



Rizzetta & Company

Talavera Community Development District

**Board of Supervisors
Regular Meeting
February 18, 2026**

**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 Christopher Walsh Pamela Plehal David Posey Charles Eade	Chair Vice Chair Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Sean Craft	Rizzetta & Company, Inc.
District Counsel	Erin McCormick	Erin McCormick Law, 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

February 10, 2026

Board of Supervisors
Talavera Community
Development District

AGENDA

Dear Board Members:

The audit committee and regular meetings of the Board of Supervisors of the Talavera Community Development District will be held on **Wednesday, February 18, 2026, 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:

AUDIT COMMITTEE MEETING:

- 1. CALL TO ORDER**
- 2. BUSINESS ADMINISTRATION**
 - A. Consideration of Audit Proposal Instructions Tab 1
 - B. Consideration of Audit Evaluation Criteria Tab 2
 - C. Consideration of RFP for Audit Services Advertisement..... Tab 3
- 3. ADJOURNMENT**

BOS MEETING:

- 4. CALL TO ORDER**
- 5. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 6. STAFF REPORTS**
 - A. FLA Landscapes and Lawns
 - i. Review of the Landscaper Report Tab 4
 - ii. Consideration of Proposal for Relocation of Flagpole..... Tab 5
 - iii. Consideration of Proposals for Removal of Dead Pine Trees..... Tab 6
 - iv. Consideration of Proposals for Removal of Dead Oak Tree..... Tab 7
 - B. Solitude
 - i. Review of the Aquatics Report Tab 8
 - ii. Consideration of Amendment to Annual Lake Management Contract..... Tab 9
 - iii. Discussion of Maintenance Options for Site FPC1
 - C. Clubhouse Manager
 - i. Review of Clubhouse Manager's Report Tab 10
 - D. District Engineer

- E. District Counsel
 - i. Discussion of Designating Roads for Golfcart Use
- F. District Manager
 - i. Review of the District Manager's Report Tab 11
 - ii. Presentation of Website Compliance Audit Report..... Tab 12

7. BUSINESS ITEMS

- A. Consideration of Resolution 2026-04;
Re-designating Officers of the District..... Tab 13
- B. Discussion of JEN Partners Project

8. BUSINESS ADMINISTRATION

- A. Consideration of Minutes of the Board of Supervisors'
Regular Meeting held on January 21, 2026 Tab 14
- B. Consideration of Operation & Maintenance
Expenditures for December 2025..... Tab 15

9. SUPERVISOR REQUESTS

10. 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

TALAVERA COMMUNITY DEVELOPMENT DISTRICT

REQUEST FOR PROPOSALS

District Auditing Services for Fiscal Year 2026
Pasco County, Florida

INSTRUCTIONS TO PROPOSERS

SECTION 1. DUE DATE. Sealed proposals must be received no later than **March 27, 2026, at 12:00 p.m.**, at the offices of District Manager, located at c/o Rizzetta & Company, 3434 Colwell Ave, Suite 200, Tampa, Florida 33614. Proposals will be publicly opened at that time.

SECTION 2. FAMILIARITY WITH THE LAW. By submitting a proposal, the Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.

SECTION 3. QUALIFICATIONS OF PROPOSER. The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience and licensing to do the work specified herein. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared to complete the work by the statutory or an otherwise specific deadline to the satisfaction of the District.

SECTION 4. SUBMISSION OF ONLY ONE PROPOSAL. Proposers shall be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

SECTION 5. SUBMISSION OF PROPOSAL. Submit one (1) hard copy and one (1) digital copy of the Proposal Documents, and other requested attachments at the time and place indicated herein, which shall be enclosed in an opaque sealed envelope, marked with the title "Auditing Services – Talavera Community Development District" on the face of it.

SECTION 6. MODIFICATION AND WITHDRAWAL. Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. No proposal may be withdrawn after opening for a period of ninety (90) days.

SECTION 7. PROPOSAL DOCUMENTS. The proposal documents shall consist of the notice announcing the request for proposals, these instructions, the Evaluation Criteria Sheet and a proposal with all required documentation pursuant to Section 12 of these instructions ("Proposal Documents").

SECTION 8. PROPOSAL. In making its proposal, each Proposer represents that it has read and understands the Proposal Documents and that the proposal is made in accordance therewith.

SECTION 9. BASIS OF AWARD/RIGHT TO REJECT. The District reserves the right to reject any and all proposals, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

SECTION 10. CONTRACT AWARD. Within fourteen (14) days of receipt of the Notice of Award from the District, the Proposer shall enter into and execute a Contract (engagement letter) with the District.

SECTION 11. LIMITATION OF LIABILITY. Nothing herein shall be construed as or constitute a waiver of the District's limited waiver of liability contained in Section 768.28, *Florida Statutes*, or any other statute or law.

SECTION 12. MISCELLANEOUS. All proposals shall include the following information in addition to any other requirements of the proposal documents.

- A. List the position or title of all personnel to perform work on the District audit. Include resumes for each person listed; list years of experience in present position for each party listed and years of related experience.
- B. Describe proposed staffing levels, including resumes with applicable certifications.
- C. Three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.
- D. The lump sum cost of the provision of the services under the proposal, plus the lump sum cost of four (4) annual renewals.

SECTION 13. PROTESTS. In accordance with the District's Rules of Procedure, any protest regarding the Proposal Documents, must be filed in writing, at the offices of the District Manager, within seventy-two (72) calendar hours (excluding Saturday, Sunday, and state holidays) after the receipt of the Proposal Documents. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturday, Sunday, and state holidays) after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to the aforesaid Proposal Documents.

SECTION 14. EVALUATION OF PROPOSALS. The criteria to be used in the evaluation of proposals are presented in the Evaluation Criteria Sheet, contained within the Proposal Documents.

Tab 2

**TALAVERA
COMMUNITY DEVELOPMENT DISTRICT
AUDITOR SELECTION
EVALUATION CRITERIA**

1. Ability of Personnel. (20 Points)

(E.g., geographic location of the firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel; present ability to manage this project; evaluation of existing work load; proposed staffing levels, etc.)

2. Proposer's Experience. (30 Points)

(E.g. past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other or current Community Development District(s), whether the auditor has been able to meet statutory or other deadlines for finalizing audits).

3. Understanding of Scope of Work. (20 Points)

Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.

4. Ability to Furnish the Required Services. (20 Points)

Extent to which the proposal demonstrates the adequacy of Proposer's financial resources and stability as a business entity.

5. Price. (10 Points)***

Points will be awarded based upon the lowest total proposal for rendering the services and the reasonableness of the proposal.

Total (100 Points)

***Alternatively, the Board may choose to evaluate firms without considering price, in which case the 10 points allocated to Price would be reallocated to another category.

Tab 3

TALAVERA COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES

The Talavera Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2026, with an option for four (4) additional optional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, *Florida Statutes*, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Pasco, Florida. The final contract will require that, among other things, the audit for the fiscal year ending September 30, 2026, be completed no later than June 30, 2027.

The auditing entity submitting a proposal must be duly licensed under Chapter 473, *Florida Statutes*, and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, *Florida Statutes*, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below.

Proposers must provide one (1) hard copy and one (1) digital copy of their proposal to Sean Craft, District Manager, located at Rizzetta & company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, FL 33614, in an envelope marked on the outside "Auditing Services, Talavera Community Development District" (or by email to SCraft@rizzetta.com). Proposals must be received by **12:00 p.m. on March 27, 2026**, at the office of the District Manager. Please direct all questions regarding this Notice to the District Manager.

District Manager
Run Date: February 27, 2026

Run date: must be published in at least one newspaper of general circulation in the District and the county in which the District is located. The public announcement must allow for at least 7 days for the submission of proposals.

Tab 4



Talavara CDD Landscape Report 2/9/26

One word says it all- COLD!

Maintenance: The big story of the month is the cold/freeze damage occurring throughout the area. A once in two-decade killing freeze hit the Tampa Bay area- causing extensive damage to foundation plants and palms. Attempts at covering plants were futile as covering protects for a 2-3 degree variance, we were 6-8 degrees below freezing in some areas for several days.

Irrigation: The next irrigation inspection is scheduled for the week of 2/9- 2/13. Tech will make certain that the valve for the back area on Conquistador is working properly in preparation for any new bamboo installs required.

An area of erosion had been identified at a residence – 18005 Cortez Creek. While the resident agreed to remediate the area on their own, I will be stopping by to see if any additional steps would be required to prevent additional erosion.

Fertilization: As temperatures warm up a bit through the next couple of weeks, an additional turf application will be done to help the struggling turf rebound from the freeze.

Flowers: The winter install has been completed per approval. During this install we were asked by the Board if we could reduce the number of plants in the bed, particularly around the two marquees to help reduce the cost of the quarterly installation. The install team felt comfortable that we could remove 10 flats of flowers per side, or 200 plants total without drastically affecting the look of the plant beds. This would reduce the quarterly cost per install from \$ 3150.00 to \$ 2700.00.

Landscape: Prolonged below freezing temperatures along with its accompanying frost has caused havoc on plants. We strongly recommend waiting until the middle of March before any trimming of frost damaged plants. Trimming will start new plant growth and if we get any additional cold weather it will damage the new growth and potentially kill the shrubs completely.

Several trees were noted as compromised or dead...two in the back of Diego Circle and clubhouse area and one on edge of conservation area on Conquistador. Proposals attached for review. The Pine trees are not accessible by lift and will need to be climbed for removal. The dead oak on Conquistador can be dropped, cut up and left in the conservation area if so desired.

Two additional trees along a retention pond were identified by a residents and will be inspected to see if they need to be replaced or just removed. Recommendation is to wait until springtime to see if any will flesh back out. If not recommend removal with no replacement as there is no irrigation in the area.



In addition, there is one live oak about 4"-5" in diameter that had been staked up after last year's storm that has since begun leaning again. We will come up and re-stake and leave through rainy season to see if root growth will produce any anchor roots on that side. If it has started to girdle around, we may need to remove and replace.



FPC-1- Met with Kyle from Solitude at the site to discuss growth within the floodplain. More detail to be presented by Kyle, but no excess growth was noted on either end to be concerned about. Water levels were normal for the current season.

Respectfully submitted,

Dave Doreo

FLA Landscapes and Lawns

Tab 5



Proposal

To: Sean Craft	Date: 2/9/26
Address:	Property Name: Talavera CDD
Phone #:	Property Add.: Flagpole
Fax #:	FLA Technician: Dave

Approved and Accepted: _____

By: Dave Doreo

Date: _____



Please sign and return by email at dave@yourlawnteam.com
Office 813.909.1861

Celebrating 30 Years of Service. 1995-2025

Tab 6



Prepared by:

Landscape Proposal

Job Description

Option A - Removal and disposal of the two dead Pine trees located behind 18972 Diego Circle.

Client Talavera CDD
Contact Sean Craft
Email scraft@rizzetta.com

Date February 10, 2026
Phone# 813.994.1001 ext7858
Fax#

Approved and Accepted by: _____ Approved Date: _____

Please sign, scan, and return via email OR via fax to **813.935.1858**. Thank you. Our office number is **813.866.0022**

Please Note:

- 1 This price quote is only good for 30 days.
- 2 Changes to Landscape often require modifications to irrigation system at additional costs.
- 3 30 day warranty on plants if US Lawns maintains irrigation system and watering instructions are followed
- 4 Warranty does not cover "Acts of God"

P.O. Box 4688 Clearwater, FL 33758-4688
Office: 813.866.0022 Fax: 813.935.1858

Celebrating 26 Years of Excellence. Since 1995

Tab 7



Prepared by:

Landscape Proposal

Job Description

Option A - Removal and disposal of the dead Oak tree located behind 13025 Conquistador.

Client Talavera CDD
Contact Sean Craft
Email scraft@rizzetta.com

Date February 10, 2026
Phone# 813.994.1001 ext7858
Fax#

Approved and Accepted by: _____ Approved Date: _____

Please sign, scan, and return via email OR via fax to **813.935.1858**. Thank you. Our office number is **813.866.0022**

Please Note:

- 1 This price quote is only good for 30 days.
- 2 Changes to Landscape often require modifications to irrigation system at additional costs.
- 3 30 day warranty on plants if US Lawns maintains irrigation system and watering instructions are followed
- 4 Warranty does not cover "Acts of God"

P.O. Box 4688 Clearwater, FL 33758-4688
Office: 813.866.0022 Fax: 813.935.1858

Celebrating 26 Years of Excellence. Since 1995



Prepared by:

Landscape Proposal

Job Description

Option B - Removal and stack within conservation area of the dead Oak tree located behind 13025 Conquistador.

