeting
October 15, 2025

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

www.talaveracdd.org

TALAVERA
COMMUNITY DEVELOPMENT DISTRICT

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

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

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

October 7, 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, October 15, 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
   ii. Consideration of Proposals to Pressure Wash Talavera Parkway Curbs .... Tab 4

D. District Engineer

E. District Counsel

F. District Manager
   i. Review of the District Manager’s Report .... Tab 5
   ii. Discussion of Adding Mosquito Fish to the Ponds

4. BUSINESS ITEMS

A. Consideration of Sixth Addendum to the Contract for Professional Amenity Services .... Tab 6

5. BUSINESS ADMISTRATION

A. Consideration of Minutes of the Board of Supervisors’ Regular Meeting held on September 17, 2025 .... Tab 7

B. Consideration of Operation & Maintenance Expenditures for August 2025 .... Tab 8

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.

Sincerely,
Sean Craft
Sean Craft
District Manager

Tab 1

Talavara CDD Landscape Report 10/6/25

Maintenance: Things are growing sloooowly now! Pond mowing will be reduced to every other week in most areas to alleviate potential erosion issues, especially when the dry season starts. This will also allow some natural seed pod growth to strengthen/thicken the grass. Conservation cut backs will begin in a sequenced pattern throughout the winter season. High focal areas will be addressed on a regular basis to keep conservation areas cut back for a neat appearance. Outlying areas will be addressed after initial cutback on an as need basis.

Irrigation: Irrigation system is still functioning as it should. No major issues. On request from on-site community manager Evelyn Ocasio Lopez, a tech was sent up to flag heads/valves/etc.. alongside the clubhouse and playground area to hopefully limit damage to the irrigation system from the construction at the playground.

We have started to change out the original " black pipe" irrigation lines in the island tips and replacing with regular drip lines and misters for a more esthetic appeal. Drip line is also more efficient and easier to hide.

Fertilization: Fertilization treatment for this month will be turf fertilizer with broad leaf post emergent. This is scheduled for the week of 10/20/25.

Flowers: Flowers will have been installed by meeting date…scheduled for 10/7/25.

<u>Landscape:</u> The dead tree proposed for removal and replacement along the Parkway has been removed. Upon Board request, no replacement tree has been installed. There was no charge to the community for the removal of the tree.

The proposal for two viburnum plants along the north side of the parkway has been modified to include a singular plant. This has been installed.

Pond FPC7- I have reached out to Jason Diogo from Solitude to meet him on site to see what plan we can come up with for access to the pond. As of time of report, I have not heard back for a confirmed date. Will update at meeting if a day/time is scheduled.

Respectfully submitted,

Dave Doreo

Tab 2

Talavera CDD

Waterway Inspection Report

Reason for Inspection: Monthly required

Inspection Date: 2025-10-01

Prepared for:

Sean Craft
Rizzetta & Company

Prepared by:

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

TABLE OF CONTENTS

Site: 260

Comments:

Normal growth observed

A small amount of algae has started growing around the perimeter of the pond. An algaecide application will be best for control.

Action Required:

Routine maintenance next visit

Target:

Sub-surface algae

Site: 270

Comments:

Site looks good

Last months algaecide application did a great job of clearing away the algae. No issues to note at this time.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 280

Comments:

Site looks good

A little submersed algae is starting to form along the perimeter of the pond again. The water flow structure is doing great.

Action Required:

Routine maintenance next visit

Target:

Sub-surface algae

Site: 290

Comments:

Site looks good

The herbicide application to the shoreline grasses did a great job of clearing them anway and no other issues to note at this time.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 300

Comments:

Normal growth observed

An herbicide application will be needed for the weeds that are starting to grow in between the beneficial plants.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

Site: 310A

Comments:

Site looks good

Site is completely dry and the water flow structure is clear from any debris.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 310B

Comments:

Site looks good

Site is dry and a herbicide application was recently done for the weeds growing out of the water flow structure.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 320

Comments:

Site looks good

Site looks good and we will continue an herbicide application to get rid of any new cattails that are starting to grow.

Action Required:

Routine maintenance next visit

Target:

Cattails

Site: 330

Comments:

Normal growth observed

Water levels have dropped and an herbicide application will be needed for the new shoreline weeds that are starting to grow.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

Site: 340

Comments:

Site looks good

Site is completely dry with no issues to note at this time.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 350

Comments:

Site looks good

The previous submersed weed application did a great job of clearing away the weeds under the water. We will continue to monitor this site for submersed

Action Required:

Routine maintenance next visit

Target:

Submersed vegetation

Site: SPW1

Comments:

Normal growth observed

Water levels are very low which is causing some algae growth. The culverts under the road are clear from all debris.

Action Required:

Routine maintenance next visit

Target:

Surface algae

Site: FPC1

Comments:

Normal growth observed

An herbicide application will be needed to push back the cattails that are continuing to grow and spread.

Action Required:

Routine maintenance next visit

Target:

Cattails

Site: FPC2

Comments:

Normal growth observed

Some shoreline weeds will need an herbicide application. The site will also need a submersed weed application.

Action Required:

Routine maintenance next visit

Target:

Submersed vegetation

Site: FPC3

Comments:

Site looks good

The algaecide application that was done last month has cleared away the surface algae. A follow-up application will be best for control.

Action Required:

Routine maintenance next visit

Target:

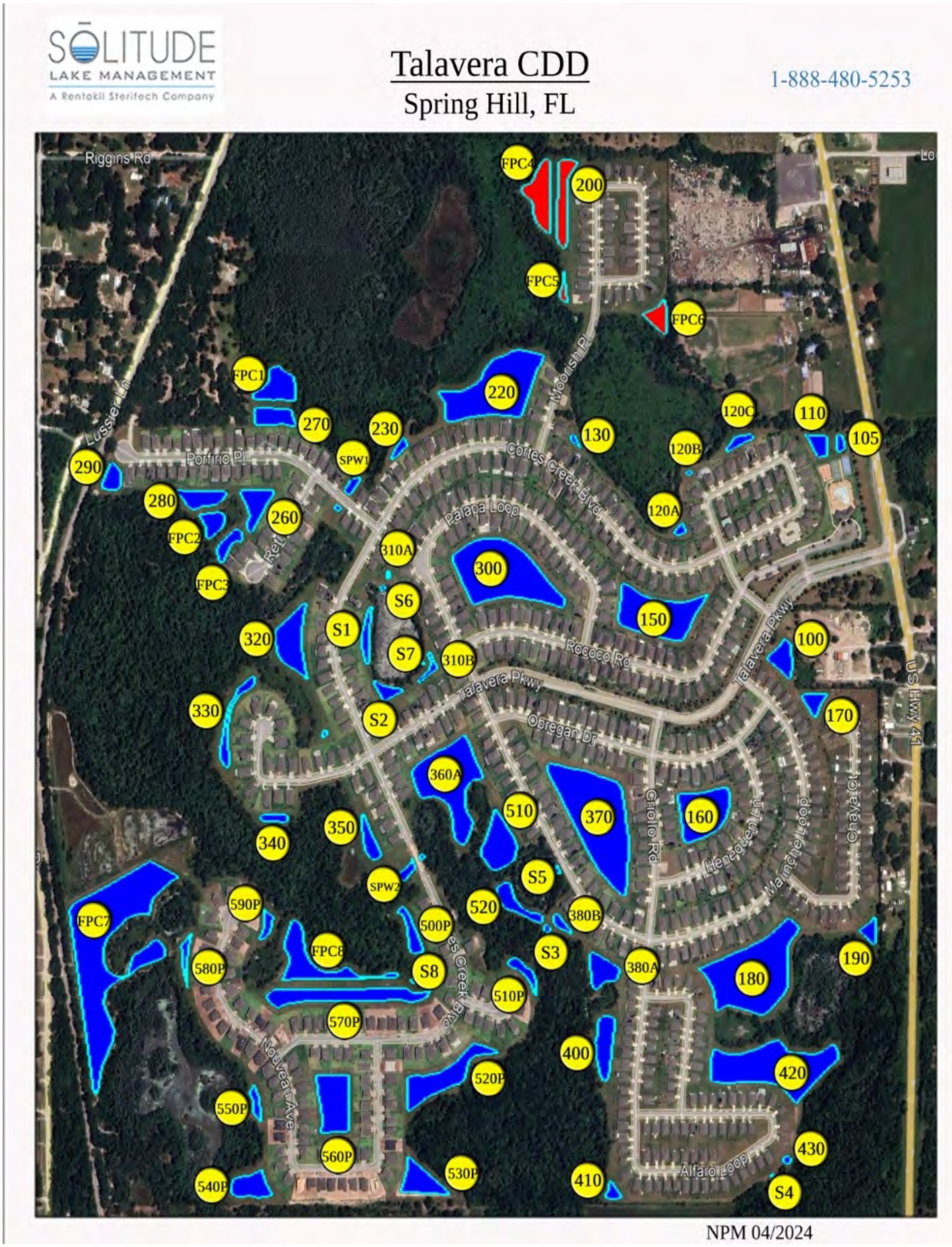
Sub-surface algae

Management Summary

Water levels are lower this month and sub surface algae is mostly what we have been seeing in all of the ponds. An algaecide application will be needed for best control. It is important to target this algae growth before it starts to grow and rise to the surface of the pond. Some of the smaller sites are now completely dry and we will focus on the water flow structures to make sure nothing is impeding the flow of water. Cattails and any other weeds starting to grow on the shorelines will be our main focus this month. An herbicide application will keep it in control.

Thank You For Choosing SOLitude Lake Management.

Site	Comments	Target	Action Required
260	Normal growth observed	Sub-surface algae	Routine maintenance next visit
270	Site looks good	Species non-specific	Routine maintenance next visit
280	Site looks good	Sub-surface algae	Routine maintenance next visit
290	Site looks good	Species non-specific	Routine maintenance next visit
300	Normal growth observed	Shoreline weeds	Routine maintenance next visit
310A	Site looks good	Species non-specific	Routine maintenance next visit
310B	Site looks good	Species non-specific	Routine maintenance next visit
320	Site looks good	Cattails	Routine maintenance next visit
330	Normal growth observed	Shoreline weeds	Routine maintenance next visit
340	Site looks good	Species non-specific	Routine maintenance next visit
350	Site looks good	Submersed vegetation	Routine maintenance next visit
SPW1	Normal growth observed	Surface algae	Routine maintenance next visit
FPC1	Normal growth observed	Cattails	Routine maintenance next visit
FPC2	Normal growth observed	Submersed vegetation	Routine maintenance next visit
FPC3	Site looks good	Sub-surface algae	Routine maintenance next visit


SOLITUDE
LAKE MANAGEMENT
A Rentokil Steritech Company
Talavera CDD
Spring Hill, FL
1-888-480-5253
Riggins Rd
Lussier Ln
Porfirio Pl
Moorish Pl
Cortes Creek Blvd
Palapa Loop
Rococo Rd
Talavera Pkwy
Obregan Dr
Criollo Rd
Henequen Ln
Mariache Loop
Chaya Ct
Nouveau Ave
Alfaro Loop
US Hwy 41
FPC4
200
FPC5
FPC6
FPC1
220
270
230
130
120C
110
105
120B
290
SPW1
280
260
120A
FPC2
310A
300
FPC3
S6
150
320
S1
100
S7
310B
330
S2
170
360A
510
370
160
350
340
S5
SPW2
590P
520
380B
FPC7
500P
FPC8
S3
190
580P
S8
380A
180
510P
570P
400
420
520P
550P
560P
430
530P
410
540P
S4
NPM 04/2024

Tab 3

TALAVERA

Monthly Operations Report Sept 17, 2025 - (Sept. 17, 2025 to Oct 15, 2025)

Talavera Community Development District (CDD)
18955 Rococo Road, Spring Hill, Fl 34610
Phone: 813.536.0019, Email: 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 9-17-2025 1212 Fobs y/o access & updating the Residents Information Form
End of the month Reports, Debit, Square, Monthly Operations Reports & Extra Duty Monthly Report.

Other Jobs Done by Staff

1. Power Wash Mail Kiosk area along the side walks all the way to the clubhouse -
2. Changed all the Photo Sensors for the exterior lights at the clubhouse
3. Monuments North & South permanent lights repaired.
4. Ceiling Fans cleaned
5. Creative Shade Solution - Scheduled to start Installed Sailing Shades on October 6th. , job to be accomplished within one week.
6. Radar September Report -Exhibit A
7. Radar August Report - Exhibit B

Status of Approved Items on CDD Meeting of September 17, 2025

1. Called Hernando County Sheriff's Office- Talavera does not belong to their county.
2. I did buy the "No Firearms on The Premises" - Installed by my staff at the entrances of the clubhouse.