Client Talavera CDD
Contact Sean Craft
Email scraft@rizzetta.com

Date February 10, 2026
Phone# 813.994.1001 ext7858
Fax#

Approved and Accepted by: _____ Approved Date: _____

Please sign, scan, and return via email OR via fax to **813.935.1858**. Thank you. Our office number is **813.866.0022**

Please Note:

- 1 This price quote is only good for 30 days.
- 2 Changes to Landscape often require modifications to irrigation system at additional costs.
- 3 30 day warranty on plants if US Lawns maintains irrigation system and watering instructions are followed
- 4 Warranty does not cover "Acts of God"

P.O. Box 4688 Clearwater, FL 33758-4688
Office: 813.866.0022 Fax: 813.935.1858

Celebrating 26 Years of Excellence. Since 1995

Tab 8



Talavera CDD Waterway Inspection Report

Reason for Inspection: Monthly required

Inspection Date: 2026-02-02

Prepared for:

Sean Craft
Rizzetta & Company

Prepared by:

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

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SITE ASSESSMENTS	
PONDS 260, 270, <u>280</u>	3
PONDS 290, 300, <u>310A</u>	4
PONDS 310B, <u>320, 330</u>	5
PONDS 340, 350, <u>SPW1</u>	6
PONDS <u>FPC1, FPC2, FPC3</u>	7
PONDS	_____
PONDS	_____
 MANAGEMENT/COMMENTS SUMMARY	 _____
SITE MAP	10

Site: 260**Comments:**

Site looks good

Sits is looking great with no shoreline weeds. A small amount of planktonic algae growth will need an algaecide application for best control.

Action Required:

Routine maintenance next visit

Target:

Planktonic algae

**Site: 270****Comments:**

Site looks good

Site looks great but we are going to keep an eye on some erosion starting to form on the homeowners side of the pond.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

**Site: 280****Comments:**

Site looks good

Site is doing well with no issues to note at this time. The culverts are cleared from any debris.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 290**Comments:**

Site looks good

A small amount of algaeicide will be needed for the planktonic algae starting to grow.

**Action Required:**

Routine maintenance next visit

Target:

Planktonic algae

Site: 300**Comments:**

Site looks good

No issues to note at this time and the beneficial plants are looking great.

**Action Required:**

Routine maintenance next visit

Target:

Species non-specific

Site: 310A**Comments:**

Site looks good

Site is completely dry and the water flow structure is clear of all debris.

**Action Required:**

Routine maintenance next visit

Target:

Species non-specific

Site: 310B**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: 320****Comments:**

Site looks good

Site has improved a lot with much less submersed weeds. A follow-up application will be needed for best control.

Action Required:

Routine maintenance next visit

Target:

Submersed vegetation

**Site: 330****Comments:**

Site looks good

Site is doing well with no issues to note at this time. The invasive weeds have been cleared away.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



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

Site has improved a lot since last visit with all the invasive weeds being cleared away.

**Action Required:**

Routine maintenance next visit

Target:

Species non-specific

Site: SPW1**Comments:**

Site looks good

Site is completely dry and the culverts are cleared from any debris.

**Action Required:**

Routine maintenance next visit

Target:

Species non-specific

Site: FPC1**Comments:**

Normal growth observed

The cattails that have been growing have recently been treated with an herbicide. It will take some time for these weeds to be cleared away. I will be back

Action Required:

Routine maintenance next visit

Target:

Cattails

**Site: FPC2****Comments:**

Site looks good

Site is completely dry and we will continue to push back the invasive weeds.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

**Site: FPC3****Comments:**

Site looks good

Site has improved since last month. The submersed grasses will need an herbicide application for best control.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



Management Summary

Water levels have dropped even lower this month and submersed weeds are mostly what we have been seeing in all of the ponds. A lot of the smaller ponds have gone dry. An herbicide application will be needed for best control and prevent future weeds from growing. It is important to target these weeds that continue growing under the water before they come up to the surface of the pond.

We will focus on the water flow structures to make sure nothing is impeding the flow of water. A couple of the ponds have planktonic algae that will need an algaecide application for control. New algae growth on some of the ponds will be our main focus this month as well as clearing away the cattails that have been growing at site FPC1.

Thank You For Choosing SOLitude Lake Management.

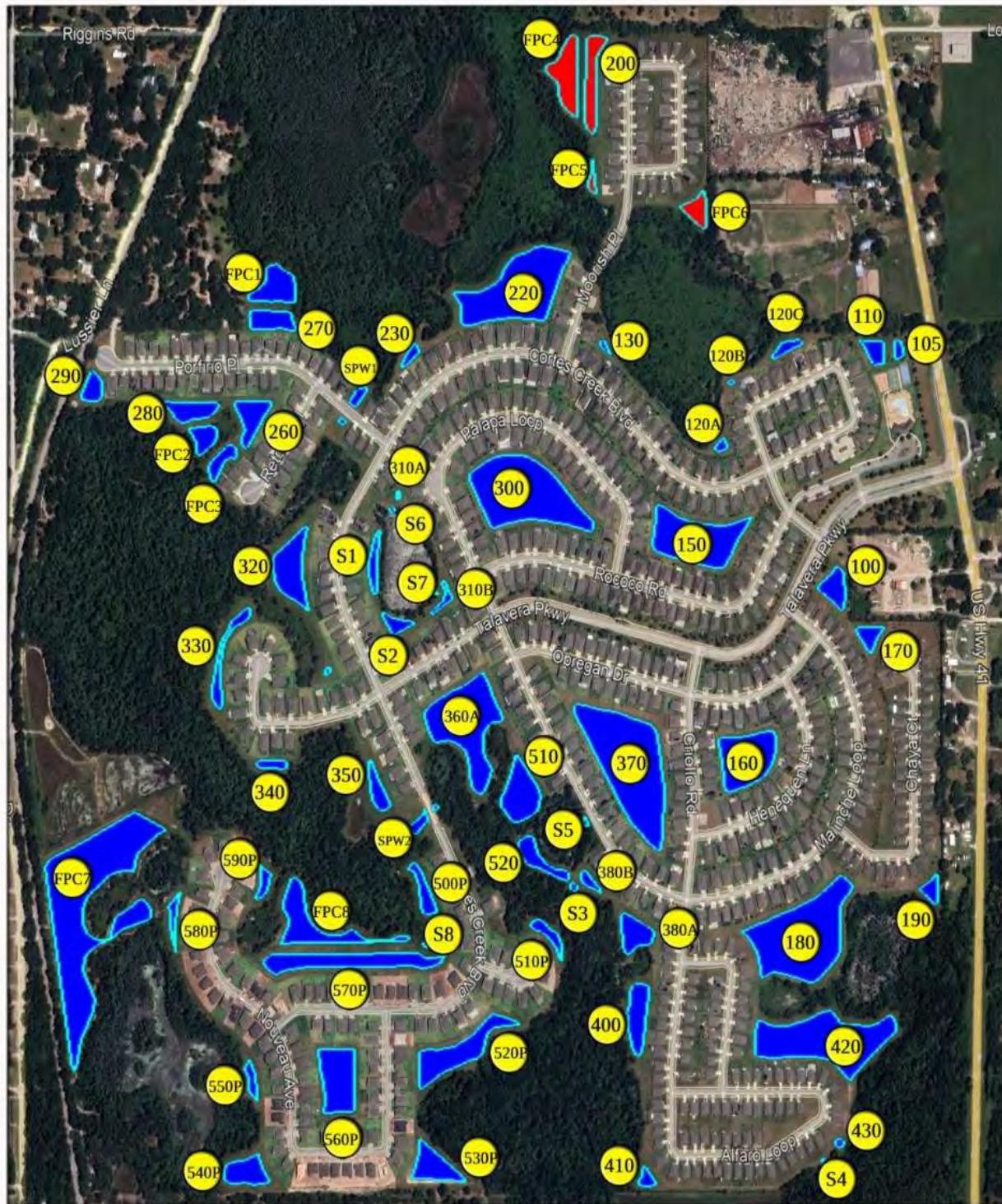
Talavera CDD Waterway Inspection Report

2026-02-02

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

Talavera CDD
Spring Hill, FL

1-888-480-5253



Tab 9



AMENDMENT TO ANNUAL SERVICES AGREEMENT

PROPERTY NAME: Talavera CDD

CUSTOMER NAME: **Talavera CDD**

SERVICE DESCRIPTION: Remove site 6 of Phase A2A1 & 2A2

EFFECTIVE DATE: **The 1st of the month following acceptance by the Customer**

SUBMITTED TO: Sean Craft

SUBMITTED BY: LisaMarie Strawser, Sales Support Administrator

This Amendment to the Annual Services Agreement (the "Amendment") is dated as of this **22nd day of January, 2026**, by and between the Customer identified above ("Customer"), and SOLitude Lake Management, LLC ("SOLitude" or "Company"). By executing this Amendment, Customer and SOLitude agree to make certain amendments to the Annual Services Agreement executed between the parties on [ANNUAL SERVICES AGREEMENT EFFECTIVE/SIGNED DATE] (the "Services Agreement") as further described herein.

1. **SERVICES.** The Services to remain the same.
2. **PAYMENT TERMS.** The Amendment is to reduce the Total Price by **\$1,500.00**. SOLitude shall invoice Customer the new monthly amount of **\$2,769.99 per month** for the Services to be provided under this Amendment.
3. **MISCELLANEOUS.**
 - a. Capitalized terms used but not defined herein shall have the meaning ascribed to such terms in the Services Agreement.
 - b. The remainder of the Services Agreement shall be and remain in full force and effect and unmodified, except as the same is specifically modified or amended hereby. All covenants, terms, obligations and conditions of the Agreement which are not modified or amended herein are hereby ratified and confirmed.
 - c. This Amendment may be executed in multiple counterparts by the parties, each of which shall be deemed an original, but all of which, taken together, shall constitute one and the same instrument.
 - d. The parties acknowledge and agree that this Amendment may be executed or accepted using electronic or facsimile signatures, and that such a signature shall be legally binding to the same extent as a written cursive signature by a party's authorized representative.

By signing below, the Parties agree to be bound by the terms and conditions of this Amendment and any accompanying exhibits as of the Amendment Effective Date.



ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

TALAVERA CDD

Signature: _____

Signature: _____

Name: _____

Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

Please Remit All Payments to:

SOLitude Lake Management, LLC
1320 Brookwood Drive Suite H
Little Rock AR 72202

Customer's Address for Notice Purposes:

Please Mail All Notices and Agreements to:

SOLitude Lake Management, LLC
1253 Jensen Drive, Suite 103
Virginia Beach, VA 23451

Tab 10



Monthly Operations Report Jan. 21, 2026 - (Jan. 21, 2026 to Feb. 18, 2026)

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 Flyer's for the following month events
Send e-blast newsletter end of month .
As off 1-4-2026 1237 Fobs y/o access & updating the Residents Information Form
End of the month Reports, Debit, Square, Monthly Operations Report.