Nothing For Approval

CALENDAR UPCOMING EVENTS, MEETING & FOOD TRUCKS

November 2025

SUN	MON	TUE	WED	THU	FRI	SAT
						1 Food Truck 5-8pm
2	3	4 Arts & Crafts 10-1pm Spirit Meeting 6:30-9:30pm	5 Cookie Day 12-4pm	6	7 Food Truck 5-8pm	8 vendor Fair & Pumpking Patch 2-5pm
9	10	11 Arts & Crafts 10-1pm Veterans Coffee 9:30-1pm Men of Valor 6:45-9:45pm	12 Cookie Day 12-4pm	13	14 Dot Mandala Ornament 3:30pm	15 Family Paint/Joe 11:30am Food Truck 5-8pm
16 Private Party 11:45-4:45 pm	17	18 Arts & Crafts 10-1pm HOA Meeting 6-8pm	19 Cookie Day 12-4pm CDD Meeting 6-8pm	20	21 Food Truck 5-8pm	22 Kids Craft Ornament for Talavera Christmas Tree 1-3pm
23 / 30	24	25	26 Cookie Day 12-4pm	27 Thanksgiving Office closed Turkey Trot Spirit Event	28 Thanksgiving Office closed	29 Private Party 11:45-4:45pm Food Truck 5-8pm

EXHIBIT A

Master Data Report

STREETSMART© radarsign. MAKING ROADS SAFER

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
Sep 1	1030	202	20%	51	9	0	3:45p	124	28	5	35	24.5
Sep 2	1282	197	15%	50	7	0	5:30p	134	21	1	35	24
Sep 3	1325	192	15%	35	4	3	4:15p	114	15	3	34	23.8
Sep 4	1323	197	15%	34	5	0	1:45p	118	16	2	34	24
Sep 5	1339	219	16%	50	9	1	1:15p	142	21	2	35	24.2
Sep 6	1208	232	19%	51	6	1	5:30p	129	23	3	35	23.7
Sep 7	1019	212	21%	38	5	2	4:45p	124	14	4	35	24.8
Sep 8	1288	177	14%	21	1	0	5:30p	96	9	0	34	23.9
Sep 9	1300	191	15%	35	7	1	6:00p	117	14	2	34	23.5
Sep 10	1293	195	15%	32	3	0	12:15a	111	13	1	34	23.8
Sep 11	1276	208	16%	33	2	0	3:30p	113	12	2	34	24.2
Sep 12	1320	199	15%	38	2	0	3:30p, 4:15p	124	11	0	34	24.2
Sep 13	1337	219	16%	44	2	0	5:00p	118	16	0	34	23.5
Sep 14	1104	182	17%	40	2	1	4:45p	125	12	3	35	24.3
Sep 15	1318	211	16%	43	5	1	3:00p	129	17	3	34	24
Sep 17	1300	193	15%	29	3	0	2:45p	113	12	0	34	23.9
Sep 18	1329	186	14%	33	5	1	2:45p	115	12	1	34	24.1
Sep 19	1324	212	16%	33	4	0	3:30p	129	16	0	35	24.3
Sep 20	1313	216	17%	51	8	3	5:30p	129	21	3	34	24.1
Sep 21	1072	220	21%	41	5	0	7:45p	131	25	3	35	24.9
Sep 22	1204	142	12%	26	5	1	1:30p, 5:30p	82	13	2	33	24.2
Sep 23	1270	187	15%	26	1	0	5:15p	89	8	0	34	24.4
Sep 24	1294	197	15%	38	7	2	10:30p	114	18	5	34	24.2
Sep 25	1260	206	16%	35	3	0	7:00p	107	14	0	34	24.7
Sep 26	1339	173	13%	28	3	0	3:30p, 5:00p	98	7	1	34	24.1
Sep 27	1359	229	17%	54	7	1	4:30p	139	27	2	34	24.1
Sep 28	1067	217	20%	61	7	0	3:15p	147	30	2	35	25.4
Sep 29	1215	189	16%	29	2	1	4:45p	98	8	1	34	24.4
Sep 30	1282	178	14%	37	3	0	3:30p	108	16	0	34	24.5

Printed 10/1/2025

EXHIBIT B

Master Data Report

STREETSMART© radarsign MAKING ROADS SAFER

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 % 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
Aug 1	1294	231	18%	49	5	0	1:45p	150	21	0	35	24.4
Aug 2	1200	236	20%	41	2	0	1:15p, 9:30p	133	16	0	35	24.5
Aug 3	1054	238	23%	51	6	0	2:45p	141	16	1	35	25.5
Aug 4	1138	279	25%	63	4	1	2:00p	144	20	3	35	25.6
Aug 5	1223	269	22%	58	7	0	1:30p	174	32	1	35	25.1
Aug 6	1206	220	18%	47	4	1	3:30p	125	10	1	35	24.1
Aug 7	1174	180	15%	44	7	0	12:15a	102	16	1	34	23.3
Aug 8	1226	212	17%	34	3	0	3:30p	110	11	0	34	24.4
Aug 9	1163	263	23%	52	8	3	7:45p	146	21	4	35	24.6
Aug 10	1080	219	20%	48	4	1	6:45p, 7:45p	139	16	1	35	24.6
Aug 11	1264	201	16%	41	2	0	2:00p	128	14	0	35	24.2
Aug 12	1262	203	16%	42	4	1	3:45p	129	17	1	34	24.3
Aug 13	1295	207	16%	28	4	0	1:30p, 3:30p	115	14	0	34	24
Aug 14	1320	217	16%	48	3	1	5:30p	142	17	1	34	24.1
Aug 15	1388	196	14%	28	5	1	5:30p	116	15	1	34	23.9
Aug 16	1236	222	18%	58	8	0	4:30p	142	22	1	35	24.7
Aug 17	1123	226	20%	53	6	0	4:45p	146	26	0	35	25
Aug 18	1224	215	18%	49	5	1	1:30p	143	27	1	35	24.3
Aug 19	1330	186	14%	34	6	1	5:30p	120	17	3	34	23.8
Aug 20	1302	171	13%	45	3	0	5:30p	110	12	0	34	23.7
Aug 21	1299	215	17%	41	4	1	1:00p	125	16	2	34	24.3
Aug 22	1329	188	14%	33	4	1	3:30p	126	14	1	34	23.7
Aug 23	1131	236	21%	51	6	0	8:45p	133	16	0	35	24.3
Aug 24	1017	230	23%	42	4	3	5:30p	119	17	5	35	24.7
Aug 25	1219	190	16%	35	4	1	5:30p	114	16	2	34	23.9
Aug 26	1286	198	15%	27	4	1	4:45p	110	11	1	34	24
Aug 27	1300	192	15%	44	5	1	4:30p	124	22	3	34	23.9
Aug 28	1348	199	15%	40	3	0	3:15p	129	16	1	34	24.2
Aug 29	1341	188	14%	39	3	1	5:30p	123	15	3	34	23.7
Aug 30	1285	224	17%	41	5	1	2:45p	137	20	2	35	24

Tab 4

Gladiator Pressure Cleaning
P.O. Box 26574
Tampa, FL 33623
Ph: 800-270-9411 - Fax: 813-607-6625
www.gladiatorpressurecleaning.com
service@gladiatorpc.com

@Gladiatorpc1 @Gladiatorpc

29 Years Pressure Cleaning Tampa Bay

Quote

Quote	Date
4983	9/25/2025

Billing Name / Address
Talavera CDD
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

Customer Phone	813-536-0019

Cleaning Location
Talavera CDD
18955 Rococo Road
Springhill, FL 34610

Item	Description	Qty	Rate	Total
Sidewalk and comm...	Pressure clean approximately 4250 linear feet of 5 foot wide CDD sidewalks along with all adjacent street gutter and storm drains along Talavera Pkwy. from the corner of Baragan Way to the beginning of Palapa Loop. Totaling approximately 21250 Square feet of sidewalk and street gutter. This consists of all sidewalk along Talavera not in front of a home.	21250	0.18	3,825.00
Cleaning Agents	Cleaning agents and chemicals may be used in the pressure cleaning process			
Water Source	Customer is responsible for providing a useable water source			

For questions or concerns please contact Steve McDonough at (813)-924-2256

Total $3,825.00

Terms and Conditions:
COMMERCIAL billing terms are NET 15 days unless stated otherwise.
RESIDENTIAL billing terms are: a) Paid at time of services are rendered or b) Paid in advance if resident is not at the property.
Quotes are good for 90 days. Customers must provide a suitable water source and make property available to clean.
Gladiator is a fully insured company and a Certificate of Insurance is available upon request.
Payments made by credit card over $500 incur a 4.5% processing fee.

Please return signed document via fax or email to accept "Terms and Conditions" above and to be place on our schedule. Thank you!

Signature ______________________ Date ______________________

Gladiator Pressure Cleaning
P.O. Box 26574
Tampa, FL 33623
Ph: 800-270-9411 - Fax: 813-607-6625
www.gladiatorpressurecleaning.com
service@gladiatorpc.com

@Gladiatorpc1 @Gladiatorpc

Quote

Quote	Date
4984	9/25/2025

Billing Name / Address
Talavera CDD
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

Customer Phone	813-536-0019

29 Years Pressure Cleaning Tampa Bay

Cleaning Location
Talavera CDD
18955 Rococo Road
Springhill, FL 34610

Item	Description	Qty	Rate	Total
Sidewalk and comm...	Pressure clean approximately 4250 linear feet of 5 foot wide CDD sidewalks along Talavera Pkwy. from the corner of Baragan Way to the beginning of Palapa Loop. Totaling approximately 21250 Square feet of sidewalk. This consists of all sidewalk along Talavera not in front of a home.	21250	0.12	2,550.00
Cleaning Agents	Cleaning agents and chemicals may be used in the pressure cleaning process			
Water Source	Customer is responsible for providing a useable water source			

For questions or concerns please contact Steve McDonough at (813)-924-2256

Total $2,550.00

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RESIDENTIAL billing terms are: a) Paid at time of services are rendered or b) Paid in advance if resident is not at the property.
Quotes are good for 90 days. Customers must provide a suitable water source and make property available to clean.
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Payments made by credit card over $500 incur a 4.5% processing fee.

Please return signed document via fax or email to accept "Terms and Conditions" above and to be place on our schedule. Thank you!

Signature ______________________ Date ______________________

Gladiator Pressure Cleaning

P.O. Box 26574
Tampa, FL 33623
Ph: (800) 270-9411 - Fax: (813) 607-6625
www.gladiatorpressurecleaning.com
service@gladiatorpc.com

Quote

Quote	4789
Date	1/17/2025

Billing Name / Address	
Talavera CDD 3434 Colwell Avenue, Suite 200 Tampa, FL 33614	
Customer Phone	813-536-0019

@Gladiatorpc1

@Gladiatorpc

Cleaning Location

Talavera CDD
18955 Rococo Road
Springhill, FL 34610

Item	Description	Qty	Rate	Total
Sidewalk and comm...	Pressure clean approximately 9550 linear feet of 5 foot wide CDD sidewalks along with all adjacent street gutter, storm drains, and islands throughout Community and as depicted on maps provided by CDD Representative. Totaling approximately 47750 Square feet of sidewalk and consisting of all CDD sidewalks in Community. The $.13 per square foot proposed includes all adjacent street gutter, storm drain, sidewalk aprons, and islands.	47750	0.13	6,207.50
Cleaning Agents	Cleaning agents and chemicals may be used in the pressure cleaning process			
Water Supplied	If no water source is available at the Clubhouse or elsewhere Gladiator will supply water to complete this project for $750		750.00	750.00

For questions or concerns please contact Steve McDonough at (813)-924-2256

Total $6,957.50

Terms and Conditions:
COMMERCIAL billing terms are NET 15 days unless stated otherwise.
RESIDENTIAL billing terms are: a) Paid at time of services are rendered or b) Paid in advance if resident is not at the property.
Quotes are good for 90 days. Customers must provide a suitable water source and make property available to clean.
Gladiator is a fully insured company and a Certificate of Insurance is available upon request.
Payments made by credit card over $500 incur a 4.5% processing fee.

Please return signed document via fax or email to accept "Terms and Conditions" above and to be place on our schedule. Thank you!

Signature ______________________ Date ______________________

Gladiator Pressure Cleaning

P.O. Box 26574
Tampa, FL 33623
Ph: (800) 270-9411 - Fax: (813) 607-6625
www.gladiatorpressurecleaning.com
service@gladiatorpc.com

Quote

Quote	Date
4789	1/17/2025

@Gladiatorpc1

@Gladiatorpc

ACCREDITED BUSINESS A+

ServiceChannel Connected Partner

SBE Small Business Enterprise Certified

Billing Name / Address	
Talavera CDD 3434 Colwell Avenue, Suite 200 Tampa, FL 33614	
Customer Phone	813-536-0019

Cleaning Location

Talavera CDD
18955 Rococo Road
Springhill, FL 34610

Item	Description	Qty	Rate	Total
Sidewalk and comm...	Pressure clean approximately 9550 linear feet of 5 foot wide CDD sidewalks along with all adjacent street gutter, storm drains, and islands throughout Community and as depicted on maps provided by CDD Representative. Totaling approximately 47750 Square feet of sidewalk and consisting of all CDD sidewalks in Community. The $.13 per square foot proposed includes all adjacent street gutter, storm drain, sidewalk aprons, and islands.	47750	0.13	6,207.50
Cleaning Agents	Cleaning agents and chemicals may be used in the pressure cleaning process			
Water Source	Customer is responsible for providing a useable water source			

For questions or concerns please contact Steve McDonough at (813)-924-2256

Total $6,207.50

Terms and Conditions:
COMMERCIAL billing terms are NET 15 days unless stated otherwise.
RESIDENTIAL billing terms are: a) Paid at time of services are rendered or b) Paid in advance if resident is not at the property.
Quotes are good for 90 days. Customers must provide a suitable water source and make property available to clean.
Gladiator is a fully insured company and a Certificate of Insurance is available upon request.
Payments made by credit card over $500 incur a 4.5% processing fee.

Please return signed document via fax or email to accept "Terms and Conditions" above and to be place on our schedule. Thank you!

Signature ______________________ Date ______________________

Tab 5

Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** November 19th, 2025 @ 6PM

October 15th

2025

District Manager's Report

TALAVERA CDD

FINANCIAL SUMMARY	8/31/2025
General Fund Cash & Investment Balance:	$991,286
Reserve Fund Cash & Investment Balance:	$316,837
Debt Service Fund Investment Balance:	$900,423
Total Cash and Investment Balances:	**$2,208,546**

General Fund Expense Variance: $57,496 Under Budget

Tab 6

SIXTH ADDENDUM TO THE CONTRACT FOR PROFESSIONAL AMENITY SERVICES

This Sixth Addendum to the Contract for Professional Amenity Services (this **"Sixth Addendum"),** is made and entered into as of the 2025 day of October 1st (the "**Effective Date**"), by and between Talavera Community Development District, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in the Pasco County, Florida (the "**District**"), and Rizzetta & Company, Inc., a Florida corporation (the "**Consultant**").

RECITALS

WHEREAS, the District and the Consultant entered into the Contract for Professional Amenity Services dated December 1, 2018 (the "**Contract**"), incorporated by reference herein; and

WHEREAS, the District and the Consultant desire to amend Exhibit B of the Fees and Expenses section of the Contract as further described in this Addendum; and

WHEREAS, the District and the Consultant each has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Consultant agree to the changes to Exhibit B attached.

The amended Exhibit B is hereby ratified and confirmed. All other terms and conditions of the Contract remain in full force and effect.

IN WITNESS WHEREOF the undersigned have executed this Fifth Addendum as of the Effective Date.

Rizzetta & Company, Inc.	**Talavera** **Community Development District**
By:____________________________ William J. Rizzetta, President	By:________________________________ Chairman of the Board of Supervisors

Exhibit B – Schedule of Fees
Exhibit C – Human Trafficking Affidavit
Exhibit D – Municipal Advisor Disclaimer

EXHIBIT B
SCHEDULE OF FEES

AMENITY MANAGEMENT SERVICES:

Services will be billed bi-weekly, payable in advance of each bi-week pursuant to the following schedule for the period of **October 1, 2025 to September 30, 2026.**

PERSONNEL:

Clubhouse Manager
Full Time Personnel – 40 hours/week

Clubhouse Attendant
Part Time Personnel – 15 hours/week

Maintenance Technician
Part Time Personnel – 20 hours/week

	ANNUAL
Budgeted Personnel Total (1)	$ 128,508.
General Management and Oversight (2)	$ 13,250.
Total Services Cost:	**$ 141,758.**

(1). Budgeted Personnel: These budgeted costs reflect full personnel levels required to perform the services outlined in this contract. Personnel costs includes: All direct costs related to the personnel for wages, Full-Time benefits, applicable payroll-related taxes, workers' compensation, and payroll administration and processing.

(2). General Management and Oversight: The costs associated with Rizzetta & Company, Inc.'s expertise and time in the implementation of the day to day scope of services, management oversight, hiring, and training of staff.

EXHIBIT C

Nongovernmental Entity
Human Trafficking Affidavit
Section 787.06(13), Florida Statutes

I, the undersigned, am an officer or representative of Rizzetta & Company, Incorporated and attest that Rizzetta & Company, Incorporated does not use coercion for labor or services as defined in Section 787.06, Florida Statutes. Under penalty of perjury, I hereby declare and affirm that the above stated facts are true and correct.

FURTHER AFFIANT SAYETH NOT.

Rizzetta & Company, Incorporated,
a Florida Corporation

By:

Name: William J. Rizzetta

Title: President

EXHIBIT D

Municipal Advisor Disclaimer

Rizzetta & Company, Inc., does not represent the Community Development District as a Municipal Advisor or Securities Broker nor is Rizzetta & Company, Inc., registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Rizzetta & Company, Inc., does not provide the Community Development District with financial advisory services or offer investment advice in any form.

Tab 7

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, September 17, 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	**Board Supervisor, Chairman**
Christopher Walsh	**Board Supervisor, Vice-Chairman**
Pamela Plehal	**Board Supervisor, Assistant Secretary**
David Posey	**Board Supervisor, Assistant Secretary**
Marco Kremser	**Board Supervisor, Assistant Secretary**

Also Present Were:

Sean Craft	**District Manager, Rizzetta & Company, Inc.**
Scott Steady	**District Counsel, Burr Forman, PA *(via call*)**
Robert Dvorak	**District Engineer, BDI Engineers (*via call)***
Evelyn Ocasio Lopez	**Clubhouse Manager, Rizzetta & Company, Inc.**
David Doreo	**Representative, FLA Landscapes & Lawns**
Audience	Present

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 — 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 Ms. Plehal, with all in favor, the Board of Supervisors approved the proposal from FLA Landscapes and Lawn in the amount of $3,150.00 to install seasonal flowers, for the Talavera Community Development District.

On a Motion by Mr. Kremser, 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 $563.00 to replace the dead maple tree on Talavera Parkway, for the Talavera Community Development District.

The Board directed Mr. Craft to reach out to the homeowners responsible for killing the tree asking that they reimburse the district for the expense.

On a Motion by Mr. Kremser, 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 $289 to replace one (1) viburnum missing from the hedge row, for the Talavera Community Development District.

B. Solitude

The Board reviewed the Aquatics Report and tabled the proposal to add mosquito fish to ponds in the amount of $4,992.00 until the October meeting.

C. Clubhouse Manager

Ms. Lopez reviewed her report with the Board. The Board directed Ms. Lopez to reach out to the Hernando County Sheriff's Office inquiring as to whether they would be willing to provide extra duty patrols to the community and at what cost.

D. District Engineer

Mr. Dvorak shared his report with the Board. The Board tabled the proposal for the addition of limestone boulders and gave direction to the onsite staff to replace the boards on the bridge as needed. Mr. Dvorak also stated that the curb repairs on Criollo Road have been completed and that he will be presenting proposals for three additional areas to the Board at the October meeting.

E. District Counsel

There was a discussion about the pending new law which will allow open carry of firearms beginning on September 26th, 2025. The Board asked whether they would be able to impose any restrictions on that law within district property and Mr. Steady stated that he would investigate the matter and follow up with the Board before the 26th. The Board also directed Ms. Lopez to obtain proposals for signage indicating that firearms are not permitted within the areas yet to be determined.

F. District Manager's Report

Mr. Craft reviewed his report with the Board and noted that the next CDD Board meeting is scheduled for October 15, 2025, at 6:00 p.m. at the Talavera Amenity Center located at 18955 Rococo Road, Spring Hill, FL 34610.

The Board authorized the Chairman to sign the EGIS insurance renewal policy when it becomes available and directed Mr. Craft to send the proposal to the Board once received.

FOURTH ORDER OF BUSINESS — **Consideration of Contract for Professional District Management Services**

Mr. Craft presented the Contract for Professional District Management Services to the Board.

On a Motion by Mr. Walsh, and seconded by Mr. Posey, with all in favor, the Board of Supervisors approved the Contract for Professional District Management Services, for the Talavera Community Development District.

FIFTH ORDER OF BUSINESS — **Consideration of Minutes of Board of Supervisors' Regular Meeting Held on August 21, 2025**

On a Motion by Mr. Kremser, and seconded by Mr. Walsh, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors; meeting held on August 21, 2025, as presented, for the Talavera Community Development District.

SIXTH ORDER OF BUSINESS — **Consideration of Operation and Maintenance Expenditures for July 2025**

On a Motion by Mr. Kremser, and seconded by Mr. Walsh, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for July, 2025 ($132,009.51), 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. Kremser, with all in favor, the Board of Supervisors approved to adjourn the meeting at 7:03 p.m., for the Talavera Community Development District.

______________________________	______________________________
Assistant Secretary/Secretary	Chair/Vice Chair

Tab 8

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

Operation and Maintenance Expenditures
August 2025
For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from August 1, 2025 through August 31, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **$ 113,760.49**

Approval of Expenditures:

____

______ Chairperson

______ Vice Chairperson

______ Assistant Secretary

Talavera Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2025 Through August 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Brletic Dvorak, Inc.	300203	2042	District Engineering Services 07/25	$2,610.00
Burr & Forman, LLP	300210	1585803	Legal Services 07/25	$805.00
Christopher Walsh	300211	CW082025	Board of Supervisors Meeting 08/20/25	$200.00
Coastal Waste & Recycling, Inc.	300212	SW0001085127	Waste Collection 08/25	$12,369.00
Cody Pools, Inc.	300197	977813	Commercial Pool Service 08/25	$2,500.00
Cody Pools, Inc.	300197	977879	Extended Pole for Pool 08/25	$112.34
Cody Pools, Inc.	300220	978306	Pool Repair 08/25	$2,850.22
David Alan Posey	300213	DP082025	Board of Supervisors Meeting 08/20/25	$200.00
DCSI, Inc.	300206	33987	Interactive Talk Down Monitoring 08/25	$209.00
FLA Landscapes and Lawns, Inc.	300202	56456	Installation of mulch to all common area beds 07/25	$22,000.00
FLA Landscapes and Lawns, Inc.	300202	56468	Landscaping installation 07/25	$797.80
FLA Landscapes and Lawns, Inc.	300202	56469	Landscaping installation 07/25	$1,440.00
FLA Landscapes and Lawns, Inc.	300202	56470	Landscaping installation 07/25	$8,165.60
FLA Landscapes and Lawns, Inc.	300205	56515	Installation of 1400 seasonal flowers 07/25	$3,150.00

Talavera Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2025 Through August 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
FLA Landscapes and Lawns, Inc.	300214	56624	Monthly Landscape Services 08/25	$20,260.00
FLA Landscapes and Lawns, Inc.	300221	56721	pruning of the dead oak tree back 08/25	$2,300.00
Jerry Richardson Trapper	300207	2059	Wildlife Service - Monthly Services 08/25	$1,320.00
Kazars Electric, Inc.	300198	S16355A	Club House Maintenance and repair 08/2	$395.00
Kazars Electric, Inc.	300215	S16465A	Pool Repair 08/25	$174.40
Marco Kremser	300216	MK082025	Board of Supervisors Meeting 08/20/25	$200.00
Nvirotect Pest Control Service, Inc.	300217	370146	Pest Control Treatment 08/25	$70.00
Pamela Plehal	300218	PP082025	Board of Supervisors Meeting 08/20/25	$200.00
Pasco County Utilities	20250826-2	22793984 07/25 ACH	18955 Rococo Road 07/25	$275.11
Pasco Sheriff's Office	300204	I-20258-12055	Security Services 07/25	$1,664.00
PC Consultants	300200	108759	Could not Print 08/25	$105.00
Richard L Henderson Jr	300219	RH082025	Board of Supervisors Meeting 08/20/25	$200.00
Rizzetta & Company, Inc.	300195	INV0000101192	District Management Fees 08/25	$4,676.17
Rizzetta & Company, Inc.	300196	INV0000101310	Amenity Management & Oversight and Personnel Reimbursement 08/25	$5,308.17

Talavera Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2025 Through August 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Rizzetta & Company, Inc.	300199	INV0000101349	Auto Mileage & Travel and Cell Phone 08/25	$138.90
Rizzetta & Company, Inc.	300209	INV0000101382	Personnel Reimbursement 08/25	$4,573.03
Solitude Lake Management, LLC	300208	PSI190299	Monthly Lake & Pond Services 08/25	$2,783.64
Spectrum	20250811-1	1416975072125 08/25 ACH	18955 Rococo Road 08/25	$332.00
The Observer Group, Inc.	300201	25-01590P	Legal Advertising 08/25	$70.00
Valley National Bank	20250826-1	Valley CC 07/25 ACH	Credit Card Expenses 07/25	$1,631.41
Withlacoochee River Electric Cooperative, Inc.	20250822-1	WREC Electric Summary 07/25	Electric Summary 07/25	$9,674.70
Report Total				**$ 113,760.49**

Brletic Dvorak Inc
536 4th Ave South Unit 4
Saint Petersburg, FL 33701 US
(813) 361-1466
sbrletic@bdiengineers.com

INVOICE

BILL TO
Talavera CDD
c/o Rizzetta & Company
3434 Colwell Avenue
Suite 200
Tampa, Florida 33614
United States

INVOICE	2042
DATE	07/31/2025
TERMS	Net 30
DUE DATE	08/30/2025

PROJECT NAME
Talavera CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Senior Inspector	[July 01 - July 11]	13:00	120.00	1,560.00
Project Manager	[July 16 - July 31]	5:00	210.00	1,050.00

BALANCE DUE **$2,610.00**

RECEIVED
08/06/2025

Pay invoice

BDi
DISTRICT ENGINEER

TALAVERA CDD
July 2025

CDD Activities	WEEK(S)	HOURS	RATE	PERSON	TOTAL
Rizzetta Coordination and Administration Includes engineer's reports, board meeting meeting attendance, invoicing, etc.	7/14 - 7/28	3.00	$210	R. Dvorak	$630.00
Porfirio Easement Request		0.00	$210	R. Dvorak	$0.00
		0.00	$210	S. Brletic	$0.00
Miscellaneous - railroad access alternatives.		0.00	$210	R. Dvorak	$0.00
		0.00	$180	J. Whited	$0.00
		0.00	$120	K. Wagner	$0.00
Wetland Mitigation Area D-1 - meetings with environmental firms for bid solicitation, and RFP development.	6/30 - 7/7	2.00	$210	R. Dvorak	$420.00
		13.00	$120	K. Wagner	$1,560.00
INVOICE TOTAL		18.00			**$2,610.00**

REMITTANCE ADDRESS
Post Office Box 830719
Birmingham, Alabama 35283-0719
Main: (205) 251-3000
https://www.BURR.com/payment/

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

22 Aug 2025
Invoice # 1585803
Bill Atty: S. Steady
As of 07/31/25

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

BILL SUMMARY THROUGH JULY 31, 2025

Professional Services	$805.00
TOTAL DUE THIS BILL	**$805.00**

RECEIVED
08/22/25

Please list the Invoice Number and Client-Matter Number in the Reference field.
Should you need assistance, please email ***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 or BFReceivables@burr.com

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

22 Aug 2025
Invoice # 1585803
Bill Atty: S. Steady
As of 07/31/25

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
07/16/25	Attend Board meeting.	SIS	1.50	$525.00
07/24/25	Draft budget and assessment resolutions and email to Senitee.	SIS	0.80	$280.00
	Total Services		2.30	$805.00

Total Services and Disbursements	$805.00
TOTAL NOW DUE	$805.00

SUMMARY OF SERVICES

Name	Rate	Hours	Amount
Scott I. Steady	$350.00	2.30	$805.00
TOTALS		2.30	$805.00

Talavera CDD
Meeting Date: August 20, 2025

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if paid
Richard Henderson	✓
Marco Kremser	✓
Pam Plehal	✓
Christopher Walsh	✓
David Posey	✓
(*) Does not get paid	

NOTE: Supervisors are only paid if checked.