Other Jobs Done by Staff

1. All bathrooms, kitchen re-caulked.
2. Kitchen was repainted same color.
3. Mens light fixture next door entrance was fixed.
4. one aluminum 71" bench for the basketball court mounted and secured.
5. A/C Meeting room, kitchen & Office drained and filters cleaned

1. Radar January 2026 Report -Exhibit A
2. Radar December 2025 Report -Exhibit B

Status of Approved Items on CDD Meeting of Jan. 21, 2026

1. North monuments two center spot lights replaced - Exhibit C

CALENDAR UPCOMING EVENTS, MEETING & FOOD TRUCKS

February 2026

SUN	MON	TUE	WED	THU	FRI	SAT
1	2	3 Arts & Craft 10am Spirit Meeting 6:30-8:30pm	4 Cookie 12-4pm	5	6	7 Food Truck 5pm-8pm
8	9	10 Arts & Craft 10am	11 Cookie 12-4pm	12	13 Paint & Sip CDD Event -5:30pm-7:30pm Food Truck 5pm-7:30pm	14 Kids Craft w Mgr 1pm-3pm
15	16	17 Arts & Craft 10am HOA Meeting 6pm-9pm	18 Cookie 12-4pm CDD Meeting 6pm-9pm	19	20	21 Masquerade Murder Mystery Spirit Event -6pm-9pm Food Truck 5pm-8pm
22	23	24 Arts & Craft 10am	25 Cookie 12-4pm	26	27 Love is in the Air w/Jonny Bird Shows CDD Event -7pm-8pm Food Truck 5pm-7:30pm	28
1	2	3	4	5	6	7

Made with PosterMyWall.com

EXHIBIT A

Master Data Report



406908
 Talavera Pkwy
 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 % based on Avg. Spd.	Speeders > 5 MPH based on Avg. Spd.	Speeders > 10 MPH based on Avg. Spd.	Speeders > 15 MPH based on Avg. Spd.	Fastest Time Period	Speeders > 5 MPH based on Peak Spd.	Speeders > 10 MPH based on Peak Spd.	Speeders > 15 MPH based on Peak Spd.	Daily 85th %tile Speed	Daily Average Speed		
Jan 1	1033	173	17%	40	4	0	5:15p	112	19	0	35	23.6		
Jan 2	1225	180	15%	45	5	1	12:00a	104	19	3	34	23.4		
Jan 3	1209	168	14%	30	3	0	6:00p	104	9	1	34	22.6		
Jan 4	1090	164	15%	44	5	1	9:30p	119	15	1	34	23.8		
Jan 5	1120	151	14%	25	1	0	2:15p	98	11	0	34	23.3		
Jan 6	1204	176	15%	26	3	1	4:30p	90	9	2	34	23.9		
Jan 7	1308	176	14%	30	3	0	3:30p	100	6	0	34	23		
Jan 8	1266	166	13%	27	5	0	3:15p	92	14	2	34	23.6		
Jan 9	1354	184	14%	21	0	0	3:00p	88	10	0	34	23.5		
Jan 10	1362	200	15%	27	2	0	5:15p	113	11	0	34	22.6		
Jan 11	1085	207	19%	47	5	1	6:15p	119	21	1	34	24.2		
Jan 12	1280	166	13%	27	2	0	2:15p	97	14	0	34	23.2		
Jan 13	1339	169	13%	33	2	0	4:15p	103	16	0	34	23.1		
Jan 14	1392	170	12%	21	1	0	3:30p	105	10	0	34	22.3		
Jan 15	1291	163	13%	20	2	0	2:00p	91	10	1	34	23.5		
Jan 16	1326	188	14%	26	3	0	4:45p	115	18	2	34	24.1		
Jan 17	1335	196	15%	34	6	0	5:00p	112	18	3	34	22.9		
Jan 18	1089	195	18%	40	4	0	7:00p	127	21	0	35	24.2		
Jan 19	1164	211	18%	37	3	0	1:15p	126	13	0	35	24.7		
Jan 20	1291	197	15%	34	2	1	3:00p	107	13	1	34	24.3		
Jan 21	1374	203	15%	35	0	0	1:45p	112	12	0	34	23.4		
Jan 22	1249	165	13%	21	2	2	5:45p	92	7	2	34	23.9		
Jan 23	1336	183	14%	19	2	0	3:15p	89	13	0	34	23.9		
Jan 24	1217	208	17%	34	4	0	3:15p	121	19	1	34	23.9		
Jan 25	1081	207	19%	33	5	1	1:15p, 4:30p, 7:15p	115	16	1	35	24		
Jan 26	1227	183	15%	36	3	0	1:30p	111	8	2	34	24		
Jan 27	1311	184	14%	24	2	1	11:30p	107	15	2	34	23.8		
Jan 28	1379	192	14%	22	2	0	5:30p	107	12	1	34	23.1		
Jan 29	1232	169	14%	25	1	0	3:15p	90	10	0	34	24.1		
Jan 30	1317	210	16%	34	5	0	1:15p	122	17	2	34	24.1		

EXHIBIT B

Master Data Report



DUTY PATROL Dates

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 %	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	
Dec 1	1254	178	14%	26	2	0	6:00p	94	7	0	34	24.3	
Dec 2	1279	173	14%	23	4	0	3:15p	90	10	1	34	24.3	
Dec 3	1360	172	13%	21	2	0	4:15p, 4:45p	91	7	2	34	23.4	
Dec 4	1268	188	15%	34	3	0	1:15p, 1:30p	110	16	0	34	24.2	
Dec 5	1308	198	15%	40	5	0	5:15p	113	16	3	34	24.4	
Dec 6	1310	239	18%	54	9	1	4:30p	145	20	4	35	24.4	
Dec 7	1143	179	16%	34	1	1	8:00p	100	8	1	34	22	
Dec 8	1228	158	13%	23	4	2	5:45p	92	16	2	34	23.8	
Dec 9	1310	178	14%	29	3	1	4:45p	112	11	2	34	23.6	
Dec 10	1358	180	13%	30	2	0	1:30p	113	12	0	34	23.6	
Dec 11	1318	180	14%	32	4	1	3:30p	111	15	1	34	23.9	
Dec 12	1404	186	13%	36	5	0	4:00p, 4:45p	101	15	1	34	23.3	
Dec 13	1302	229	18%	41	10	0	7:45p	136	22	1	35	23.9	
Dec 14	1145	205	18%	38	6	0	3:15p	135	16	1	35	23.9	
Dec 15	1340	200	15%	32	2	0	7:00p	115	10	0	34	23.9	
Dec 16	1354	182	13%	29	1	0	4:15p	115	13	0	34	23.7	
Dec 17	1539	175	11%	30	5	1	2:30p	114	16	2	33	22.3	
Dec 18	1344	171	13%	26	1	0	3:30p	106	6	0	34	23.7	
Dec 19	1378	217	16%	33	3	0	3:15p	138	19	1	34	23.7	
Dec 20	1454	215	15%	43	3	0	4:30p	127	16	1	34	22.7	
Dec 21	1198	225	19%	50	6	1	2:45p	143	24	3	35	24	
Dec 22	1281	188	15%	35	6	1	4:15p	129	17	4	34	23.6	
Dec 23	1330	163	12%	27	1	0	3:15p	99	11	1	34	23.1	
Dec 24	1507	244	16%	52	8	2	3:15p	149	19	5	34	22.7	
Dec 25	984	219	22%	52	9	0	3:00p, 4:15p	146	24	2	36	24.4	
Dec 26	1127	208	19%	41	5	0	2:00p, 3:30p	119	11	0	35	23.9	
Dec 27	1261	176	14%	30	2	0	1:00p	108	12	1	34	22.6	
Dec 28	1075	204	19%	44	6	0	1:15p	129	23	2	35	24.6	
Dec 29	1158	176	15%	39	5	0	7:15p	114	21	1	34	24	
Dec 30	1208	179	15%	38	4	0	3:15p	108	18	1	34	23.6	

EXHIBIT C

North Monument old spot light



North Monument New Spot Lights



North Monument new spot light installed.



Tab 11



UPCOMING DATES TO REMEMBER

- **Next Meeting:**
March 18th,
2026 @ 6PM

District Manager's Report

February 18th

2026

FINANCIAL SUMMARY

12/31/25

General Fund Cash & Investment Balance:	\$1,770,689
Reserve Fund Cash & Investment Balance:	\$420,993
Debt Service Fund Investment Balance:	\$1,385,478
Total Cash and Investment Balances:	\$3,577,160
General Fund Expense Variance:	\$8,048
	Over Budget

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Tab 12



Quarterly Compliance Audit Report

Talavera

Date: December 2025 - 4th Quarter

Prepared for: Matthew Huber

Developer: Rizzetta

Insurance agency:



Preparer:

Susan Morgan - *SchoolStatus Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

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Compliance Audit Overview

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

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

Compliance Criteria

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



ADA Website Accessibility

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



Florida Statute Compliance

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

Audit Process

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

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

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



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

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

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

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



Florida F.S. 189.069 Requirements

Result: PASSED

Compliance Criteria

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

Accessibility overview

Everyone deserves equal access.

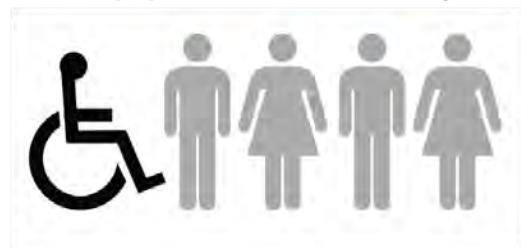
With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law,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

The legal and right thing to do

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

19%

of population has a disability.



Sight, hearing, physical, cognitive.



ADA Compliance Categories

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



Contrast and colors

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

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



Using semantics to format your HTML pages

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



Text alternatives for non-text content

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

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



Ability to navigate with the keyboard

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

Helpful article: www.nngroup.com/articles/keyboard-accessibility

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



Easy to navigate and find information

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

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



Properly formatting tables

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

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



Making PDFs accessible

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

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



Making videos accessible

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

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



Making forms accessible

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

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



Alternate versions

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



Feedback for users

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



Other related requirements

No flashing

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

Timers

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

Fly-out menus

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

No pop-ups

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

Web Accessibility Glossary

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

Tab 13

RESOLUTION 2026-02

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

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

WHEREAS, the Board of Supervisors of the District desires to designate the Officers of the District.

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

Section 1. Richard Henderson is appointed Chairman.

Section 2. Christopher Walsh is appointed Vice Chairman.

Section 3. Pamela Plehal is appointed Assistant Secretary.

David Posey is appointed Assistant Secretary.

Charles R. Eade is appointed Assistant Secretary.

Sean Craft is appointed Assistant Secretary.

Darryl Adams is appointed Assistant Secretary.

Scott Brizendine is appointed Secretary.

Shawn Wildermuth is appointed Assistant Treasurer.

Scott Brizendine is appointed Treasurer.

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

PASSED AND ADOPTED THIS 18th DAY OF February 2026.

**TALAVERA COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRMAN/VICE CHAIRMAN

ATTEST:

SECRETARY/ASST. SECRETARY

Tab 14

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, January 21, 2026, 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
David Posey	Board Supervisor, Assistant Secretary
Pamela Plehal	Board Supervisor, Assistant Secretary

Also Present Were:

Sean Craft	District Manager, Rizzetta & Company, Inc.
Erin McCormick	District Counsel, Erin McCormick Law, PA
Robert Dvorak	District Engineer, BDI Engineers
Evelyn Ocasio Lopez	Clubhouse Manager, Rizzetta & Company, Inc.
David Doreo	Representative, FLA Landscapes and Lawns
Matt O'Brien	Representative, JEN Partners
Jordan Schrader	Representative, JEN Partners
Don Smith	Representative, JEN Partners

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

A few residents commented on the letters they received from the District Manager regarding their pool discharge causing erosion to pond banks of the district's property.

44 **THIRD ORDER OF BUSINESS**45 **Appointment of New Board
46 Supervisor**

47 The Board appointed Mr. Charles R. Eade to fill seat #2 by a 3-1 vote. He chose
48 not to receive compensation and will serve as Assistant Secretary for the remainder of
49 the term through November 2028. A resolution to this effect will be presented at the
50 February meeting for ratification at that time.

51 **FOURTH ORDER OF BUSINESS**52 **JEN Partners Update on Project**

53 During the discussion of the JEN Partners project which will tie into the district's
54 water and sewer system, their representatives re-stated that they are offering \$50,000 to
55 the district for allowing the project to proceed which would be paid to the district once
56 zoning approval is granted. The Board requested additional documentation from JEN
57 Partners to be reviewed over the next month, then added as a discussion item to the
58 February agenda so that the Board can decide at that time whether they wish to proceed.

59 **FIFTH ORDER OF BUSINESS**60 **STAFF REPORTS**61 **A. FLA Landscapes and Lawns**

62 Mr. Dareo reviewed his landscape report with the Board and suggested relocating
63 the flagpole. The Board requested a proposal from him for that relocation to be
64 considered at the February meeting.