RH 082025
MK 082025
PP 082025
CW 082025
DP 082025

RECEIVED 08/22/25

EXTENDED MEETING TIMECARD

Meeting Start Time:	6:00
Meeting End Time:	8:29
Total Meeting Time:	2:29

Time Over ____ (3) Hours:	

Total at $175 per Hour:	

ADDITIONAL OR CONTINUED MEETING TIMECARD

Meeting Date:	
Additional or Continued Meeting?	
Total Meeting Time:	
Total at $175 per Hour:	$0.00

Business Mileage Round Trip	
IRS Rate per Mile	$0.700
Mileage to Charge	$0.00

DM Signature: Megan Goff

RECEIVED

www.coastalwasteinc.com

INVOICE

Invoice	SW0001085127
Page	Page 1 of 1
Date	08/01/2025
Customer	19146
Site	0
PO Number	
Due Date	08/31/2025

Bill To: **TALAVERA CDD**
c/o RIZZETTA & COMPANY
3434 COLWELL AVE STE 200
TAMPA, FL 33614

DATE	DESCRIPTION	REFERENCE	RATE	QTY.	AMOUNT
	(0001) **TALAVERA CDD** **3434 COLWELL AVE, TAMPA FL** Serv #001 96 GALLON MSW 798 - 0YD 1596x Week				
01 - Aug	MONTHLY - WASTE COLLECTION (Aug 01/25 - Aug 31/25)		$12,369.00	1.00	$12,369.00

RECEIVED 08/07/2025

A surcharge of 5% on initial balance plus 2% per month will be charged on accounts 30 days overdue.

INVOICE TOTAL	$12,369.00

Payments made by credit card or debit card are subject to a 2.55% service fee

Invoice	SW0001085127
Page	Page 1 of 1
Date	08/01/2025
Customer	19146
Site	0
PO Number	
Due Date	08/31/2025

Please return this portion with payment to:
Coastal Waste & Recycling
PO Box 632201
Cincinnati, OH 45263-2201

AMOUNT REMITTED	

002575 6SW019146 0000SW000108512700012369009

Invoice

A-Quality Pool Service
A Cody Pools Company
3940 Trump Place
Zephyrhills, FL 33542
info@a-qualitypools.net
813-453-5988

Invoice Date	Invoice #
8/1/2025	977813
Balance	$2,500.00

Bill To
Talavera CDD
c/o Rizzetta & Company
3434 Colwell Ave Suite 200,
Tampa, FL 33614

Ship To
Talavera CDD
18955 Rococo Rd
Spring Hill, FL 34610

P.O. Number	Terms	Rep	Due Date	Via	F.O.B.	Project
	Net 20		8/20/2025			

Quantity	Description	Price Each	Amount
	AUGUST Commercial Pool Service - 2025 RATE -Prorated - Repairs under $300 that are needed per DOH regulations and for proper operation of the pool will be replaced or repaired and billed accordingly.	2,500.00	2,500.00
	Payment received after the 20th is subject to a 5% Late Fee		
	Sales Tax	7.00%	0.00

RECEIVED 08/01/25

Total	$2,500.00
Payments/Credits	$0.00
Balance Due	$2,500.00

Thank you for choosing A-Quality Pool Service!

Invoice

A-Quality Pool Service
3940 Trump Place
Zephyrhills, FL 33542
info@a-qualitypools.net
813-453-5988

Invoice Date	Invoice #
8/6/2025	977879
Balance	$112.34

Bill To
Talavera CDD c/o Rizzetta & Company 3434 Colwell Ave Suite 200, Tampa, FL 33614

Ship To
Talavera CDD 18955 Rococo Rd Spring Hill, FL 34610

P.O. Number	Terms	Rep	Due Date	Via	F.O.B.	Project
	Due on receipt		8/14/2025			

Quantity	Description	Price Each	Amount
	Delivered Extended Pole For Pool -12'-24' Inner Cam Telepole Pentair - Quote #4541 - Completed 08/05/2025	112.34	112.34

RECEIVED 08/06/2025

Total	$112.34
Payments/Credits	$0.00
Balance Due	$112.34

Thank you for choosing A-Quality Pool Service!

Invoice

A-Quality Pool Service
3940 Trump Place
Zephyrhills, FL 33542
info@a-qualitypools.net
813-453-5988

Invoice Date	Invoice #
8/28/2025	978306
Balance	$2,850.22

Bill To	Ship To
Talavera CDD c/o Rizzetta & Company 3434 Colwell Ave Suite 200, Tampa, FL 33614	Talavera CDD 18955 Rococo Rd Spring Hill, FL 34610

P.O. Number	Terms	Rep	Due Date	Via	F.O.B.	Project
	Due on receipt		9/4/2025			

Quantity	Description	Price Each	Amount
	Motor and Seals for Pentair Pool Pump - 15HP 208-230/460V 3PH 215JMZ ODP EQ Series Motor US Motor - C/ EQ Series Pump Mechanical Shaft Seal Pentair - EQ Series Seal Plate O-Ring Pentair - Field Shop Materials & Supplies - All Applicable Taxes and/or Labor Included - Quote #4685 - Completed 08/28/2025 * 90-day parts only warranty with professional installation, (Does not cover water damage). 30-day installation warranty.	2,850.22	2,850.22

RECEIVED 08/28/25

Total	$2,850.22
Payments/Credits	$0.00
Balance Due	$2,850.22

Thank you for choosing A-Quality Pool Service!

Invoice

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

BILL TO	SHIP TO
Talavera CDD C/o Rizzetta & Company 3434 Colwell Ave. Suite 200 Tampa, FL 33614	Talavera CDD 18955 Rococo Road Spring Hill, FL 34610

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
33987	08/16/2025	$209.00	08/31/2025	Net 15	

P.O. NUMBER	SALES REP	ACCT#/LOT/BLK
Monitored Camera System	DC	Clubhouse Cameras - VID1445

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Interactive Talk Down Monitoring 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
	OHE Overages Operator handled events in excess of the 30 events included in the monitoring package	5	2.00	10.00

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

RECEIVED 08/16/25

SUBTOTAL	209.00
TAX (6.5%)	0.00
TOTAL	209.00
BALANCE DUE	**$209.00**

FLA LANDSCAPES AND LAWNS
P.O. Box 4688
Clearwater, FL 33758
(813)909-1861

Invoice

Date	Invoice #
7/26/2025	56456

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

P.O. No.	Due Date
	8/25/2025

Description	Qty	Rate	Amount
Installation of mulch to all common area beds. Detailed in approved proposal.		22,000.00	22,000.00

Thank you for your business!

Total $22,000.00

RECEIVED 07/26/25

FLA LANDSCAPES AND LAWNS

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

Invoice

Date	Invoice #
7/26/2025	56468

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

P.O. No.	Due Date
	8/25/2025

Description	Qty	Rate	Amount
Landscaping installation to replace that which was stolen within the main entrance landscape. Detailed in approved proposal.		797.80	797.80

Thank you for your business!

RECEIVED 07/26/25

Total $797.80

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

Invoice

Date	Invoice #
7/26/2025	56469

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

P.O. No.	Due Date
	8/25/2025

Description	Qty	Rate	Amount
Landscaping installation to the end tips of the first to center islands entering the community to add color and curb appeal. Detailed in approved proposal.		1,440.00	1,440.00

Thank you for your business!

Total $1,440.00

RECEIVED
07/26/25

FLA LANDSCAPES AND LAWNS

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

Invoice

Date	Invoice #
7/26/2025	56470

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
	8/25/2025

Description	Qty	Rate	Amount
Landscaping installation to the fencline beds located between Malinche Loop and Baragon Way on Talavera Parkway. Detailed in approved proposal.		8,165.60	8,165.60

Thank you for your business!

RECEIVED 07/26/25

Total $8,165.60

FLA LANDSCAPES AND LAWNS
P.O. Box 4688
Clearwater, FL 33758
(813)909-1861

Invoice

Date	Invoice #
7/30/2025	56515

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
	8/29/2025

Description	Qty	Rate	Amount
Installation of 1400 seasonal flowers in beds at either side clubhouse sidewalk and in front of each marquee. Detailed in approved proposal.		3,150.00	3,150.00

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Thank you for your business!

Total $3,150.00

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

Invoice

Date	Invoice #
8/1/2025	56624

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

P.O. No.	Due Date
	8/31/2025

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

RECEIVED 07/31/25

Thank you for your business!

Total $20,260.00

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

Invoice

Date	Invoice #
8/4/2025	56721

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

P.O. No.	Due Date
	9/3/2025

Description	Qty	Rate	Amount
Option B with climber- 12358 Chaya Ct.- Selective pruning of the dead oak tree back to the fenceline to limit fallen brances onto the property. Detailed in approved proposal.		2,300.00	2,300.00

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Thank you for your business!	**Total**	$2,300.00

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

INVOICE

BILL TO
Talavera CDD
343 Colwell Avenue
Suie 200
Tampa, FL 33614

INVOICE # 2059
DATE 08/15/2025
DUE DATE 09/01/2025
TERMS Net 15

ACTIVITY	QTY	RATE	AMOUNT
State Wildlife Service Monthly service: August 2025 6 Traps in use Note: We are doing everything possible to eliminate the mole population on this property.	1	1,320.00	1,320.00

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	**$1,320.00**

RECEIVED 08/15/25

Kazars Electric Inc

10600 Land O Lakes Blvd
Land O Lakes, Florida
34638-6014
Lic# EC0002272
P.: 8139299500
E.: rhode@kazarselectric.com

Invoice Submitted To:

Talavera Community

18955 Rococo Rd
Spring Hill, Florida
34610
United States
P.: 8135161445

INVOICE

Invoice #	S16355A
Invoice Date	06-Aug-2025
Terms	7 Days

Job Code	Job Address
S16355	18955 Rococo Rd, Spring Hill, Florida, 34610, United States

Job Notes : Clubhouse has a lock box at the entrance Code number is 1214. You will have the FOB gate access and keys to open the maintenance room, and the meeting room

This quote is for the provision and installation of a new Square D #SDSA3650 SPD T1 SDSA 40KA 600V Surge Suppressor in the main panel at the clubhouse.

Description	Qty.	Unit Price ($)	Tax ($)	Sub Total ($)
!!Quoted Project!!	1.00	395.00	0.00	395.00
			Total:	$ 395.00
			(+) Tax:	$ 0.00
			Grand Total:	$ 395.00
			Amount Paid:	$ 0.00
			Amount Due:	**$ 395.00**

Invoice Notes :

RECEIVED
08/07/2025

PAYMENT STUB

Kazars Electric Inc
10600 Land O Lakes Blvd
Land O Lakes,Florida 34638-6014
United States
P.: 8139299500
E.: rhode@kazarselectric.com

Client	Talavera Community
Client Phone	8135161445
Invoice #	S16355A
Invoice Date	06-Aug-2025
Amount Paid	0.00
Amount Due	$ 395.00
Amount Enclosed	

Estimate

Kazars Electric Inc

10600 Land O Lakes Blvd Land O Lakes 34638-6014
Phone: 8139299500**Fax:** **Email:** rhode@kazarselectric.com

Date: 24-Jul-2025 03:45 PM
Estimate #: 1113
To: **Talavera Community**

18955 Rococo Rd
Spring Hill, Florida
34610
United States

Quantity	Description	Unit Price ($)	GST Rate ($)	Sub Total ($)
1.00	!!Quoted Project!!	395.00	0.00	395.00
			Sub Total:	**$ 395.00**
			Tax Rate Amount:	$ 0.00
			Quote Total (Tax Rate Incl.):	**$ 395.00**

Site Name:

Contact Name:

Quote Description This quote is for the provision and installation of a new Square D #SDSA3650 SPD T1 SDSA 40KA 600V Surge Suppressor in the main panel at the clubhouse.

Company Note

x Sean Craft

Title: District Manager

Date: 07/25/25

Kazars Electric Inc

10600 Land O Lakes Blvd
Land O Lakes, Florida
34638-6014
Lic# EC0002272
P.: 8139299500
E.: rhode@kazarselectric.com

Invoice Submitted To:

Talavera Community

18955 Rococo Rd
Spring Hill, Florida
34610
United States
P.: 8135161445

INVOICE

Invoice #	S16465A
Invoice Date	22-Aug-2025
Terms	7 Days

Job Code	Job Address
S16465	18955 Rococo Rd, Spring Hill, Florida, 34610, United States

Job Notes : We are to install a bare ground to the chiller to the equipment grounding system.
added a bare copper ground wire to the chiller unit and installed in into the grounding system for all the pool equipment

Description	Qty.	Unit Price ($)	Tax ($)	Sub Total ($)
#10 wire	10.00	0.44	0.00	4.40
First hour rate	1.00	170.00	0.00	170.00
			Total:	$ 174.40
			(+) Tax:	$ 0.00
			Grand Total:	$ 174.40
			Amount Paid:	$ 0.00
			Amount Due:	**$ 174.40**

RECEIVED
08/22/25

Invoice Notes :

PAYMENT STUB
Kazars Electric Inc
10600 Land O Lakes Blvd
Land O Lakes,Florida 34638-6014
United States
P.: 8139299500
E.: rhode@kazarselectric.com

Client	Talavera Community
Client Phone	8135161445
Invoice #	S16465A
Invoice Date	22-Aug-2025
Amount Paid	0.00
Amount Due	$ 174.40
Amount Enclosed	

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 & Company @5844 Old Pasco Road, Suite 100
Spring Hill, FL 34610

Date: 8/20/25

Account Number:	**11134**
Invoice Number:	370146
Previous Balance:	$0.00
General Household Pests	**$70.00**
Sales Tax:	$0.00
Service Amount:	**$70.00**
Check /Cash:	
Technician(s):	NT

Call for a FREE Lawn Care Quote!

Next service FREE for each referral!*

10% Discount with yearly Prepayment!*

* Exclusions apply. Call office for details.