65 **i. Consideration of Proposal for Installation of Seasonal Flowers**

66 On a Motion by Ms. Plehal, and seconded by Mr. Walsh, with all in favor, the Board of
67 Supervisors approved the proposal from FLA Landscapes and Lawns in the amount of
68 \$3,150.00 for the installation of seasonal flowers, for the Talavera Community Development
69 District.

70 **B. Solitude**

71 The Board reviewed the Aquatics Report and gave direction to FLA Landscapes
72 and Lawns and Solitude to meet on site to discuss the maintenance options at
73 site FPC1 and provide recommendations at the February meeting.

74 **i. Consideration of Amendment to Contract removing Pond FPC7**

75 The Board tabled this until the February meeting.

76 **C. Clubhouse Manager**

88 Ms. Lopez reviewed her report with the Board, and the Board tabled the proposal
89 for an additional radar sign in the amount of \$4,000 as well as a separate proposal
90 for the installation of in the amount of \$935 until further notice.

91

92 **i. Discussion of PCSO Extra Duty Patrols**

93 The Board gave direction to leave the patrols in a suspended status until
94 further notice.

95

96 **D. District Engineer**

97 The Board directed Ms. Lopez to provide Mr. Dvorak with monthly traffic data
98 reports. The Board approved the following proposals:

100

101

102 On a Motion by Mr. Walsh, and seconded by Ms. Plehal, with all in favor, the Board of
103 Supervisors approved the proposal from Alex Roark Engineering in the amount of \$4,595.00
104 for an all-way stop control warrant analysis, for the Talavera Community Development
105 District.

106

107

108 On a Motion by Mr. Walsh, and seconded by Mr. Posey, with all in favor, the Board of
109 Supervisors approved the proposal from Site Masters of Florida in the amount of \$5,955.00
110 for sidewalk repairs, for the Talavera Community Development District.

111

112 **E. District Counsel**

113 Ms. McCormick tabled the discussion of designating roads for golfcart use until
114 the February meeting.

115

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

117 Mr. Craft reviewed his report with the Board and noted that the next CDD Board
118 meeting is scheduled for February 18, 2026, at 6:00 p.m. at the Talavera Amenity
119 Center located at 18955 Rococo Road, Spring Hill, FL 34610.

120

121 **SIXTH ORDER OF BUSINESS**

122

123 **Ratification of Audit Engagement**

124 **Letter for FY 2024/2025**

125

126 On a Motion by Mr. Walsh, and seconded by Mr. Eade, with all in favor, the Board of
127 Supervisors ratified the Audit Engagement Letter from Berger, Toombs, Elam, Gaines &
128 Frank for fiscal year 2024/2025 as presented, for the Talavera Community Development
129 District.

131 **SEVENTH ORDER OF BUSINESS****Establish Audit Committee**

132

133 On a Motion by Mr. Henderson, and seconded by Mr. Walsh, with all in favor, the Board of
134 Supervisors approved to establish themselves as the audit committee for the purpose of
135 selecting an auditing firm to conduct the district's financial services for the fiscal year ending
136 2026 and an additional four years, for the Talavera Community Development District.

137

138

139 **EIGHTH ORDER OF BUSINESS****Consideration of Minutes of Board of
Supervisors' Regular Meeting Held on
December 17, 2025**

140

141

142

143 On a Motion by Mr. Walsh, and seconded by Mr. Posey, with all in favor, the Board of
144 Supervisors approved the minutes of the Board of Supervisors; meeting held on December
145 17, 2025, as presented, for the Talavera Community Development District.

146

147

148

NINTH ORDER OF BUSINESS**Consideration of Operation and
Maintenance Expenditures for
November 2025**

149

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On a Motion by Mr. Walsh, and seconded by Ms. Plehal, with all in favor, the Board of
Supervisors approved the Operation and Maintenance Expenditures for November, 2025
(\$85,083.65, as amended, for the Talavera Community Development District.

155

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157

TENTH ORDER OF BUSINESS**Supervisor Requests**

158

159

160

161

Supervisor Henderson requested that Mr. Dvorak provide an opinion at the February
meeting of potential environmental impacts if the Board decides to pursue the project with
JEN Partners.

162

163

164

ELEVENTH ORDER OF BUSINESS**Adjournment**

165

166

167

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171

Mr. Craft stated that if there were no further business to come before the Board of
Supervisors, then a motion to adjourn would be in order

On a Motion by Mr. Walsh, and seconded by Ms. Plehal, with all in favor, the Board of
Supervisors approved to adjourn the meeting at 8:16 p.m., for the Talavera Community
Development District.

172

173

TALAVERA COMMUNITY DEVELOPMENT DISTRICT

January 21, 2026 - Minutes of Meeting

Page 5

174

175

176 Assistant Secretary/Secretary

Chair/Vice Chair

DRAFT

Tab 15

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
December 2025
For Board Approval**

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

The total items being presented: **\$ 115,674.80**

Approval of Expenditures:

Chairperson

Vice Chairperson

Assistant Secretary

Talavera Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Brletic Dvorak, Inc.	300289	2204	District Engineering Services 11/25	\$ 2,250.00
Charter Communications	20251210-1	1416975112125 ACH	18955 Rococo Road 11/25	\$ 332.00
Christopher Walsh- BOS 11/19/25	20251208-1	CW111925	Board of Supervisors Meeting 11/19/25	\$ 200.00
Christopher Walsh -BOS 12/14/25	20251218-1	CW121725	Board of Supervisors Meeting 12/17/25	\$ 200.00
Coastal Waste & Recycling, Inc.	20251222-1	SW0001230100	Waste Collection 11/25	\$ 12,369.00
Coastal Waste & Recycling, Inc.	20251222-1	SW0001273413	Waste Collection 12/25	\$ 12,369.00
Cody Pools, Inc.	300298	979194	Commercial Pool Service 11/25	\$ 2,500.00
David Alan Posey	300310	121925 Posey	Reimbursement for Staff Holiday Bonuses 12/25	\$ 425.01
David Alan Posey	300293	DP111925	Board of Supervisors Meeting 11/19/25	\$ 200.00
David Alan Posey	300304	DP121725	Board of Supervisors Meeting 12/17/25	\$ 200.00
DCSI, Inc.	300307	34548	Interactive Talk Down Monitoring 12/25	\$ 199.00
FLA Landscapes and Lawns, Inc.	300311	57408	Monthly Landscape Services 11/25	\$ 20,260.00
FLA Landscapes and Lawns, Inc.	300311	57615	Monthly Landscape Services 12/25	\$ 20,260.00
Illuminations Holiday Lighting, LLC	300299	2021225	50% Deposit Holiday Lighting & Decoration 2025	\$ 3,149.50

Talavera Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Jerry Richardson Trapper	300290	2084	Wildlife Service - Monthly Services 11/25	\$ 1,518.00
Jerry Richardson-Mobile	300308	2100	Wildlife Service - Monthly Services 12/25	\$ 1,320.00
Nvirotect Pest Control Service, Inc.	300309	381208	Pest Control Treatment 12/25	\$ 70.00
Pamela Plehal	20251208-2	PP111925	Board of Supervisors Meeting 11/19/25	\$ 200.00
Pamela Plehal		PP121725	Board of Supervisors Meeting 12/17/25	\$ 200.00
Pasco County Tax Collector	300286	111925 - 04-25-18-0010-00A00-000	2025 Solid Waste Assessment 11/25	\$ 223.57
Pasco County Utilities	20251224-1	23527810 ACH	18955 Rococo Road 11/25	\$ 485.94
Pasco County Utilities	300300	23531754	0 Conquistador Common Area Loop 11/25	\$ 22.37
Quest Ecology, Inc.	300292	BDI2501-01	Wetland Mitigation Management Services 11/25	\$ 6,008.00
Richard L Henderson Jr	300294	RH111925	Board of Supervisors Meeting 11/19/25	\$ 200.00
Richard L Henderson Jr	300305	RH121725	Board of Supervisors Meeting 12/17/25	\$ 200.00
Rizzetta & Company, Inc.	300287	INV0000105282	Accounting Services 12/25	\$ 4,849.25
Rizzetta & Company, Inc.	300288	INV0000105403	Amenity Management & Oversight and Personnel Reimbursement 12/25	\$ 5,395.18
Rizzetta & Company, Inc.	300301	INV0000105471	Auto Mileage & Travel and Cell Phone Nov Service 12/25	\$ 147.30

Talavera Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Rizzetta & Company, Inc.	300306	INV0000105857	Personnel Reimbursement 12/25	\$ 3,815.53
Rust Off, LLC.	300302	50476	Rust Prevention 10/25	\$ 262.50
Rust Off, LLC.	300297	50685	Rust Prevention 11/25	\$ 262.50
School Now	300303	INV-SN-1012	School Now CDD ADA-PDF 10/25	\$ 1,537.50
Solitude Lake Management, LLC	300285	PSI213971	Monthly Lake & Pond Services 11/25	\$ 2,783.64
Valley National Bank	20251226-1	CC113025-240 ACH	Dog Waste Station Supplies 11/25	\$ 1,563.40
Withlacoochee River Electric Cooperative, Inc.	20251219-1	1707187-120525	12581 US Hwy 41-Spot Lights 11/25	\$ 72.46
Withlacoochee River Electric Cooperative, Inc.	20251219-1	1707189-120525	12581 US Hwy 41 11/25	\$ 8,096.64
Withlacoochee River Electric Cooperative, Inc.	20251219-1	1707190-120525	18955 Rococo Rd-Cabana 11/25	\$ 1,256.69
Withlacoochee River Electric Cooperative, Inc.	20251219-1	1707191-120525	8935 Rococo Rd-Ir Well 11/25	\$ 222.11
Withlacoochee River Electric Cooperative, Inc.	20251219-1	1707192-120525	18955 Rococo Rd-Cabana 11/25	<u>\$ 48.71</u>
Report Total				<u>\$ 115,674.80</u>

Brletic Dvorak Inc

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

**INVOICE**

BILL TO	INVOICE	2204
Talavera CDD	DATE	11/25/2025
c/o Rizzetta & Company	TERMS	Net 30
3434 Colwell Avenue	DUE DATE	12/25/2025
Suite 200		
Tampa, Florida 33614		
United States		

PROJECT NAME
Talavera CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Project Manager	[November 03 - November 25]	9:00	210.00	1,890.00
Senior Inspector	[November 11]	3:00	120.00	360.00
BALANCE DUE				\$2,250.00



TALAVERA CDD
November 2025

<u>CDD Activities</u>	<u>WEEK(S)</u>	<u>HOURS</u>	<u>RATE</u>	<u>PERSON</u>	<u>TOTAL</u>
Rizzetta Coordination and Administration Includes engineer's reports, board meeting meeting attendance, invoicing, coordination with board and DM, etc.	11/17 - 11/24	3.00	\$210	R. Dvorak	\$630.00
Porfirio Easement Request - rezoning notice and email/call to developers engineer.		0.50	\$210	R. Dvorak	\$105.00
		0.00	\$210	S. Brletic	\$0.00
Miscellaneous - site visit for 18003 Cortes Creek Boulevard erosion problem. Fence encroachment field report.	11/10 - 11/17	3.50	\$210	R. Dvorak	\$735.00
		0.00	\$180	J. Whited	\$0.00
		0.00	\$120	K. Wagner	\$0.00
		0.00	\$80	S. Ferguson	\$0.00
Pond Assessment - final report review and revisions.	11/3 - 11/10	2.00	\$210	R. Dvorak	\$420.00
		3.00	\$120	K. Wagner	\$360.00
Wetland Mitigation Area D-1 (waiting for first treatment)		0.00	\$210	R. Dvorak	\$0.00
		<u>0.00</u>	\$120	K. Wagner	<u>\$0.00</u>
INVOICE TOTAL		12.00			\$2,250.00

November 21, 2025

Invoice Number: 1416975112125
Account Number: 8337 13 062 1416975

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 11/21/25 through 12/20/25
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 12/08/25	
Total Due by Auto Pay	\$332.00

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.

Enjoy multi-line savings on Business Mobile with 4 lines for \$80/mo total. Call 1-866-706-3793 to claim this exclusive offer.



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.

November 21, 2025

Talavera ccd

Invoice Number: 1416975112125
Account Number: 8337 13 062 1416975
Service At: 18955 ROCOCO RD
SPRING HILL FL 34610-0159

Total Due by Auto Pay **\$332.00**

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

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833713062141697500332007

Invoice Number: 1416975112125
 Account Number: 8337 13 062 1416975
 Talavera ccd



Contact Us

Visit us at SpectrumBusiness.netOr, call us at **855-252-0675**

8833 2390 DY RP 21 11222025 NNNNNNNN 01 001101 0006

Charge Details

Previous Balance	332.00
EFT Payment	11/08
Remaining Balance	\$0.00

Payments received after 11/21/25 will appear on your next bill.

Service from 11/21/25 through 12/20/25

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
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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
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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
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Phone number (813) 536-0019	\$0.00
-----------------------------	--------

Phone number (813) 536-1445	\$0.00
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For additional call details,
 please visit SpectrumBusiness.net

Spectrum Business™ Voice Total	\$80.00
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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 CDD
Meeting Date: November 19, 2025

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if paid
Richard Henderson	<input checked="" type="checkbox"/>
David Posey	<input checked="" type="checkbox"/>
Pam Plehal	<input checked="" type="checkbox"/>
Christopher Walsh	<input checked="" type="checkbox"/>

(*) Does not get paid

NOTE: Supervisors are only paid if checked.

RH111925
DP111925
PP111925
CW111925

RECEIVED
11/20/25

EXTENDED MEETING TIMECARD

Meeting Start Time:	6:00
Meeting End Time:	7:24
Total Meeting Time:	1:23

Time Over	(3) Hours:
-----------	------------

Total at \$175 per Hour:	
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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: Tom S

Talavera CDD
Meeting Date: December 17, 2025

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if paid
Richard Henderson	<input checked="" type="checkbox"/>
David Posey	<input checked="" type="checkbox"/>
Pam Plehal	<input checked="" type="checkbox"/>
Christopher Walsh	<input checked="" type="checkbox"/>

(*) Does not get paid

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	6 : 00
Meeting End Time:	7 : 51
Total Meeting Time:	1 : 51

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: Tom Goff



www.coastalwasteinc.com

INVOICE

Invoice	SW0001230100
Page	Page 1 of 1
Date	11/01/2025
Customer	19146
Site	0
PO Number	
Due Date	12/01/2025

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

DATE	DESCRIPTION	REFERENCE	RATE	QTY.	AMOUNT
01 - Nov	(0001) TALAVERA CDD 3434 COLWELL AVE, TAMPA FL Serv #001 96 GALLON MSW 798 - 0YD MONTHLY - WASTE COLLECTION (Nov 01/25 - Nov 30/25)		\$12,369.00	1.00	\$12,369.00



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

INVOICE TOTAL	\$12,369.00
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Payments made by credit card or debit card are subject to a 2.55% service fee

Invoice	SW0001230100
Page	Page 1 of 1
Date	11/01/2025
Customer	19146
Site	0
PO Number	
Due Date	12/01/2025

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

AMOUNT REMITTED

0025756SW0191460000SW000123010000024738009



www.coastalwasteinc.com

INVOICE

Invoice	SW0001273413
Page	Page 1 of 1
Date	12/01/2025
Customer	19146
Site	0
PO Number	
Due Date	12/31/2025

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

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



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

INVOICE TOTAL	\$12,369.00
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Payments made by credit card or debit card are subject to a 2.55% service fee

Invoice	SW0001273413
Page	Page 1 of 1
Date	12/01/2025
Customer	19146
Site	0
PO Number	
Due Date	12/31/2025

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

AMOUNT REMITTED

0025756SW0191460000SW0001273413000000000002

Invoice



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

Invoice Date	Invoice #
11/3/2025	979194
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
	PAST DUE		11/3/2025			
Quantity	Description			Price Each		Amount
	NOVEMBER Commercial Pool Service - 2025 RATE Starting Service 07/21/2025 - 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

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

Thank you for choosing A-Quality Pool Service!

TALAVERA COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE . WESLEY CHAPEL, FLORIDA 33544
MAILING ADDRESS . 3434 COLWELL AVENUE . SUITE 200 . TAMPA, FLORIDA 33614

Check Request

Amount: \$425.01

Date: 12/19/25

Payable to: David Alan Posey

Address: 18382 Malinche Loop
Spring Hill, FL 34610

Reason: Reimbursement for Staff Holiday Bonuses

Requester: Sean Craft

Directions for Check: Authorized by the Board of Supervisors at the December 17th, 2025 meeting to purchase gift cards for on-site staff as a holiday bonus. Code to Employee – Amenity Staff, 57200-3303.



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

Invoice

BILL TO

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

SHIP TO

Talavera CDD
18955 Rococo Road
Spring Hill, FL 34610

INVOICE #	DATE	TOTAL DUE	DUUE DATE	TERMS	ENCLOSED
34548	12/16/2025	\$199.00	12/31/2025	Net 15	

P.O. NUMBER

Monitored Camera System

SALES REP

DC

ACCT#/LOT/BLK

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	0	2.00	0.00

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

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

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

***Late Fees are 1.5% per month

SUBTOTAL

199.00

TAX (6.5%)

0.00

TOTAL

199.00

BALANCE DUE

\$199.00

Pay invoice



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

Invoice

Date	Invoice #
11/1/2025	57408

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
	12/1/2025



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

Invoice

Date	Invoice #
12/1/2025	57615

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
		12/31/2025	
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
Thank you for your business!		Total	\$20,260.00

ILLUMINATIONS HOLIDAY LIGHTING

Invoice 2021225

8606 Herons Cove PI
Tampa, FL 33647
Tim Gay (813) 334-4827

TO:

Talavera CDD
3434 Colwell Ave; Suite 200
Tampa, FL 33614

JOB DESCRIPTION	
Holiday Lighting and Decoration; Permanent Track Lighting for Talavera Community Entrance	

ITEMIZED ESTIMATE: TIME AND MATERIALS	AMOUNT
Entrance / Exit Install permanent track lighting on both entrance and exit signs	5 Year Terms per year \$8,995.00 \$1,799.00
5 Year Warranty on Lights; 1 Year Service Warranty	
Traditional Holiday Lighting	\$4,500.00
Install lighted wreaths with bows on entrance sign columns - left and right of center sign	
Install warm white, LED mini lights in 6 palm trees behind entrance sign	
Install warm white, LED mini lights on trunk and green LEDs on palm fronds of CENTER palm tree directly behind entrance sign	
50% Deposit required	TOTAL DEPOSIT PAID \$6,299.00 \$3,149.50
	BALANCE DUE \$3,149.50

* Price includes rental of holiday lighting materials, labor, installation, service and removal.

* Price includes installation of permanent track lighting; 1 year service warranty

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

*** MAKE CHECK PAYABLE TO: ILLUMINATIONS HOLIDAY LIGHTING**

Tim Gay

PREPARED BY

12/6/2025

DATE

State Wildlife Trapper
2103 W Rio Vista Ave
Tampa, FL 33603 US
trapperjerry@gmail.com



INVOICE

BILL TO

Talavera CDD
343 Colwell Avenue
Suite 200
Tampa, FL 33614

INVOICE # 2084**DATE** 11/15/2025**DUE DATE** 12/01/2025**TERMS** Net 15

ACTIVITY	QTY	RATE	AMOUNT
State Wildlife Service Service October/November 2025	1	1,320.00	1,320.00
Late Fee October Invoice has not been received as of 11/15/2025	1	198.00	198.00

Thank you for doing business with us.

SUBTOTAL	1,518.00
TAX	0.00
TOTAL	1,518.00
BALANCE DUE	\$1,518.00

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.

State Wildlife Trapper
2103 W Rio Vista Ave
Tampa, FL 33603 US
trapperjerry@gmail.com



INVOICE

BILL TO

Talavera CDD
343 Colwell Avenue
Suite 200
Tampa, FL 33614

INVOICE # 2100**DATE** 12/15/2025**DUE DATE** 01/01/2026**TERMS** Net 15

ACTIVITY	QTY	RATE	AMOUNT
State Wildlife Service Service November/December 2025	1	1,320.00	1,320.00

Note:

We are doing everything possible to manage the mole population on your property.

Thank you for doing business with us.	SUBTOTAL	1,320.00
Make all checks payable to: Jerry Richardson	TAX	0.00
A late fee of 15% late fee will be applied if not paid within 10 days from date.	TOTAL	1,320.00
	BALANCE DUE	\$1,320.00

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.



NVIROTECT
PEST CONTROL SERVICES

16210 North Florida Avenue
Lutz, FL 33549

Pest Control Division

Talavera CDD
12620 US Hwy 41
C/O Rizetta & Company @5844 Old Pasco Road, Suite
100
Spring Hill, FL 34610

Date: 12/17/25

Call for a FREE Lawn Care Quote!

Next service FREE for each referral!*

10% Discount with yearly Prepayment!*

* Exclusions apply. Call office for details.

Office: 813.968.7031

Toll Free:

888.908.8388

www.nvirotect.com

INVOICE

Account Number: 11134

Invoice Number: 381208

Previous Balance: \$140.00

General Household Pests \$70.00

Sales Tax: \$0.00

Service Amount: \$70.00

Check /Cash: _____

Technician(s): NT

Treatment Area	Structure	Frequency	Type of Service
<input type="checkbox"/> Bedroom	<input type="checkbox"/> Bank	<input type="checkbox"/> Annual Service	<input type="checkbox"/> Additional Service
<input type="checkbox"/> Breakroom	<input type="checkbox"/> Industrial	<input type="checkbox"/> Every Other Month	<input type="checkbox"/> Extra Service
<input type="checkbox"/> Garage	<input type="checkbox"/> Medical	<input checked="" type="checkbox"/> Monthly Service	<input checked="" type="checkbox"/> General Pest Control
<input checked="" type="checkbox"/> Kitchen	<input checked="" type="checkbox"/> Professional	<input type="checkbox"/> Quarterly Service	<input type="checkbox"/> In Wall Tube System
<input checked="" type="checkbox"/> Perimeter	<input type="checkbox"/> Residence	<input type="checkbox"/> Twice Per Month	<input type="checkbox"/> Rodent Control
<input checked="" type="checkbox"/> Rest Room	<input type="checkbox"/> Retail	<input type="checkbox"/> Weekly	<input type="checkbox"/> Annual Service

General Pest		Treatment	
<input type="checkbox"/> Acrobat Ants	<input type="checkbox"/> Pantry pests	<input type="checkbox"/> Advion Ant Bait Station .1%	<input type="checkbox"/> Niban FG 5%
<input type="checkbox"/> Argentine Ants	<input type="checkbox"/> Paper Wasps	<input type="checkbox"/> Advion Ant Gel Bait .05%	<input type="checkbox"/> Nyguard IGR 10%
<input type="checkbox"/> Bed Bugs	<input type="checkbox"/> Pharaoh Ants	<input type="checkbox"/> Advion Roach Bait Stn .5%	<input type="checkbox"/> Onslaught 6.4%
<input type="checkbox"/> Carpenter Ants	<input checked="" type="checkbox"/> Preventative	<input type="checkbox"/> Advion Roach Gel Bait .6%	<input checked="" type="checkbox"/> Perimeter Sweep
<input type="checkbox"/> Crazy Ants	<input checked="" type="checkbox"/> Roaches	<input type="checkbox"/> Alpine Aerosol .25%	<input type="checkbox"/> Taurus .06%
<input type="checkbox"/> Drain Flies	<input type="checkbox"/> Silverfish	<input checked="" type="checkbox"/> Biozyme	<input type="checkbox"/> Talstar Xtra .25%
<input type="checkbox"/> Fire Ants	<input checked="" type="checkbox"/> Spiders	<input type="checkbox"/> CM Insect Monitors	<input type="checkbox"/> Transport GHP .11%
<input type="checkbox"/> Fleas	<input type="checkbox"/> Ticks	<input type="checkbox"/> Dekko Silver Fish Paks 20%	<input checked="" type="checkbox"/> Transport Mikron .11%
<input type="checkbox"/> German Roaches	<input type="checkbox"/> White Foot Ants	<input type="checkbox"/> D-Fense Dust .05%	<input type="checkbox"/> Vector Bio 5
<input type="checkbox"/> Ghost Ants	<input type="checkbox"/>	<input type="checkbox"/> Gentrol Liquid 9%	<input type="checkbox"/> Wasp Freeze .1%
<input type="checkbox"/> Mosquitos		<input checked="" type="checkbox"/> Inspection	<input type="checkbox"/> Web Out 10.5%
<input type="checkbox"/> Mud Daubers		<input type="checkbox"/> Maxforce Quantum .03%	<input checked="" type="checkbox"/> Alpine Wd

Rodent Control	Treatment	
<input type="checkbox"/> Mice	<input type="checkbox"/> CM Rat Snap Traps	<input type="checkbox"/> Rodent Bait Stations
<input type="checkbox"/> Rats	<input type="checkbox"/> Contra Blox Bait .005%	<input type="checkbox"/> T-Rex Rat Snap Traps
<input type="checkbox"/>	<input type="checkbox"/> Final Blox Bait .005%	<input type="checkbox"/> Victor Glue Boards

PAYMENT DUE UPON RECEIPT : We Accept Visa, Mastercard and Discover.