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 WSG

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: ____________

RECEIVED
08/21/2025

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

LAND O' LAKES	(813) 235-6012
NEW PORT RICHEY	(727) 847-8131
DADE CITY	(352) 521-4285

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

1 0 1
22-70346

TALAVERA CDD

Service Address:	**18955 ROCOCO ROAD**
Bill Number:	22793984
Billing Date:	8/5/2025
Billing Period:	6/16/2025 to 7/16/2025

Account #	Customer #
0940045	01366786

Please use the 15-digit number below when making a payment through your bank

094004501366786

Pending Board of County Commissioners approval new rates, fees, and charges take effect Oct. 1, 2025.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	14328663	6/16/2025	3237	7/16/2025	3252	30	15

Usage History

	Water
July 2025	15
June 2025	32
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

Transactions

Previous Bill		437.47
Payment 07/21/25		-437.47 CR
Balance Forward		0.00
Current Transactions		
Water		
Water Base Charge		39.80
Water Tier 1	15.0 Thousand Gals X $2.10	31.50
Sewer		
Sewer Base Charge		99.71
Sewer Charges	15.0 Thousand Gals X $6.94	104.10
Total Current Transactions		275.11
TOTAL BALANCE DUE		**$275.11**

RECEIVED 08/07/25

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

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

Account #	0940045
Customer #	01366786
Balance Forward	0.00
Current Transactions	275.11
Total Balance Due	**$275.11**
Due Date	**8/22/2025**

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

The Total Due will be electronically transferred on 08/22/2025.

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

Invoice:	I-20258-12055
Service Total:	$1664.00
Payments Total:	
Amount Due:	$1664.00
Sent Date:	8/1/2025

Pasco Sheriff's Office
ATTN: Extra Duty
7432 Little Road
New Port Richey, FL 34654

TALAVERA
18955 ROCOCO ROAD
SPRING HILL, FL 34610

Service Date	Employee	Job Name	Start Time	Hrs Wrkd	Billed Rate	Emp Fees
7/1/2025	HORENSTEIN, RANDY - 7296	Talavera* Community/RADAR ONLY	3:00 PM	4.00	$63.00	$252.00
7/3/2025	DI VIRGILIS, PRESTON - 1746	Talavera* Community/RADAR ONLY	3:00 PM	4.00	$63.00	$252.00
7/7/2025	GOBSTEIN, RYAN - 7161	Talavera* Community/RADAR ONLY	3:00 PM	4.00	$58.00	$232.00
7/11/2025	FRANCIS, DAVID - 7459	Talavera* Community/RADAR ONLY	3:00 PM	4.00	$58.00	$232.00
7/15/2025	VOGELE, KEVIN - 7376	Talavera* Community/RADAR ONLY	3:00 PM	4.00	$58.00	$232.00
7/17/2025	CLOUTIER, AUSTIN - 6352	Talavera* Community/RADAR ONLY	3:00 PM	4.00	$58.00	$232.00
7/21/2025	Not Filled	Talavera* Community/RADAR ONLY		0.00	$0.00	$0.00
7/25/2025	Not Filled	Talavera* Community/RADAR ONLY		0.00	$0.00	$0.00
7/29/2025	FIVECOAT, JUSTIN - 5910	Talavera* Community/RADAR ONLY	3:00 PM	4.00	$58.00	$232.00
7/31/2025	Not Filled	Talavera* Community/RADAR ONLY		0.00	$0.00	$0.00
					Total:	$1664.00

Questions regarding Invoice Charges please contact:

RECEIVED 08/01/25

Contact: Pasco Sheriff's Office
Telephone: 727-844-7795
Email: ExtraDuty@pascosheriff.org

Questions regarding Payment please contact:

Contact: Pasco Sheriff's Office

Telephone: 727-844-7795

Email: ExtraDuty@pascosheriff.org

Make Checks Payable To:

Pasco Sheriff's Office

Mail Checks To:

Pasco Sheriff's Office

ATTN: Extra Duty Program

7432 Little Road New Port Richey, Florida 34654

Invoice #: I-20258-12055

Invoice Total: $1664.00

Invoice For: TALAVERA

Payment Terms: Due upon receipt

Please include Invoice # in check comment

Late Payments

Unpaid invoices over 30 days from the date of invoice are considered late payments and may be subject to legal action, including collections. Extra Duty Employers are responsible for the cost of attorney's fees, court fees and/or collection's fees as a result of any legal action. In addition, a late fee penalty may be implemented at the rate of 2% of the total invoice added per day.

Customers who wish to make payments to the Pasco Sheriff's Extra Duty Office may do so on the AllPaid Payment Platform. Cardholders can now make payments with Visa®, MasterCard®, American Express® and Discover® (service charges apply). To make an online payment via the AllPaid platform, please visit https://allpaid.com/plc/a005v9.

PC Consultants

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

Invoice **108759**

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	*Talavera Office: (813)536-0019*

Date	*8/6/2025*
Quote No.	*Phone- Evelyn*
Rep	*Ken Johnson*
FOB	*Remote Assist*

Qty	Description	Unit Price	TOTAL
0.6	*Labor: 08/01/25 - Evelyn called from Talavera; She states she cannot print to HP OfficeJet 7740 printer; Login remotely using Anydesk ID: 1209684480; Perform IP Scanner to locate Lenovo AIO & HP OJ Pro 7740; PC: 192,168.0.168; 7740: 192.168.0.186; Delete 7740 as it was hard to have PC manipulate settings for it; Restart PC; Go to Devices & Printers; Add HP OJ 7740 again fresh; Create TCP-IP port: 192.168.0.186 & assign to printer; Apply; Print test page; OK; Evelyn printed a document she needed; Change IP settings in HP Scan & Capture app; Test scan printed test page; All working; Check Acronis for last backup; Ran 07/26/25 123.9GB; Run CC; Purge 2.38GB, fix 348 registry issues.* ***Actual PCC Remote Time: 4:54PM - 5:30PM = .6 Hrs*** ***Billed Time: .6 Hrs @ $70 Per Hr***	*$70.00*	*$42.00*
0.6	*Labor: 08/05/25 - Evelyn called from Talavera; States she cannot print again; Found some malware on PC; Delete Shift Browser, Red Root, ZoHo assist; Reboot; Run SFC/ scannow; Found & fixed corrupted system boot area; Reboot PC; Had to leave office; TBC later.* ***Actual PCC Remote Time: 12:36PM - 1:12PM = .6 Hrs.*** ***Billed Time: .6 Hrs @ $70 Per Hr***	*$70.00*	*$42.00*
0.3	*Labor: 08/05/25 - Resume AD session; Rescan PC with SFC /scannow; Negative; Uninstall another malware app: AVG Secure Browser; HP printer working/scanning now.* ***Actual PCC Remote Time: 1:48PM - 2:06PM = .3 Hrs.*** ***Billed Time: .9 Hrs @ $70 Per Hr***	*$70.00*	*$21.00*
	FLORIDA CONSUMER CERTIFICATE OF EXEMPTION *Certificate Number: 85-8013730746C-2* *Expires 01/31/2027*		RECEIVED 08/06/25
		SubTotal	*$105.00*
		FL Sales Tax	*$0.00*
		TOTAL	*$105.00*

Payment Details

- ○ Cash
- ○ Check
- ◉ Net 15 #VALUE!

Thank You For Your Order!

"Latest Technologies, Old Fashioned Service"

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

Invoice

Date	Invoice #
8/2/2025	INV0000101192

Bill To:

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

RECEIVED 07/30/25

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

Description	Qty	Rate	Amount
Accounting Services	1.00	$1,720.83	$1,720.83
Administrative Services	1.00	$401.50	$401.50
Dissemination Services	1.00	$500.00	$500.00
Financial & Revenue Collections	1.00	$382.42	$382.42
Management Services	1.00	$1,571.42	$1,571.42
Website Compliance & Management	1.00	$100.00	$100.00

Subtotal	$4,676.17
Total	$4,676.17

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

Invoice

Date	Invoice #
8/2/2025	INV0000101310

Bill To:

Talavera CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

RECEIVED 08/01/25

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

Description	Qty	Rate	Amount
Amenity Management & Oversight	1.00	$1,020.00	$1,020.00
Personnel Reimbursement	1.00	$4,288.17	$4,288.17

Subtotal	$5,308.17
Total	$5,308.17

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

Invoice

Date	Invoice #
8/1/2025	INV0000101349

Bill To:

Talavera CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

RECEIVED 08/07/25

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

Description	Qty	Rate	Amount
Cell Phone	50.00	$1.00	$50.00
Auto Mileage & Travel	88.90	$1.00	$88.90

Subtotal	$138.90
Total	$138.90

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

Invoice

Date	Invoice #
8/15/2025	INV0000101382

Bill To:

Talavera CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

RECEIVED 08/19/25

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

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	$4,573.03	$4,573.03

Subtotal	$4,573.03
Total	$4,573.03

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: PSI190299
Invoice Date: 8/1/2025

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
Ship Date 8/1/2025
Due Date 8/31/2025
Terms Net 30

Customer ID 8664
P.O. Number
P.O. Date 8/1/2025
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance August Billing 8/1/2025 - 8/31/2025 Talavera Cdd-Lake-ALL Phase D1 Lake All Phase A2A1 & 2A2 (12 Lakes) - Talavera CDD		1	1	2,783.64	2,783.64

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

RECEIVED 08/02/25

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

Spectrum BUSINESS

July 21, 2025
Invoice Number: 1416975072125
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
Or, call us at **855-252-0675**

Summary

Service from 07/21/25 through 08/20/25
details on following pages

Previous Balance	332.00
Payments Received -Thank You!	-332.00
Remaining Balance	**$0.00**
Spectrum Business™ TV	82.00
Spectrum Business™ Internet	170.00
Spectrum Business™ Voice	80.00
Other Charges	0.00
Current Charges	$332.00
YOUR AUTO PAY WILL BE PROCESSED 08/08/25	
Total Due by Auto Pay	**$332.00**

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.

Channel Lineup:
To obtain the current channel lineup available in your area, please go to business.spectrum.com/channel-lineup.

Telecommunications Relay Service (TRS).
The Federal Communications Commission (FCC) has adopted use of the 711 dialing code for access to Telecommunications Relay Services (TRS). TRS permits persons with a hearing or speech disability to use the telephone system via a text telephone (TTY) or other device to call persons with or without such disabilities.

For more information about the various types of TRS, see the FCC's consumer fact sheet at https://www.fcc.gov/consumers/guides/telecommunications-relay-service-trs. Please dial **711** to be connected to a TRS Center.

Call 1-833-587-0726 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.

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.

Spectrum BUSINESS

4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 21 07222025 NNNNNNNN 01 001054 0004

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

July 21, 2025

Talavera ccd

Invoice Number: 1416975072125
Account Number: 8337 13 062 1416975
Service At: 18955 ROCOCO RD
SPRING HILL FL 34610-0159

Total Due by Auto Pay **$332.00**

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833713062141697500332007

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

Contact Us
Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**
8633 2390 DY RP 21 07222025 NNNNNNNN 01 001054 0004

2025 Annual Customer Notice

This Annual Customer Notice provides an overview and pertinent information about the video services that Spectrum® provides. More detailed information about the services, including Spectrum's Terms and Conditions of Service are available at spectrum.com/policies/terms-of-service. The information provided in this notice does not modify or supersede any provisions in the Spectrum Terms and Conditions of Service or any other agreement between Spectrum and the customer. Customers receiving service via a commercial or business arrangement may be subject to separate policies or procedures.

The Terms and Conditions of Service contain a binding arbitration provision to which all customers are subject, applies to all services. These terms can be found online at spectrum.com/policies/terms-of-service.

SPECTRUM RATES, CHANNEL LINE-UPS & ADDITIONAL INFORMATION

Pricing available in your area can be found at spectrum.com/ratecard and channel line-ups at spectrum.net/channel for residential and spectrum business channel lineup for business customers. For questions about this notice or to receive a paper copy of the rate card or channel line-up, call Spectrum Customer Service at 1-855-757-7328 for residential or 1-800-314-7195 for business (– In Hawaii, call 1-808-582-6100 for residential and 1-808-582-6284 for business). More detailed information, about the services, including Spectrum's Terms and Conditions of Service and notice procedures, are available upon request or by visiting spectrum.com/policies/terms-of-service. Customers may also contact Spectrum Customer Service by telephone at the numbers listed above, online "Chat With Us" service or visit a customer service center. User guides, help videos, troubleshooting steps, and FAQ's for Spectrum's products and services are available at spectrum.net/support or spectrumbusiness.net/support.

SPECTRUM TV® PRODUCTS & SERVICES

Spectrum TV provides a variety of products, services, and programming to residential and business customers. Products, services, and pricing described in this notice are subject to change and may not be available in all Spectrum areas or to all business customers; and some of the policies, procedures, and services described herein are not applicable in every area. Spectrum TV offers basic service which includes off-air broadcast stations (for example, ABC, NBC, etc.) and may include public, educational and government access channels. Such programming varies on a community-by-community basis. Where available, Spectrum TV may include: digital programming packages and tiers, HD programming, movies, sports programming, news, premium channels, integrated guide, interactive services, On Demand and Pay-Per-View choices, DVR service, and the Spectrum TV App. Information about Spectrum's video products and services can be found at spectrum tv plans – shop cable tv plans & packages.

SPECTRUM INSTALLATION & SERVICE MAINTENANCE POLICIES

Requests for Spectrum TV services may be made via the Internet at spectrum.com for residential and spectrum.com/business/tv for business, by telephone, or at a customer service center. Installation and service call appointments are scheduled in advance. Customers will be offered a standard installation appointment within 7 business days; this may differ based on the service being requested. Up to four-hour windows are available for installation and service call appointments. If Spectrum cannot meet a scheduled commitment, Spectrum will attempt to notify the customer and reschedule the appointment for a convenient time. Someone over eighteen (18) years of age with a government-issued picture ID must be present during any installation or repair. Spectrum requires its technicians to display identification during visits to a customer's service location. Upon customer request, Spectrum can relocate Spectrum equipment within the customer's home at a mutually agreed upon time and the customer may incur a charge. Spectrum also offers customers the option of Self-Installation, which includes a self-install kit with step-by-step instructions. For more information visit spectrum.net/page/self-installation-help for residential and spectrumbusiness.net self-installation help for business customers. Customer service is available 24 hours a day, 7 days a week. Telephone calls, including requests for installation and service calls, are periodically monitored and/or recorded for quality assurance purposes. If a customer has a technical problem that arises from Spectrum's distribution system, there will be no charge for the service call. In all other cases, including without limitation, where the problem arises from customer equipment or premises, a third-party, and/or unauthorized tampering with or abuse of the cable wiring or Spectrum's equipment, a service charge may be assessed.