Ask us about Automatic Payments or Paperless Billing.

Instructions: _____



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

215 0 1
22-70346



TALAVERA CDD

Service Address: 18955 ROCOCO ROAD
Bill Number: 23527810
Billing Date: 12/3/2025
Billing Period: 10/14/2025 to 11/13/2025

RECEIVE
DEC - 8 2025

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2025.
Please visit bitly/pcurates for details.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	14328663	10/14/2025	3325	11/13/2025	3360	30	35

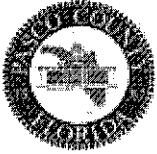
Usage History

Water
November 2025 35
October 2025 31
September 2025 21
August 2025 21
July 2025 15
June 2025 32
May 2025 21
April 2025 23
March 2025 27
February 2025 22
January 2025 36
December 2024 49

Transactions

Previous Bill	443.26
Payment 11/24/25	-443.26 CR
Past Due	0.00
Current Transactions	
Water	
Water Base Charge	41.29
Water Tier 1	25.0 Thousand Gals X \$2.18
Water Tier 2	10.0 Thousand Gals X \$3.47
Sewer	
Sewer Base Charge	103.45
Sewer Charges	35.0 Thousand Gals X \$7.20
Total Current Transactions	485.94
TOTAL BALANCE DUE	\$485.94

*Past due balance is delinquent and subject to further fees and immediate disconnect.



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
Past Due	0.00
Current Transactions	485.94

Total Balance Due	\$485.94
Due Date	12/22/2025

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

The Total Due will be electronically transferred on 12/22/2025.

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

013667863094004502352781020000485944



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

LAND O' LAKES
NEW PORT RICHEY
DADE CITY

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

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

RECEIVED
DEC - 8 2021

216 1 1

22-70346



TALAVERA CDD

Service Address: 0 CONQUISTADOR COMMON AREA LOOP

Bill Number: 23531754

Billing Date: 12/3/2025

Billing Period: 10/14/2025 to 11/13/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
Please visit bit.ly/pcurates for details.

Account #	Customer #
1084965	01366786
Please use the 16-digit number below when making a payment through your bank	
108496501366786	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Irrig Potable	190492067	10/14/2025	2083	11/13/2025	2083	30	0

Usage History

Irrigation

November 2025	0
October 2025	0
September 2025	0
August 2025	0
July 2025	0

Transactions

Previous Bill	43.13
Past Due	43.13
Current Transactions	
Irrigation	
Water Base Charge	22.37
Total Current Transactions	22.37
TOTAL BALANCE DUE	\$65.50

*Past due balance is delinquent and subject to further fees and immediate disconnect.



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

Account # 1084965
Customer # 01366786
Past Due 43.13
Current Transactions 22.37

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

Total Balance Due \$65.50
Due Date 12/22/2025

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

Round-Up Donations to Charity

Amount Enclosed

Check this box to participate in Round-Up.

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

013667863108496592353175440000065504

Invoice

Sold To:

Talavera Community Development District
5844 Old Pasco Road, Suite 100
Wesley Chapel, Florida 33544
Attn: District Manager



QUEST
ecology

Invoice Number: BDI2501-01

Invoice Date: Nov 26, 2025

Customer PO: 09.08.25 Agreement

**Project Description: Talavera CDD Wetland Mitigation Management Services
Wetland Mitigation Site D1 Monitoring and Maintenance**

Dates of Service: Sept. 09, 2025 - Nov. 16, 2025

Quantity	Item	Description	Unit Price	Extension
1.00	Consulting Services	Site visit for Baseline Establishment and 2025 Annual Report Submittal	6,008.00	6,008.00

Please Remit to Address Below.
Payments over 30 days Past Due
are Subject to 1.5% Late Fee.

Total Invoice Amount : 6,008.00

TOTAL NOW DUE: 6,008.00

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

Invoice

Date	Invoice #
12/2/2025	INV0000105282

Bill To:

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

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

Invoice

Date	Invoice #
12/5/2025	INV0000105403

Bill To:

Talavera CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Services for the month of		Terms		Client Number
December		Upon Receipt		00048
Description		Qty	Rate	Amount
Amenity Management & Oversight		1.00	\$1,104.17	\$1,104.17
Personnel Reimbursement		1.00	\$4,291.01	\$4,291.01
		Subtotal		\$5,395.18
		Total		\$5,395.18

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

Invoice

Date	Invoice #
12/1/2025	INV0000105471

Bill To:

Talavera CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Services for the month of		Terms		Client Number
November		Upon Receipt		00048
Description		Qty	Rate	Amount
Cell Phone		50.00	\$1.00	\$50.00
Auto Mileage & Travel		97.30	\$1.00	\$97.30
		Subtotal		\$147.30
		Total		\$147.30

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

Invoice

Date	Invoice #
12/19/2025	INV0000105857

Bill To:

Talavera CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Description	Services for the month of		Client Number
	December	Terms	
Personnel Reimbursement	Qty 1.00	Rate \$3,815.53	Amount \$3,815.53
	Subtotal		\$3,815.53
	Total		\$3,815.53

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

Invoice

Date	Invoice #
10/28/2025	50476

Ship To

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

TALAVERA CDD
18904 DIEGO CIRCLE SPRINHILL FL 34610

P.O. No.	Terms
	Net 30

Thank you for your business.

Balance Due \$280.88

RUST- OFF, LLC
PO Box 470730
Lake Monroe, FL 32747
Phone # 800-992-3111
E-mail therustoff@bellsouth.net

Invoice

Date	Invoice #
11/24/2025	50685

Bill To

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

Ship To

TALAVERA CDD
18904 DIEGO CIRCLE SPRINHILL FL 34610

P.O. No.	Terms
	Net 30

Item	Description	Quantity	Rate	Amount
TALAVERA	GALLONS RX-10 CHEMICAL FOR RUST CONTROL	75	3.50	262.50
				Subtotal \$262.50
				Sales Tax (7.0%) \$0.00
				Payments/Credits \$0.00
				Balance Due \$262.50



INVOICE

Talavera CDD
12755 Citrus Park Lane
Tampa FL 33625
United States

Invoice # INV-SN-1012
Invoice Date: 10/1/2025
Due Date: 10/31/2025
PO#:

Item	Description	AMOUNT
SchoolNow CDD	Community Development District (CDD) governmental unit management company ADA-compliant website	\$600.00
SchoolNow CDD ADA-PDF		\$937.50
Subscription start: 10/1/2025	Subtotal:	\$1,537.50
Subscription end: 9/30/2026	Tax Total:	
	Total:	\$1,537.50
	Amount Paid:	\$0.00
Direct Deposit Instruction:	Amount Due:	\$1,537.50

[Click Here to pay with Credit Card](#)

Check Remittance:

Innersync Studios Ltd
P.O. Box 771470
St. Louis, MO 63177-9816
United States

**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

Page: 1

Invoice Number: PSI213971
Invoice Date: 11/1/2025

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

RECEIVED
11/01/25

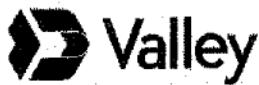
Ship Via
Ship Date 11/1/2025
Due Date 12/1/2025
Terms Net 30

Customer ID 8664
P.O. Number
P.O. Date 11/1/2025
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	2,783.64	2,783.64
November Billing					
11/1/2025 - 11/30/2025					
Talavera Cdd-Lake-ALL					
Phase D1 Lake All					
Phase A2A1 & 2A2 (12 Lakes) - Talavera CDD					

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

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



RECEIVED
DEC - 8 2025

0 TALAVERA CDD 0

ACCOUNT SUMMARY BY:

Credit Limit	\$10,000.00
Credit Available	\$8,436.00
Statement Closing Date	November 30, 2025
Days in Billing Cycle	30
Previous Balance	\$1,806.61
Payments & Credits	\$1,806.61
Purchases & Other Charges	\$1,563.40
Balance Transfer	\$0.00
FEES CHARGED	\$0.00
INTEREST CHARGED	\$0.00
New Balance	\$1,563.40

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	\$1,563.40
Minimum Payment Due	\$1,563.40
Payment Due Date	December 25, 2025

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			TOTAL	\$1,806.61-
11/25	11/25	F151500A900CHGDDA	AUTOMATIC PAYMENT - THANK YOU	1,806.61-
		EVELYN OCASIO		
		LOPEZ	TOTAL	\$1,563.40
10/31	11/01	05416019G43AEAZ7K	WAL-MART #6207 SPRING HILL FL	140.53
		MCC: 5411 MERCHANT ZIP:		
11/01	11/01	55432869H5S8VHAJY	AMAZON PRIME*Q30918W93 SEATTLE WA	14.99
		MCC: 5968 MERCHANT ZIP:		
11/03	11/03	02305379L5SBMJPMP	HOBBY-LOBBY #513 BROOKSVILLE FL	21.10
		MCC: 5945 MERCHANT ZIP: 73179		
11/04	11/04	55432869L5VAFMQD6	LOWES #01827* BROOKSVILLE FL	266.82
		MCC: 5200 MERCHANT ZIP: 346015536		
11/07	11/07	52301869RFRRF75WR	SUNOCO 0588597500 QPS SPRING HILL FL	5.90
		MCC: 5542 MERCHANT ZIP: 34610		

Transactions continued on next page

1080 0001 TVH 001 7 31 251130 0 PAGE 1 of 2 10 1515 0000 BASE

472

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	December 25, 2025
New Balance	\$1,563.40
Minimum Payment Due	\$1,563.40
Past Due Amount	\$0.00

Make Check
Payable to:

Amount Enclosed: \$

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

472

Valley Bank
PLEASE DO NOT MAIL CHECKS
St Petersburg FL 33716

00156340001563404

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.

TRANSACTIONS (continued)

Tran Date	Post Date	Reference Number	Transaction Description	Amount
11/08	11/08	55432869R5WEYJBYM	AMAZON MKTPL*BT9JT75C0 SEATTLE WA MCC: 5942 MERCHANT ZIP:	18.87
11/08	11/08	55432869R5WH5TS2M	AMAZON MKTPL*BT0GI4HRO SEATTLE WA MCC: 5942 MERCHANT ZIP:	215.90
11/08	11/08	55432869R5WKHMWER	AMAZON.COM*BT7DG1BRO SEATTLE WA MCC: 5942 MERCHANT ZIP:	17.64
11/09	11/09	55432869T5WT2SSV7	AMAZON MKTPL*BT6MG5681 SEATTLE WA MCC: 5942 MERCHANT ZIP:	119.81
11/09	11/09	55263529SFSS6EHKE	ALDI 74046 BROOKSVILLE FL MCC: 5411 MERCHANT ZIP: 34613	135.31
11/09	11/09	02305379S00FFSV1A	WINN-DIXIE #0750 WEEKI WACHEE FL MCC: 5411 MERCHANT ZIP: 34613	13.45
11/10	11/10	12302029S00LYAMYB	MAILCHIMP ATLANTA GA MCC: 5818 MERCHANT ZIP:	26.50
11/11	11/11	05416019V43AQWFZV	WAL-MART #6207 SPRING HILL FL MCC: 5411 MERCHANT ZIP:	103.63
11/13	11/13	02305379Y00H30D17	WINN-DIXIE #0750 WEEKI WACHEE FL MCC: 5411 MERCHANT ZIP: 34613	26.23
11/14	11/14	55432869Y5YJDK1AW	AMAZON.COM*B89WV0Q11 SEATTLE WA MCC: 5942 MERCHANT ZIP:	130.00
11/18	11/18	0230537A35SQ02HHG	HOBBY-LOBBY #613 BROOKSVILLE FL MCC: 5945 MERCHANT ZIP: 73179	226.17
11/19	11/19	0541601A343AQXR9F	WAL-MART #6207 SPRING HILL FL MCC: 5411 MERCHANT ZIP:	60.56
11/25	11/25	1230202A90092667V	ADOBE SAN JOSE CA MCC: 4816 MERCHANT ZIP: zz	19.99
		MICHELLE WHITE	TOTAL	\$0.00

IMPORTANT ACCOUNT INFORMATION

\$0 - \$1,563.40 WILL BE DEDUCTED FROM YOUR ACCOUNT AND
CREDITED AS YOUR AUTOMATIC PAYMENT ON 12/25/25. THE
AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS
POSTED ON OR BEFORE THIS DATE.

REWARDS SUMMARY

Previous Cashback Balance	\$21.21	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	\$3.91	\$0-\$500,000 = 0.25%
New Cashback Balance	\$25.12	\$500,001-\$1,500,000 = 0.60%
Your cashback will be award on	Feb 2026	\$1,500,001-\$4,000,000 = 0.75%
		\$4,000,001-\$12,500,000 = 0.90%
		\$12,500,001+ = 1.00%

INTEREST CHARGE CALCULATION

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

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

(v) = variable (f) = fixed

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

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

Give us feedback @ survey.walmart.com
Thank you! ID #: 7VR2DG256JRT

Walmart

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

ST# 06207 OP# 000920 TE# 04 TR# 00767
ITEMS SOLD 31
TC# 0853 5172 8322 8932 9572 1



42CT CLASSIC	002840069435	F	19.98	0
42CT FLAVOR	002840073738	F	19.98	0
CREAMER	004127102591	F	3.74	0
CREAMER	004127100974	F	3.74	0
6BENDABLE	084026676228		4.84	0
6BENDABLE	084026676228		4.84	0
PUSH PIN	695780720142		2.44	0
PG SGL PUNCH	081154003995		1.84	0
PUSH PIN	695780720142		2.44	0
REC TC BLACK	001117997395			
6 AT 1 FOR	1.00		6.00	0
HALLOWEEN	007874236146	F		
7 AT 1 FOR	3.97		27.79	0
BOWTIE	068113128232	F	5.97	0
PUMPKIN FACE	019434626730	F		
4 AT 1 FOR	3.97		16.88	0
SM HCM MLK	007092047651	F	8.97	0
REDUCED TO CLEAR	WAS 13.92			
CAKE	019434621149	F	7.52	0
GV SQSN 100	007874215569		2.28	0
GV SQSN 100	007874215559		2.28	0
SUBTOTAL	140.53			
TOTAL	140.53			
MCARD TEND	140.53			

Mastercard **** * 4420 I 1

Mastercard APPROVAL # 031858

REF # 530492284619

AID A0000000041010

AAC 9110C72C31D29234

TERMINAL # 51067097

*NO SIGNATURE REQUIRED

10/31/25 08:27:33

CHANGE DUE 0.00

CUSTOMER COPY

Get free delivery
from this store
with Walmart+

Scan for 30-day free trial.

N
10/31/25 08:27:44

Give us feedback @ survey.walmart.com
Thank you! ID #: 7VR2DG256JRT

Walmart

Neighborhood Market
352-587-6950 Mgr:ISAAC
14344 SPRINGHILL DR.

Springhill, FL 34609
ST# 06207 OP# 000920 TE# 04 TR# 00767
ITEMS SOLD 31
TC# 0853 5172 8322 8932 9572 1



42CT CLASSIC	002840069435	F	19.98	0
42CT FLAVOR	002840073738	F	19.98	0
CREAMER	004127102591	F	3.74	0
CREAMER	004127100974	F	3.74	0
6BENDABLE	084026676228		4.84	0
6BENDABLE	084026676228		4.84	0
PUSH PIN	695780720142		2.44	0
PG SGL PUNCH	081154003995		1.84	0
PUSH PIN	695780720142		2.44	0
REC TC BLACK	001117997395			
6 AT 1 FOR	1.00		6.00	0
HALLOWEEN	007874236146	F		
7 AT 1 FOR	3.97		27.79	0
BOWTIE	068113128232	F	5.97	0
PUMPKIN FACE	019434626730	F		
4 AT 1 FOR	3.97		16.88	0
SM HCM MLK	007092047651	F	8.97	0
REDUCED TO CLEAR	WAS 13.92			
CAKE	019434621149	F	7.52	0
GV SQSN 100	007874215569		2.28	0
GV SQSN 100	007874215559		2.28	0
SUBTOTAL	140.53			
TOTAL	140.53			
MCARD TEND	140.53			

Mastercard **** * 4420 I 1

APPROVAL # 031858

REF # 530492284619

AID A0000000041010

AAC 9110C72C31D29234

TERMINAL # 51067097

*NO SIGNATURE REQUIRED

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CHANGE DUE 0.00

CUSTOMER COPY

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from this store
with Walmart+

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N

10/31/25 08:27:44

Order Summary

Subscription charged on November 1, 2025 Order # D01-2224312-2064209

Recipient	Payment method	Order Summary
Clubhouse Manager	Mastercard ending in 4420	
		Item(s) Subtotal: \$14.99
		Total Before Tax: \$14.99
		Tax Collected: \$0.00
		Total for this Order: \$14.99



Prime Membership Fee

Sold by: Amazon US

\$14.99

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LEARN MORE AT LOWES.COM/NYLOWESREWARDS

LOWE'S HOME CENTERS, LLC
7117 BROAD STREET
BROOKSVILLE, FL 34601 (352) 754-6320

- SALE -

SALES#: S1827IQJ 4419326 TRANS#: 760301430 11-04-25

205801 LOC 9-OZ POWER GRAB HEAVY
6.48 DISCOUNT EACH -0.65
12 @ 5.83

9487 1LB PG10 DECK SCRUV 4 IN G
224879 UTL INDOOR DIAL TIMER W/2
4141457 PS H 17X11IN KNEELING PAD
5286161 100CT ADVANCD GUTTER/SHIN
3757085 ST EYEBT VN 1/2-13X6 BLK
5260545 PS 100-CT DISPOSABLE LATE
6877758 GLD LTO LGAUTO APPLSPICE
803918 GLADE LINEN AUTO SPRY KIT
220254 10.1-OZ CONCRETE SEALANT

4 @ 8.88

293316 SAKRETE 60-LB CONCRETE MI
4 @ 4.48

2551509 SIKA 1 GAL READY-MIX CONC
196037 2-6-8 TREATED TOP CHOICE

2 @ 8.08

1329416 RB 3/16-IN BTF GALV PRF C
3 @ 3.98

SUBTOTAL: 266.82

TOTAL TAX: 0.00

INVOICE 85429 TOTAL: 266.82

H/C: 266.82

TOTAL SAVINGS THIS TRIP: \$7.80

MC: XXXXXXXXXXXX4420 AMOUNT: 266.82 AUTHCD: 004807
CHIP REFID:182701429552 11/04/25 12:07:10
CUSTOMER CODE: 00
TWR : 0000008000
TSI : E800

STORE: 1827 TERMINAL: 01 11/04/25 12:07:28
OF ITEMS PURCHASED: 34
EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



LEARN MORE AT LOWES.COM/NYLOWESREWARDS

LOWE'S HOME CENTERS, LLC

7117 BROAD STREET

BROOKSVILLE, FL 34601 (352) 754-6320

- SALE -

SALES#: S1827IQJ 4419326 TRANS#: 760301430 11-04-25

205801 LOC 9-OZ POWER GRAB HEAVY 6.48 DISCOUNT EACH -0.65
12 @ 5.83

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224879 UTL INDOOR DIAL TIMER W/2 12.98

4141457 PS H 17X11IN KNEELING PAD 9.98

5286161 100CT ADVANCD GUTTER/SHIN 9.98

3757085 ST EYEBT VN 1/2-13X6 BLK 2.98

5260545 PS 100-CT DISPOSABLE LATE 14.48

6877758 GLD LTO LGAUTO APPLSPICE 5.98

803918 GLADE LINEN AUTO SPRY KIT 14.98

220254 10.1-OZ CONCRETE SEALANT 35.52

4 @ 8.88

293316 SAKRETE 60-LB CONCRETE MI 17.92

4 @ 4.48

2551509 SIKA 1 GAL READY-MIX CONC 33.98

196037 2-6-8 TREATED TOP CHOICE 16.16

2 @ 8.08

1329416 RB 3/16-IN BTF GALV PRF C 11.94

3 @ 3.98

SUBTOTAL: 266.82

TOTAL TAX: 0.00

INVOICE 85429 TOTAL: 266.82

H/C: 266.82

TOTAL SAVINGS THIS TRIP: \$7.80

MC: XXXXXXXXXXXX4420 AMOUNT: 266.82 AUTHCD: 004807

CHIP REFID:182701429552 11/04/25 12:07:10

CUSTOMER CODE: 00

TWR : 0000008000

TSI : E800

STORE: 1827 TERMINAL: 01 11/04/25 12:07:28

OF ITEMS PURCHASED: 34

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS

**WELCOME TO
4B SUNOCO**

SUNOCO
17943 US 41
SPRING HILL FL 34610

< DUPLICATE RECEIPT >

Description	Qty	Amount
MID1 CR #03	1.735G	5.90
SELF @ 3.399/ G		
Subtotal		5.90
TOTAL		5.90
CREDIT	\$	5.90

USD\$5.90

*****4420
Entry: Chip Read
AppName: Mastercard
AuthNet: MASTERCD
MODE: Issuer
AID: A0000000041010
Auth #: 007487
Resp Code: 000
Stan: 30594584443
Invoice #: 271667
Shift #: 1
Store # *****

PIN Bypassed

**WELCOME TO
4B SUNOCO**

SUNOCO
17943 US 41
SPRING HILL FL 34610

< DUPLICATE RECEIPT >

Description	Qty	Amount
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MODE: Issuer
AID: A0000000041010
Auth #: 007487
Resp Code: 000
Stan: 30594584443
Invoice #: 271667
Shift #: 1
Store # *****

PIN Bypassed

**THANK YOU
PLEASE COME AGAIN**

ST#AB123 DR#1 TRAN#9030666
CSH: 0 11/7/25 8:48:13 AM

**THANK YOU
PLEASE COME AGAIN**

ST#AB123 DR#1 TRAN#9030666
CSH: 0 11/7/25 8:48:13 AM

Order Summary

Order placed November 7, 2025

Order # 112-9412899-3003463

Ship to

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

Payment method

Mastercard ending in 4420

[View related transactions](#)

Order Summary

Item(s) Subtotal:	\$17.64
Shipping & Handling:	\$0.00
Total before tax:	\$17.64
Estimated tax to be collected:	\$0.00
Grand Total:	\$17.64

Arriving Sunday



Glade Automatic Spray Refill, Air Freshener for Home and Bathroom, Coastal Sunshine Citrus, 6.2 Oz, 3 Count

Sold by: Amazon.com

Supplied by: Other

\$17.64

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Order Summary

Order placed November 7, 2025 Order # 112-4082982-2973054

Ship to	Payment method	Order Summary												
Clubhouse Manager 18955 ROCOCO RD SPRING HILL, FL 34610-0159 United States	Mastercard ending in 4420 View related transactions	<table><tr><td>Item(s) Subtotal:</td><td>\$20.97</td></tr><tr><td>Shipping & Handling:</td><td>\$0.00</td></tr><tr><td>Promotion Applied:</td><td>-\$2.10</td></tr><tr><td>Total before tax:</td><td>\$18.87</td></tr><tr><td>Estimated tax to be collected:</td><td>\$0.00</td></tr><tr><td>Grand Total:</td><td>\$18.87</td></tr></table>	Item(s) Subtotal:	\$20.97	Shipping & Handling:	\$0.00	Promotion Applied:	-\$2.10	Total before tax:	\$18.87	Estimated tax to be collected:	\$0.00	Grand Total:	\$18.87
Item(s) Subtotal:	\$20.97													
Shipping & Handling:	\$0.00													
Promotion Applied:	-\$2.10													
Total before tax:	\$18.87													
Estimated tax to be collected:	\$0.00													
Grand Total:	\$18.87													