HOW TO USE SPECTRUM TV SERVICES

Customers can access Spectrum TV using Spectrum-issued receivers, and other compatible devices. For a list of devices compatible with the Spectrum TV App, visit spectrum.com/cable-tv/spectrum-tv-app. Customers may receive Spectrum Receiver(s) and remote(s), as well as instructions and guidance on how to access the video services. For more information visit spectrum.net/support/category/tv for residential and spectrumbusiness.net/support/category/tv for business customers. For customer account information and other features available, visit spectrum.net for residential and spectrumbusiness.net for business customers.

REMOTE CONTROLS: The Spectrum-issued remote control works with the Spectrum Receiver and can be programmed to control the TV and other devices. Visit spectrum.net/remotes for residential and spectrumbusiness.net/remotes for business customers and xumo remote narrated guide | spectrum support (residential only) for a complete list of remote controls and instructions.

ADDITIONAL EQUIPMENT: For more information about CableCARDs, visit spectrum.net/support/tv/about-cablecards for residential and spectrumbusiness.net/support/tv/cablecard-information for business customers.

PARENTAL CONTROLS: A parental control feature is available to prevent children from watching certain programming based on the customer's preference. For more information, visit spectrum.net/support/internet/about-parental-controls for residential and www.spectrumbusiness.net/support/internet/about-parental-controls for business customers.

ACCESSIBILITY FEATURES: For customers who are deaf or hard of hearing, Spectrum supports certain capabilities, such as: pass-through of closed captioning, Caller ID on TV, hearing aid compatible mobile devices, Text Telephone Relay (TTY) and Telecommunications Relay Service (TRS). For customers who are blind or low vision, Spectrum offers braille and large print billing material and support documentation, as well as large-button remotes for Spectrum Guide. Audio description, guide narration, and other accessibility features are supported on Spectrum Guide, Xumo (for residential only), and the Spectrum TV Application. The availability of certain accessibility features may vary depending upon your service area. Spectrum's web and mobile applications are screen-reader friendly for customers who use Text-To-Speech (TTS) programs. The Spectrum Access application offers additional accessibility features and is available to Spectrum customers. In-store and mobile customer support representatives are guided on how to assist customers with the accessibility features of their mobile devices. For more information about specialized customer support regarding the

 July 21, 2025

Talavera ccd

Invoice Number:	1416975072125
Account Number:	8337 13 062 1416975
Security Code:	

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

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Charge Details

Previous Balance		332.00
EFT Payment	07/08	-332.00
Remaining Balance		**$0.00**

Payments received after 07/21/25 will appear on your next bill.

Service from 07/21/25 through 08/20/25

Spectrum Business™ TV

Spectrum Receiver	14.00
Broadcast TV Surcharge	28.00
Spectrum Business TV	40.00
	$82.00
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
	$170.00
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
Phone number (813) 536-0019	
	$0.00
Phone number (813) 536-1445	
	$0.00

For additional call details,
please visit SpectrumBusiness.net

Spectrum Business™ Voice Total	$80.00

Other Charges

Payment Processing	5.00
Auto Pay Discount	-5.00
Other Charges Total	$0.00
Current Charges	**$332.00**
Total Due by Auto Pay	**$332.00**

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 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.

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 for store locations. For questions or concerns, visit Spectrum.net/support

For questions or concerns, please call **1-866-519-1263**.

Talavera ccd
Invoice Number: 1416975072125
Account Number: 8337 13 062 1416975
Security Code:

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

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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 $5.29.

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.

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.

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

Talavera ccd

Account Number: 8337 13 062 1416975

Security Code:

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

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accessibility of Spectrum's products and services, including installation, dial: 844-762-1301 or visit: spectrum's accessible products and service options. This page can also be accessed by visiting spectrum.com, scrolling to the bottom, and selecting "Accessibility" from the available hyperlink options. Further information regarding Spectrum's accessibility and Disability Support is available at spectrum.net/page/accessibility.

BILLING PROCEDURES

PAYMENT OF CHARGES: Customers will be billed monthly, for services to be received and in arrears for actual charges incurred for Pay-Per-View, On Demand, per event programming where such charges are based on actual usage, plus pro-rata charges, if any, for periods not previously billed. Bills might not be issued for accounts with a zero balance. Billing may commence on or after the earlier to occur of (a) the activation of any service or device, (b) confirmed delivery of service equipment, (c) 8 days after customer pickup or shipment by Spectrum of devices or equipment. Customer shall pay all monthly charges and all applicable fees and taxes by the due date as listed on the Spectrum monthly bill(s), which may be sent by multiple, separate invoices and/or exclusively by online presentation depending on respective service subscription. Payment methods, including credit card, debit cards and bank account will be stored for future use by the customer. It is the customer's obligation to review bills as presented. For a full description of all billing terms and conditions that apply to the Spectrum services, visit spectrum.com/policies/terms-of-service. Additional fees may apply if a Spectrum Customer Service Representative's assistance is needed to process the transaction.

SPECTRUM 30-DAY SERVICE GUARANTEE: New Spectrum TV customers (those who have not been Spectrum customers within the prior 90 days) may qualify for a refund/credit if not fully satisfied with the service. Current customers adding a new level of subscription service qualify to receive a refund/credit only on those newly added services not subscribed to within the previous 90 days. Such refund is valid for Spectrum TV customers who pay for their first month of new or upgraded monthly recurring subscription services. Pay-Per-View and other non-recurring subscription purchases are not refundable nor are any related installation fees that may apply. Spectrum TV customers are limited to one refund or credit per household for a maximum of 30 days of service. For additional restrictions, visit spectrum.com/policies/guarantee-new.
For information about the 30-Day Service Guarantee for business customers, please visit spectrum business 30 day money-back guarantee.
Separately, for information concerning purchased equipment returns, visit spectrum.com/policies/terms-of-service/returnpolicy for residential and spectrum business equipment / spectrum business support for business customers.

SERVICE BUNDLE DISCOUNTS: Spectrum reserves the right to offer, and customer may elect to subscribe to, a combination of Spectrum services for which a bundle discount applies ("Bundled Services"). In the event the customer terminates any service component of such Bundled Services or Spectrum terminates such service component based on customer's failure to comply with the terms of service, Spectrum reserves the right to revert the pricing of the remaining service(s) to the applicable undiscounted price for such service(s).

MONTHLY SUBSCRIPTION SERVICES: Subject to restrictions under applicable law, if any, and without abrogating the "Spectrum Residential Customer Guarantee" and "Spectrum Business Customer Guarantee", customer shall be responsible for the full monthly charge (without pro-ration) for those services that are offered on a monthly subscription basis to which the customer has subscribed, regardless of customer's termination of such monthly service prior to the conclusion of the respective subscription month.

CORRESPONDENCE: Do not mail written correspondence with your bill statement. Contact Spectrum Customer Service with any additional needs.

LATE FEE: Customers can avoid incurring late fees by paying their monthly bill in a timely manner that ensures Spectrum receives payment by the due date. If a customer's account is past due, the customer may be charged an applicable late fee in addition to the past due balance. If the customer's account remains unpaid, the service(s) may be suspended or disconnected.

PAYMENTS (ONLINE AND BY PHONE): The payment functionality on Spectrum's website and payment by phone service is provided for the exclusive personal use of Spectrum customers. No payment processor may use this website to affect a payment in the name of a customer without authorization in writing from Spectrum. Any attempt to do so will be considered an unauthorized interference with the intended operation of the website or phone systems and may result in Spectrum's failure to process or accept such payment.

BILLING DISPUTES: Customers must notify Spectrum of disputed items within sixty (60) days after the due date on a customer billing statement, or longer as required by applicable law. Failure to pay charges billed (including checks returned for insufficient funds) may result in discontinuance of service, the removal of all Spectrum equipment, and/or imposition of a late payment or service charge. If the customer has more than one account (residential and/or business) served by Spectrum, all Spectrum-provided services at all locations may be subject to suspension or discontinuance of service in the event any one account remains unpaid, and Spectrum may apply any funds received from the customer first to such delinquent account(s). Should the customer wish to resume a service after any suspension, the customer may be subject to a reconnection fee. Should the customer wish to resume a service after termination of service, Spectrum may charge an installation fee and/or service activation fee. These fees are in addition to all past due charges and other fees. In the event collection activities are required, an additional collection charge may be imposed.

DISRUPTION OF SERVICE: Spectrum endeavors to respond and resolve customer service outages within 24 hours of the outage being reported. Unless otherwise required under applicable law, credits are not available for disruptions of service that are beyond Spectrum's reasonable control, not reasonably foreseeable by Spectrum or in any way caused by the customer. Spectrum will otherwise provide the customer with the proportionate credit for qualifying outages that last for 2 or more consecutive hours, after such interruption is reported to us and the customer has requested a credit within 60 days after the conclusion of such service outage. Such credit shall not exceed the customer's monthly recurring charges for service at the time of the service outage and shall exclude all one-time, nonrecurring, and per view/use charges, as well as governmental, franchise, regulatory, or other similar required or permissible fees, surcharges, or taxes. In no event shall Spectrum be liable for any failure or interruption of program transmissions or service resulting in part or entirely from circumstances beyond Spectrum's reasonable control (e.g., actions by programmers). Except where specifically prohibited by law, the outage credit set forth herein shall be your sole and exclusive remedy for an interruption of service. State specific service outage credit policies are outlined below:

- Connecticut: If a customer experiences a video service outage of more than 24 consecutive hours in order to receive a credit for such outage, the customer must notify Spectrum of such outage, Spectrum will provide a proportionate credit, provided such service interruption is not caused by the customer.

- Maine: If a video service outage occurs for 6 or more consecutive hours in a 30-day period, Spectrum will, upon request, provide a customer with a pro rata credit or rebate.

- Massachusetts: If a video service outage occurs for more than 24 consecutive hours and Spectrum is aware of such outage, Spectrum will provide a proportionate credit, provided such interruption is not caused by the customer.

- New Jersey: If a video service outage or other loss of service occurs for 6 or more consecutive hours, Spectrum will provide a credit in one-day increments to eligible customers who request a credit from Spectrum, or notify the New Jersey Office of Cable Television and Telecommunications, within thirty (30) days of such outage or loss of service, except when restoration of video service within 6 hours is outside of Spectrum's control and Spectrum restores video service within 6 hours once restoration of video service is within its control.

Talavera ccd

Account Number: 8337 13 062 1416975

Security Code:

Contact Us

Visit us at SpectrumBusiness.net

Or, call us at **855-252-0675**

8633 2390 DY RP 21 07222025 NNNNNNNN 01 001054 0004

• New York: If a video service outage occurs affecting more than 100 customers for less than 24 hours, Spectrum will provide a credit equal to one day of Spectrum video service charges to eligible customers who request a credit. If a video service outage was in part caused by loss of commercial power, the credit period will begin 24 hours after restoration of commercial power.

• Vermont: If a video service outage occurs for 24 or more consecutive hours and Spectrum is aware of such outage at the time of such outage, Spectrum will provide an appropriate rate credit, calculated consistently with state law.

• West Virginia: If video service is interrupted for more than 24 consecutive hours, upon request Spectrum will provide a credit or refund representing the proportionate share of such service not received in the billing period, provided such interruption is not caused by the customer.

TERMINATION OF SERVICE/DISCONNECTED ACCOUNT: A customer may terminate service at a Spectrum office in person, by written notice, by telephone, or as otherwise required under applicable law. Refunds or credits, if necessary, will be issued after the return of any Spectrum-owned equipment. Spectrum reserves the right to terminate the customer's service based on delinquent status or any misuse of service. Spectrum will make reasonable efforts, which may include but not limited to written notices, phone calls, text messages, e-mails, Internet or browser messages, home visits, etc., to contact the customer about a pending suspension or disconnection resulting from an unpaid balance. In the event that the customer's account has been disconnected for nonpayment, the customer may be liable for all reconnect and/or installation fees, past due balance(s), and the first month of reconnected service in advance, in addition to any other applicable charges. If the account remains unpaid, it may be forwarded to a third-party party collection agency for collections, and the customer's credit report may be negatively impacted. Upon termination, Spectrum may charge additional fees on any unpaid balance and reserves any and all other rights it has under the terms and conditions of the customer's service agreement with Spectrum and otherwise under applicable law with respect to billing for service and unreturned equipment. Further, the customer understands and agrees that Spectrum reserves the right to charge customer's payment method on file at termination of service in the amount of ongoing rental fees, any outstanding balance, and/or any unreturned equipment charges, in accordance with applicable law.

COMPLAINT PROCEDURES

Should a customer have any complaint regarding quality of service, equipment malfunctions, or similar matters, first contact Spectrum Customer Service (available 24 hours a day) at 1-855-757-7328 for residential customers and 1-800-314-7195 for business customers (in Hawaii, call 1-808-582-6100 for residential and 1-808-582-6284 for business). If a complaint remains unresolved, the customer may elect to mail a complaint to **Spectrum, Attention: Customer Complaint, 2 Digital Place, 4th floor, Simpsonville, SC 29681** or, where applicable, consult the franchise authority or contact the state agencies listed below. States listed below also provide contact information.

• Connecticut: In the event an issue is not resolved with Spectrum's Customer Care Representatives, customer care representatives, customers may request a confidential, nonbinding mediation with Spectrum and a designated member of the Public Utilities Regulatory Authority, who shall serve as the mediator. If the mediation is unsuccessful, the customer may file a complaint at http://www.state.ct.us/PURACAIU.NSF/RevWebIntake?OpenFormdpuc.state.ct.us/ and/or contact the Authority at 1-800-382-4586 (toll free within CT), 1-860-827-2622 (outside CT).

• Hawaii: Customers may request assistance from the Hawaii Department of Commerce and Consumer Affairs, Cable Television Division by mail at P.O. Box 541, Honolulu, Hawaii 96809, by email at cabletv@dcca.hawaii.gov, or by phone at 1-808-586-2620 (Oahu), 1-808-974-4000 ext. 62620 (Hawaii), 1-808-984-2400 ext. 62620 (Maui), or 1-808-274-3141 ext. 62620 (Kauai).

• Maine: Customers may communicate their views and complaints to the Attorney General or the municipality identified on the monthly statement. The Department of the Attorney General has responsibility to investigate and resolve customer complaints or complaints raised by the municipality under 30-A MRSA §3008 concerning matters other than program choices and rates. The Dept. of Attorney General, Consumer Protection Division may be contacted at 1-207-626-8800; Office of the Maine AG: Contact the Consumer Protection Division; or in writing at 6 State House Station, Augusta, ME 04330.

• Massachusetts: Customers who are unsatisfied with the handling of a cable services complaint may contact Consumer Division of the Department of Telecommunications and Cable (DTC) toll free at 1-800-392-6066 or may write to that Dept. at One Federal Street, Suite 0740, Boston MA 02110-2012.

• Michigan: Customers may request assistance from the Michigan Public Service Commission at 1-800-292-9555 or at michigan.gov/mpsc.

• New Hampshire: Customers may request assistance from the Consumer Protection & Antitrust Bureau, Office of the Attorney General, 1 Granite Place South, Concord, NH 03301; Phone: (603) 271-3643; Fax: (603) 271-2110.

• New Jersey: Customers may request assistance from the Complaint Officer for their municipality. The Complaint Office for all municipalities, except Palisades Park and Englewood is the State of New Jersey Board of Public Utilities, Office of Cable Television & Telecommunications, 44 S. Clinton Avenue, 1st Floor, Post Office Box 350, Trenton, NJ 08625. Customers may also call 1-800-624-0331. For the Borough of Palisades Park, customers may contact the Complaint Officer at 275 Broad Avenue, Palisades Park, NJ 07650. For the City of Englewood, customers may contact the City Administrator at the Englewood Municipal Building, 2-10 N. Van Brunt Street, Englewood, NJ 07631.

• New York: Customers may request assistance from the New York Department of Public Service. They may be contacted at dps.ny.gov, Phone: 1-800-342-3377, Hearing/Speech Impaired: TDD 1-800-662-1220, Fax: 518-472-8502, Mail: Office of Consumer Services, New York State Department of Public Service, Empire State Plaza, Agency Building 3, Albany, NY 12223-1350.

• North Carolina: Customers may request assistance from the Consumer Protection Division of the Attorney General's Office of the State of North Carolina at ncdoj.gov/cable.

• Vermont: Customers may request assistance from the Vermont Department of Public Service Consumer Hotline and file complaints regarding billing, service quality, PEG access programming and other concerns by calling 1-800-622-4496, sending an email to PSD.consumer@vermont.gov or writing 112 State Street, Montpelier, VT 05620-2601. Assistance is available Monday through Friday, except state holidays, between the hours of 7:45 a.m. and 4:30 p.m. TTY/TDD number is 1-800-734-8390. Feedback can be provided to The Public Utility Board by calling 1-802-828-2358 or in writing to the Board at 112 State Street, Montpelier, VT 05620-2601.

• West Virginia: In the event an issue, other than those associated with programming, channel selection or rates, is not resolved with Spectrum's Customer Care Representatives, you may contact the Public Service Commission in writing at: PSC of West Virginia, P.O. Box 812, Charleston, WV 25323. Please include the name and address of the cable operator, a clear and concise statement of the facts involved and remedy sought. A complaint form is available upon request. If the Commission cannot resolve your complaint informally, you may request a formal hearing before the Commission. You may reach the Commission by phone at 1-800-344-5113; or via the PSC website: https://www.psc.state.wv.us. You may also contact the FCC Cable Services Bureau, 445 12th St., S.W., Room 3-C 830, Washington, DC 20554; phone 202-418-7200; website www.fcc.gov.

July 21, 2025

Talavera ccd

Account Number: 8337 13 062 1416975

Security Code:

Contact Us

Visit us at SpectrumBusiness.net

Or, call us at **855-252-0675**

8633 2390 DY RP 21 07222025 NNNNNNNN 01 001054 0004

Spectrum BUSINESS

4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 21 07222025 NNNNNNNN 01 001054 0004

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

833713062141697500332007

Business Observer

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

INVOICE

Legal Advertising

Invoice # 25-01590P **Date 08/01/2025**

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 # 25-01590P **Notice of Public Hearing** **RE:** Talavera Board Of Supervisors Meeting on August 20, 2025 **Published:** 8/1/2025	$70.00

RECEIVED 08/01/25

Important Message

Please include our Serial # on your check

Pay by credit card online: https://legals.businessobserverfl.com/send-payment/

Paid	()
Total	**$70.00**

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.

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

INVOICE

Legal Advertising

Notice of Public Hearing and Board of Supervisors Meeting of the Talavera Community Development District

The Board of Supervisors (the "Board") of the Talavera Community Development District (the "District") will hold a public hearing and a meeting on August 20, 2025, at 6:00p.m. at the Talavera Amenity Center located at 18955 Rococo Road, Spring Hill, Florida 34610.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting or may obtained by contacting the District Manager's office via email at scraft@rizzetta.com or via phone at (813)994-1001.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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

August 1, 2025 25-01590P

0 TALAVERA CDD 0

ACCOUNT SUMMARY

Credit Limit	$10,000.00
Credit Available	$8,368.00
Statement Closing Date	July 31, 2025
Days in Billing Cycle	31
Previous Balance	$1,238.67
Payments & Credits	$1,238.67
Purchases & Other Charges	$1,631.41
Balance Transfer	$0.00
FEES CHARGED	$0.00
INTEREST CHARGED	$0.00
New Balance	$1,631.41

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	$1,631.41
Minimum Payment Due	**$1,631.41**
Payment Due Date	**August 25, 2025**

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			$1,238.67-	
07/25	07/25	F1515006E00CHGDDA	AUTOMATIC PAYMENT - THANK YOU	1,238.67-
		EVELYN OCASIO LOPEZ	**$1,631.41**	
07/01	07/01	55432865N63HYJHQ7	AMAZON PRIME*N38VF7QH2 AMZN.COM/BILL WA MCC: 5968 MERCHANT ZIP:	14.99
07/04	07/04	55432865T5V73AQ9P	AMAZON MKTPL*N37PS95G1 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	100.69
07/09	07/09	55432865Y5WPFZPT4	AMAZON MKTPL*NL44X7P70 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	63.96
07/09	07/09	55432865Y5WSP4VLX	AMAZON MKTPL*NL16N2VE0 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	70.13
07/09	07/09	55432865Y5WSP5SJD	AMAZON MKTPL*NL3EB6XZ0 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	91.98
07/09	07/09	52707155Z09FL59VV	HOMEDEPOT.COM 800-430-3376 GA MCC: 5200 MERCHANT ZIP: 30339000	22.75

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	**August 25, 2025**
New Balance	**$1,631.41**
Minimum Payment Due	$1,631.41
Past Due Amount	$0.00
Amount Enclosed:	$

Make Check Payable to:

Valley Bank
PLEASE DO NOT MAIL CHECKS
St Petersburg FL 33716

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

TRANSACTIONS (continued)

Tran Date	Post Date	Reference Number	Transaction Description	Amount
07/10	07/10	55432865Z5X4Z752D	AMAZON MKTPL*NL6G365A1 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	101.94
07/10	07/10	12302025Z00SWLFZ1	MAILCHIMP ATLANTA GA MCC: 5818 MERCHANT ZIP:	26.50
07/11	07/11	5543286605XE47KX3	AMAZON MKTPL*NL9IJ3U10 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	8.49
07/11	07/11	5543286605XE491DG	AMAZON MKTPL*NR4ND2AK2 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	35.78
07/11	07/11	5543286605XKWM6SA	LOWES #01827* BROOKSVILLE FL MCC: 5200 MERCHANT ZIP: 346015536	148.82
07/11	07/11	5543286605XK6WQFD	AMAZON MKTPL*NR11111B2 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	45.96
07/11	07/11	054368461HESJFA45	DOLLAR GENERAL #13910 MASARYKTOWN FL MCC: 5331 MERCHANT ZIP:	70.82
07/11	07/11	523018661BRD25J8M	SUNOCO 0588597500 QPS SPRING HILL FL MCC: 5542 MERCHANT ZIP: 34610	6.75
07/13	07/13	5543286625Y2X4JE4	AMAZON.COM*NR32N0T70 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	138.00
07/16	07/16	054368466BLJ5KPM0	WM SUPERCENTER #6207 SPRING HILL FL MCC: 5411 MERCHANT ZIP: 34609	63.32
07/22	07/22	82711166QEHM6A31H	SP ALLEGIANCEFLAG CHARLESTON SC MCC: 5399 MERCHANT ZIP:	16.00
07/23	07/23	55432866Q61JYBTP9	AMAZON MKTPL*ZI1XZ0QQ3 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	68.98
07/23	07/23	55432866Q61QWXYV4	AMAZON MKTPL*SC8F48Z43 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	59.94
07/23	07/23	65127006D0000QLFL	COURTREC.COM CENTERVILLE UT MCC: 7375 MERCHANT ZIP:	1.00
07/24	07/24	55432866D61PSESVM	AMAZON MKTPL*1V2UF7EN3 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	70.79
07/25	07/25	12302026E00J2QTA8	ADOBE SAN JOSE CA MCC: 4816 MERCHANT ZIP: zz	19.99
07/25	07/25	15270216E017VNV3X	PASCO COUNTY NEW PORT RICH FL MCC: 9211 MERCHANT ZIP:	13.46
07/26	07/26	55432866F629SG5K5	AMAZON MKTPL*MY55O1SI3 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	23.57
07/26	07/26	05436846GBLJD0QP5	WM SUPERCENTER #6207 SPRING HILL FL MCC: 5411 MERCHANT ZIP: 34609	54.01
07/26	07/26	65127006G0000EF9X	COURTREC.COM CENTERVILLE UT MCC: 7375 MERCHANT ZIP:	20.00
07/27	07/27	55432866G62M0JAZ0	AMAZON MKTPL*E38E60T53 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	19.98
07/27	07/27	05436846HBLJ9K3LR	WM SUPERCENTER #1213 BROOKSVILLE FL MCC: 5411 MERCHANT ZIP: 34613	184.43
07/30	07/30	55432866K5SBKFW51	AMAZON MKTPL*9J8B84JZ3 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	28.79
07/30	07/30	55432866K5S8X7NJH	AMAZON.COM*GB4M252Q3 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	13.78
07/30	07/30	55432866K5S8YM1JK	AMAZON MKTPL*BZ9PY3AJ3 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	15.98
07/31	07/31	55432866L5SKPBB4J	AMAZON.COM*M27RZ6UT3 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	9.83
		MICHELLE WHITE	**$0.00**	

IMPORTANT ACCOUNT INFORMATION

$0 - $1,631.41 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 08/25/25. THE AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR BEFORE THIS DATE.

REWARDS SUMMARY

Previous Cashback Balance	$4.32	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	$4.08	$0-$500,000 = 0.25%
New Cashback Balance	$8.40	$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	31	$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:

Tiers	*Cashback %*
$0 - $500,000	*0.25*
$500,001 - $1,500,000	*0.60*
$1,500,001 - $4,000,000	*0.75*
$4,000,001 - $12,500,000	*0.90*
$12,500,001 +	*1.00*

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.

Talavera CDD Limit $1,500
Credit Card-Evelyn Ocasio Lopez JULY

All Expenditures must be supported by receipts in order to be eligible for reimbursement.
Attach all receipts to this form.

Date	Vendor Name	Reason for Expenditure	Amount	Dog Waste Station Supplies 57200-4906	Office Supplies 57200-5101	Clubhouse Maintenance & Repair 57200-4705	Special Events 57200-4775	
7/1/2025	Amazon	Prime Membership Fee	$ (14.99)		$ (14.99)			$ (14.99)
7/3/2025	Amazon	Dot Mandala Mirror Paint Class Mat.	$ (100.69)				$ (100.69)	$ (100.69)
7/8/2025	Amazon	Dog Waste Station Refill Roll Bags	$ (91.98)	$ (91.98)				$ (91.98)
7/8/2025	Amazon	Hurricane Prep. Materials	$ (63.96)		$ (63.96)			$ (63.96)
7/8/2025	Amazon	Hurricane Prep. Materials	$ (70.13)		$ (70.13)			$ (70.13)
7/9/2025	Amazon	Hurricane Prep. Materials & office Ink	$ (101.94)		$ (101.94)			$ (101.94)
7/9/2025	Amazon	Hurrican prep Mat. Bike Lock	$ (35.78)		$ (35.78)			$ (35.78)
7/9/2025	Home Depot	Hurrican Prep Mat. Gloves	$ (22.75)		$ (22.75)			$ (22.75)
7/10/2025	Amazon	Dog Waste Station Can Liners (2 Box)	$ (45.96)	$ (45.96)				$ (45.96)
7/10/2025	Amazon	Office Supply 3 scissors	$ (8.49)		$ (8.49)			$ (8.49)
7/10/2025	Mail Chimp	Monthly Fee	$ (26.50)		$ (26.50)			$ (26.50)
7/11/2025	Amazon	2 100 ft Water Hose	$ (138.00)			$ (138.00)		$ (138.00)
7/11/2025	Dollar General	Pool Party Materials for 8/2/2025	$ (70.82)				$ (70.82)	$ (70.82)
7/11/2025	Sunoco	Gas for Power Wash job	$ (6.75)			$ (6.75)		$ (6.75)
7/11/2025	Lowes	White Paint for doors, (black) board	$ (148.82)			$ (148.82)		$ (148.82)
7/16/2025	CourtRec	Case LooK up 9738512403	$ (1.00)		$ (1.00)			$ (1.00)
7/16/2025	Walmart	CDD Meeting Appetizers/drinks	$ (63.32)				$ (63.32)	$ (63.32)
7/22/2025	Allegiance	4'x6' flag	$ (16.00)		$ (16.00)			$ (16.00)
7/22/2025	Amazon	Maintenance Supply	$ (59.94)			$ (59.94)		$ (59.94)
7/23/2025	Amazon	Outlet covers for fans & two timers	$ (70.79)			$ (70.79)		$ (70.79)
7/23/2025	Amazon	Art Class mat. Sept	$ (68.98)				$ (68.98)	$ (68.98)
7/25/2025	Adobe	Monthly Fee	$ (19.99)		$ (19.99)			$ (19.99)
7/25/2025	Amazon	Part for Pool & Art Mat. 8/23	$ (23.57)				$ (23.57)	$ (23.57)
7/25/2025	Pasco Cty Recorded	Record a Permit Shades	$ (13.46)		$ (13.46)			$ (13.46)
7/26/2025	Walmart	Ice Cream Day event 7/26/2025	$ (54.01)				$ (54.01)	$ (54.01)
7/26/2025	CourtRec	Membership Fee (	$ (20.00)		$ (20.00)			$ (20.00)
7/26/2025	Amazon	Pin Pon Balsl	$ (19.98)		$ (19.98)			$ (19.98)
7/29/2025	Amazon	25' water hose pool equipment	$ (13.78)		$ (13.78)			$ (13.78)
7/29/2025	Amazon	2pk Swim thru rings Pool event 8/2	$ (15.98)				$ (15.98)	$ (15.98)
7/29/2025	Amazon	Tic Tac Shot Pool Game	$ (28.79)				$ (28.79)	$ (28.79)
7/27/2025	Walmart	Food Prep & materials Pool Party 8/2	$ (184.43)				$ (184.43)	$ (184.43)
7/30/2025	Amazon	Outdoor Outlet Cover	$ (9.83)			(9.83)		$ (9.83)
								$ -
		Total 001-10200	$ (1,631.41)	$ (137.94)	$ (448.75)	$ (434.13)	$ (610.59)	(1,631.41)

RECEIVED 08/06/25

NOTE: I NEVER REQUESTED TO BE A MEMBER. I ONLY PAID $1.00 FOR ON REPORT. I CALLED TODAY REQUESTING TO CANCEL THE MEMBERSHIP (SEE ENCLOSED RECEIVED EMAIL TODAY). ALSO WILL GET REIMBURSED FOR THE 7/26/25 CHARGE. EVELYN OCASIO LOPEZ

Give us feedback @ survey.walmart.com
Thank you! ID #:7VQ0MB256JFD

Walmart

Neighborhood Market
352-587-6950 Mgr:DONNA
14344 SPRINGHILL DR.
Springhill, FL 34609
ST# 06207 OP# 003524 TE# 04 TR# 00444
ITEMS SOLD 12
TC# 9684 3929 1006 7305 9853

16CT MINI	007874217883	F	4.98	O
CSR CHKN WRP	022607650564	F	5.64	O
CSR CHKN WRP	022607650564	F	5.64	O
CSR CHKN WRP	022607650564	F	5.64	O
CSR CHKN WRP	022607650564	F	5.64	O
REDUCED TO CLEAR		WAS	5.64	
CSR CHKN WRP	022607650564	F	4.46	O
SEAGRAMS	007297900485	F	6.58	O
SPRITE	004900006724	F	6.58	O
COKE	004900006721	F	6.58	O
DIET COKE	004900006722	F	6.58	O
SC 10OZ 15PK	068113178113	F	2.50	O
SC 10OZ 15PK	068113178113	F	2.50	O
	SUBTOTAL		63.32	
	TOTAL		63.32	
	MCARD TEND		63.32	

Mastercard **** **** **** 4420 I 1
APPROVAL # 016768
REF # U1121007082
AID A0000000041010
AAC ED8A52ADBB1E0233
TERMINAL # 51067097
*NO SIGNATURE REQUIRED
07/16/25 08:43:53
CHANGE DUE 0.00
CUSTOMER COPY

Get free delivery from this store with Walmart+
Scan for 30-day free trial.

N
07/16/25 08:44:07

CDD
Meeting
7/16/25
ewz

Give us feedback @ survey.walmart.com
Thank you! ID #:7VQ0MB256JFD

Walmart

Neighborhood Market
352-587-6950 Mgr:DONNA
14344 SPRINGHILL DR.
Springhill, FL 34609
ST# 06207 OP# 003524 TE# 04 TR# 00444
ITEMS SOLD 12
TC# 9684 3929 1006 7305 9853

16CT MINI	007874217883	F	4.98	O
CSR CHKN WRP	022607650564	F	5.64	O
CSR CHKN WRP	022607650564	F	5.64	O
CSR CHKN WRP	022607650564	F	5.64	O
CSR CHKN WRP	022607650564	F	5.64	O
REDUCED TO CLEAR		WAS	5.64	
CSR CHKN WRP	022607650564	F	4.46	O
SEAGRAMS	007297900485	F	6.58	O
SPRITE	004900006724	F	6.58	O
COKE	004900006721	F	6.58	O
DIET COKE	004900006722	F	6.58	O
SC 10OZ 15PK	068113178113	F	2.50	O
SC 10OZ 15PK	068113178113	F	2.50	O
	SUBTOTAL		63.32	
	TOTAL		63.32	
	MCARD TEND		63.32	

Mastercard **** **** **** 4420 I 1
APPROVAL # 016768
REF # U1121007082
AID A0000000041010
AAC ED8A52ADBB1E0233
TERMINAL # 51067097
*NO SIGNATURE REQUIRED
07/16/25 08:43:53
CHANGE DUE 0.00
CUSTOMER COPY

Get free delivery from this store with Walmart+
Scan for 30-day free trial.

N
07/16/25 08:44:07

manager talaveraclub.com

From: support@courtrec.com
Sent: Wednesday, July 23, 2025 3:33 PM
To: manager talaveraclub.com
Subject: Court Records Report for Talavera is Ready!

COURTREC

Your report is ready, you may view it below:

View Report

Order Details

You get 960 reports over two years. Your next payment of $20 will be billed on Aug 7th and every 15 days. For customer support call 1-877-524-7143

Login at courtrec.com, with email: manager@talaveraclub.com

This was a One time $1.00
I did Not Sign up for Member Ship
I called today 8/6/25
& cancelled.
Refund for the Charge of $20.00
Requested See E-Mail 8/6/25
[signature]

If you'd like to stop receiving these communications click here .

manager talaveraclub.com

From: MyAccident.org <no-reply@myaccident.org>
Sent: Wednesday, July 23, 2025 5:42 PM
To: manager talaveraclub.com
Subject: Alert information

Search Details:
Accident Date: Wed, Jun 4, 2025 5:00 PM to Mon, Jun 9, 2025 4:59 PM
Accident Location: Spring Hill

CASEID: 9738512403
Dear Evelyn,

Unfortunately, we do not yet have access to accident reports in the state of Florida. We're sorry that we cannot offer you a free copy of your accident report at this time, however we have found the following information which will hopefully be useful.

Accident Report Information For Florida:
https://myaccident.org/florida-accident-reports

More Useful Accident Tips:
How your accident will impact your insurance premium.
Protect your rights
Request A Free Legal Consultation

manager talaveraclub.com

From: support@courtrec.com
Sent: Wednesday, August 6, 2025 9:59 AM
To: manager talaveraclub.com
Subject: CourtRec.com - Account Closed

Dear Evelyn Ocasio Lopez,

Your account has been closed, you will not be charged again.

If you have any questions you may reply to this email or call 1-877-524-7143.

Sincerely,
Jeremy
Support Manager

support@courtrec.com
1-877-524-7143

If you'd like to stop receiving these communications click here .

manager talaveraclub.com

From: support@courtrec.com
Sent: Wednesday, August 6, 2025 10:00 AM
To: manager talaveraclub.com
Subject: Refund confirmation Email

Dear Evelyn Ocasio Lopez,

We have issued a refund in the amount of $20 and closed your account. Please be advised it may take 5-7 business days for the refund to show up on your credit card.

If you have any questions you may reply to this email or call 1-877-524-7143.

Sincerely,
Andy
Support Manager

Click Here to Talk to a Live Agent Now
support@courtrec.com
1-877-524-7143

If you'd like to stop receiving these communications click here .

Withlacoochee River Electric Services

for Talavera CDD

Period Covered: 07/02/25 - 08/04/25 Auto Draft

Bill Date: 08/07/25

Account #	Amount	Due Date	Service Address	GL Code	Object Code
1707187	$ 55.76	8/29/2025	12581 US Hwy 41-Spot Lights	53100	4307
1707189	$ 8,120.66	8/29/2025	12581 US Hwy 41- Street Lights	53100	4307
1707190	$ 1,139.07	8/29/2025	18955 Rococo Rd-Cabana	53100	4301
1707191	$ 312.15	8/29/2025	18935 Rococo Rd-Ir Well	53100	4301
1707192	$ 47.06	8/29/2025	18955 Rococo Rd-Mail	53100	4301
Total Auto Pay	**$ 9,674.70**				

Electric Summary 06/24

53100-4301	$ 1,498.28
53100-4307	$ 8,176.42
	$ 9,674.70

WITHLACOOCHEE 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	**08/07/2025**
Amount Due	**55.76**
Current Charges Due	**08/29/2025**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

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

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
07/02	26625	08/04	26770				145

Comparative Usage Information

Period	Days	Average kWh Per Day
Aug 2025	33	4
Jul 2025	29	5
Aug 2024	31	5

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

Previous Balance		**57.27**
Payment	**57.27CR**	
Balance Forward		**0.00**
Customer Charge	**39.16**	
Energy Charge 145 KWH @ 0.06090	**8.83**	
Fuel Adjustment 145 KWH @ 0.04400	**6.38**	
FL Gross Receipts Tax	**1.39**	
Total Current Charges		**55.76**
Total Due E.F.T.		**55.76**

RECEIVED 09/08/25

You have 24-hour access to manage your account on-line through Smarthub at 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.

DO NOT PAY
Total amount will be electronically transferred on or after 08/22/2025.

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: 08/07/2025

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	**08/22/2025**
TOTAL CHARGES DUE	**55.76**
DO NOT PAY	

000170718700000557600000557601

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	**08/07/2025**
Amount Due	**8,120.66**
Current Charges Due	**08/29/2025**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

Service Address PUBLIC LIGHTING
Service Classification Public Lighting

ELECTRIC SERVICE

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

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

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Previous Balance		8,120.66
Payment	8,120.66CR	
Balance Forward		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

RECEIVED
E.F.T.
09/08/25

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

DO NOT PAY
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District: BP04

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

Electronic Funds Transfer on or after	08/22/2025
TOTAL CHARGES DUE	8,120.66
DO NOT PAY	

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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	08/07/2025
Amount Due	1,139.07
Current Charges Due	08/29/2025

District Office Serving You
Bayonet Point

See Reverse Side For More Information

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

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
07/02	70046	08/04	80260		18.49	18	10214

Comparative Usage Information

Period	Days	Average kWh Per Day
Aug 2025	33	310
Jul 2025	29	277
Aug 2024	31	420

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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Previous Balance		856.03
Payment	856.03CR	
Balance Forward		0.00
Customer Charge	39.16	
Energy Charge 10,214 KWH @ 0.06090	622.03	
Fuel Adjustment 10,214 KWH @ 0.04400	449.42	
FL Gross Receipts Tax	28.46	
Total Current Charges		1,139.07
Total Due E.F.T.		1,139.07

RECEIVED 09/08/25

DO NOT PAY
Total amount will be electronically transferred on or after 08/22/2025.

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Your Touchstone Energy® Cooperative
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Bill Date: 08/07/2025

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District: BP04

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

Electronic Funds Transfer on or after	08/22/2025
TOTAL CHARGES DUE	1,139.07
DO NOT PAY	

000170719000011390700011390705

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	08/07/2025
Amount Due	312.15
Current Charges Due	08/29/2025

District Office Serving You
Bayonet Point

See Reverse Side For More Information

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

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
07/02	98227	08/04	755				2528

Comparative Usage Information

Period	Days	Average kWh Per Day
Aug 2025	33	77
Jul 2025	29	76
Aug 2024	31	28

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.

Previous Balance		276.00
Payment	276.00CR	
Balance Forward		0.00
Customer Charge	39.16	
Energy Charge 2,528 KWH @ 0.06090	153.96	
Fuel Adjustment 2,528 KWH @ 0.04400	111.23	
FL Gross Receipts Tax	7.80	
Total Current Charges		312.15
Total Due E.F.T.		312.15

RECEIVED 09/08/25

1 0 4 6 9 4 9 7

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DO NOT PAY
Total amount will be electronically transferred on or after 08/22/2025.

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Bill Date: 08/07/2025

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District: BP04

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

Electronic Funds Transfer on or after	08/22/2025
TOTAL CHARGES DUE	312.15
DO NOT PAY	

000170719100003121500003121502

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	08/07/2025
Amount Due	47.06
Current Charges Due	08/29/2025

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 Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
07/02	11098	08/04	11162				64

Comparative Usage Information

Period	Days	Average kWh Per Day
Aug 2025	33	2
Jul 2025	29	2
Aug 2024	31	2

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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Previous Balance		46.18
Payment	46.18CR	
Balance Forward		0.00
Customer Charge	39.16	
Energy Charge 64 KWH @ 0.06090	3.90	
Fuel Adjustment 64 KWH @ 0.04400	2.82	
FL Gross Receipts Tax	1.18	
Total Current Charges		47.06
Total Due E.F.T.		47.06

RECEIVED 09/08/25

DO NOT PAY
Total amount will be electronically transferred on or after 08/22/2025.

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Bill Date: 08/07/2025

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District: BP04

1707192 **BP04**
TALAVERA COMM DEV DIST
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after	08/22/2025
TOTAL CHARGES DUE	47.06
DO NOT PAY	

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