Arriving tomorrow



LEOBRO Blue Glitter, 100g / 3.5 oz Holographic Fine Glitter for Crafts, Resin, DIY Jewelry Keychains Flowers Party Decorations, Holographic Royal Blue

Sold by: LEOBRO

Supplied by: Other

\$6.99



LEOBRO Blue Glitter, 100g / 3.5 oz Holographic Fine Glitter for Crafts, Resin, DIY Jewelry Keychains Flowers Party Decorations, Holographic Peacock Blue

Sold by: LEOBRO

Supplied by: Other

\$6.99



LEOBRO Green Glitter, 100g / 3.5 oz Holographic Fine Glitter for Crafts, Resin, DIY Jewelry Keychains Flowers Party Decorations

Sold by: LEOBRO

Supplied by: Other

\$6.99

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Order Summary

Order placed November 7, 2025

Order # 112-6357012-0621859

Ship to

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

Payment method

Mastercard ending in 4420

[View related transactions](#)

Order Summary

Item(s) Subtotal:	\$215.90
Shipping & Handling:	\$2.99
Free Shipping:	-\$2.99
Total before tax:	\$215.90
Estimated tax to be collected:	\$0.00
Grand Total:	\$215.90

Arriving tomorrow 10 AM – 3 PM



Amazon Basics Multipurpose Copy Printer Paper, 20 lb, 8.5 x 11 Inches, 3 Reams (1,500 Sheets), 92 Bright, White

Sold by: Amazon.com

Supplied by: Other

\$19.73



HP 952 Cyan, Magenta, Yellow Ink Cartridges (3-pack) | Works with Printer Series: OfficeJet 8702, HP OfficeJet Pro 7720, 7740, 8210, 8710, 8720, 8730, 8740 |

Eligible for Instant Ink | N9K27AN

Sold by: HiTouch Business Services a BU of Staples

Supplied by: Other

\$96.89



12 Inch Zip Cable Ties (100 Pieces), Self-Locking Premium Nylon Cable Wire Ties, Heavy Duty White, for Indoor and Outdoor by Boacua

Sold by: Xingtian Trading

Supplied by: Other

\$6.99



HP 952XL Black High-yield Ink Cartridge for HP Printers | Works with HP OfficeJet 8702; HP OfficeJet Pro 7720, 7740, 8210, 8216, 8710, 8715, 8720, 8725, 8730, 8740 | Eligible for Instant Ink | F6U19AN

Sold by: HiTouch Business Services a BU of Staples

Supplied by: Other

\$70.89



Glade Plugins Refills Air Freshener, Scented and Essential Oils for Home and Bathroom, Cashmere Woods, 6.7 Fl Oz, 10 Count (Packaging May Vary)

Sold by: Amazon.com

Supplied by: Other

\$21.40

[Back to top](#)

Order Summary

Order placed November 7, 2025

Order # 112-1368521-5625806

Ship to

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

Payment method

Mastercard ending in 4420

[View related transactions](#)

Order Summary

Item(s) Subtotal:	\$119.81
Shipping & Handling:	\$0.00
Total before tax:	\$119.81
Estimated tax to be collected:	\$0.00
Grand Total:	\$119.81

Arriving Sunday



Tork Multifold Hand Towel White H2, Universal, 100% Recycled Fibers, 16 x 250 Towels, MB540A

Sold by: Amazon.com

Supplied by: Other

\$35.42

Arriving Sunday



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

Sold by: Zero Waste USA

Supplied by: Other

\$19.99



Bounty Quick Size Paper Towels, White, 8 Family Rolls = 20 Regular Rolls (Packaging May Vary)

Sold by: Amazon.com

Supplied by: Other

\$24.42

[Back to top](#)

Winn-Dixie

100 YEARS AND COUNTING

6270 COMMERCIAL WAY, BROOKSVILLE, FL
Store (352) 596-6182

11/09/25 1:19PM 0750 073 83

Store Manager: LORI

Your Cashier: ACM LANE_73



4425110907500730000073008300000

QTY	Item	Reg	You Pay	
4	Goya Discos	\$11.96	\$9.96	F
	You save (\$2.00)			
	SEG Vegetable Oil	\$5.99	\$3.49	F
	You save (\$2.50)			

Total number of items sold = 5

Subtotal	\$13.45
Tax	\$0.00
Total due	\$13.45
Mastercard total	\$13.45

MASTERCARD ****4420

APPROVAL CODE 009517 SEQ #: 735976

AID A0000000041010

Change \$0.00

Winn-Dixie rewards (ending in 7353)

rewards savings	Coupon savings	Total savings
\$4.50	\$0	\$4.50

Points summary*:

Base earned	Bonus earned	Total balance
7	0	333

Worth \$3.33 in FREE groceries

*May not include pending points activity

Every 100 Points = \$1 in FREE groceries.
Terms apply. See WinnDixie.com for details.

Thank you for shopping your local Winn-Dixie!

Percent
back

Earn a percentage back
on your groceries!

Spend \$30+ in a single transaction & score a percent back offer to boost your bonus points on your next purchase.
Exclusions apply. See store for details.

Winn-Dixie

100 YEARS AND COUNTING

6270 COMMERCIAL WAY, BROOKSVILLE, FL

Store (352) 596-6182

11/09/25 1:19PM 0750 073 83

Store Manager: LORI

Your Cashier: ACM LANE_73



4425110907500730000073008300000

QTY	Item	Reg	You Pay	
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	You save (\$2.00)			
	SEG Vegetable Oil	\$5.99	\$3.49	F
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Subtotal	\$13.45
Tax	\$0.00
Total due	\$13.45
Mastercard total	\$13.45

MASTERCARD ****4420

APPROVAL CODE 009517 SEQ #: 735976

AID A0000000041010

Change \$0.00

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Exclusions apply. See store for details.

ALDI
Store #046
12261 Cortez Blvd
Brooksville
<https://help.aldi.us>

656040 NFC OJ No Pulp 15.16 FA
4 x 3.79
388137 Large Eggs 5.88 FA
3 x 1.96
356377 Grape Tomatoes 8.60 FA
4 x 2.15
383402 Ground Sirloin 15.38 FA
383402 Ground Sirloin 16.50 FA
270414 Potato Puffs/Tots 5.78 FA
2 x 2.89
399848 Black Forest Bacon 14.97 FA
3 x 4.99
382592 Fresh Mozzarella 6.78 FA
2 x 3.39
343989 FamilyAsstCookie 3.90 FA
2 x 1.95
382729 2 lb Shreds 6.85 FA
399046 Blk Frst Ham/Turk 3.99 FA
382413 Maple Links 4.78 FA
2 x 2.39
382761 PorkSausagePatties 4.78 FA
2 x 2.39
417044 Irish Butter 3.99 FA
383324 Flour Tortillas 3.90 FA
2 x 1.95
382905 Pumpkin Cake Roll 14.07 FA
3 x 4.69

SUBTOTAL 135.31
A:Taxable @0.00% 0.00
AMOUNT DUE 135.31
T O T A L 135.31
34 ITEMS
Debit Card \$ 135.31

*4665 L699/004/801 11/09/25 12:49PM

Like ALDI? Tell ALDI!
Tell us how we did at
www.tellaldi.us
Enter the drawing for a chance
to win a \$100 ALDI gift card.
Must be 18 years old to enter.
No purchase necessary.

Sign up for ALDI emails
for a sneak peek on the weekly ad!
www.aldi.us/signup

Mastercard 135.31

*****4420 ONLINE

11/09/25 12:49 Ref/Seq # 812489

Trace # 812489

Auth # 009325

AID A0000000041010

TVR 0000001000

IAD 011060600162200089A2000000013531

00FF

TSI E800 ARC 000 EntryMode 05

++APPROVED++

*Velvety's
Breakfast
11/11/25*

ALDI
Store #046
12261 Cortez Blvd
Brooksville
<https://help.aldi.us>

656040 NFC OJ No Pulp 15.16 FA
4 x 3.79
388137 Large Eggs 5.88 FA
3 x 1.96
356377 Grape Tomatoes 8.60 FA
4 x 2.15
383402 Ground Sirloin 15.38 FA
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AMOUNT DUE 135.31
T O T A L 135.31
34 ITEMS
Debit Card \$ 135.31

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Tell us how we did at
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Must be 18 years old to enter.
No purchase necessary.

Sign up for ALDI emails
for a sneak peek on the weekly ad!
www.aldi.us/signup

Mastercard 135.31

*****4420 ONLINE

11/09/25 12:49 Ref/Seq # 812489

Trace # 812489

Auth # 009325

AID A0000000041010

TVR 0000001000

IAD 011060600162200089A2000000013531

00FF

TSI E800 ARC 000 EntryMode 05

++APPROVED++

Give us feedback @ survey.walmart.com
Thank you! ID #: 7VRBQL256JCW



Neighborhood Market
352-587-6950 Mgr. ISAAC
14344 SPRING HILL DR
SPRING HILL FL 34609
ST# 06207 OP# 009006 TE# 06 TR# 00397

ITEMS SOLD 34
TC# 2752 4062 1144 7514 9991 0



RSTR/BKR	052092021060	4.24 N
NAPKINS	011179317020	1.00 N
REC TC BLUE	011179973990	1.00 N
REC TC BLUE	011179973990	1.00 N
REC TC BLUE	011179973990	1.00 N
REC TC BLUE	011179973990	1.00 N
REC TC BLUE	011179973990	1.00 N
REC TC BLUE	011179973990	1.00 N
PLATES	011179317050	1.00 N
PLATES	011179317050	1.00 N
PLATES	011179317050	1.00 N
PLATES	011179324050	1.00 N
PLATES	011179324050	1.00 N
CLIPS	042887414790	3.47 N
WHT CUTLERY	681131573920	1.98 N
WHT CUTLERY	681131573930	1.98 N
SM HCM MC W	070920476520 F	8.97 N
SC 100Z 15PK	681131781130 F	2.27 N
SC 100Z 15PK	681131781130 F	2.27 N
BAKERS DOZEN	299496000000 F	6.97 N
MINI DONUT	078742021910 F	3.97 N
MINI DONUT	078742021910 F	3.97 N
CREAMER	041271025900 F	3.74 N
CM ORIG TUBS	050000592440 F	5.96 N
PINK LEMADE	025000058240 F	6.86 N
SPRITE	049000067240 F	6.58 N
DIET COKE	049000067220 F	6.58 N
COKE	049000067210 F	6.58 N
SEAGRAMS	072979004850 F	6.58 N
SM BAG ICE	000000032070 F	4.66 N
2 AT 1 FOR	2.33	
SUBTOTAL	103.63	
TOTAL	103.63	
MCARD TEND	103.63	
CHANGE DUE	0.00	

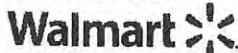
MASTERCARD- 4420 I 1 APPR#011770
103.63 TOTAL PURCHASE
REF # 531544284157
AID A000000041010
TERMINAL # 26918387
*No Signature Required
11/11/25 08:16:12

Tax ID: 85-8013730746C-2
CHARITABLE
CIVIC/SOCIAL, FRATERNAL ORGAN.

Single Purchase Exemption
Consumer's Certificate of Exemption
DR-14
Issued Pursuant to Chapter 212,
Florida Status
Certificate Number: 85-8013730746C-2
Expiration Date: 2027-01-31
This Certifies that:
TALAVERA COMMUNITY DEVELOPEMENT
STATE ROAD 52
DADE CITY FL 33525

Department of Florida

Give us feedback @ survey.walmart.com
Thank you! ID #: 7VRBQL256JCW



Neighborhood Market
352-587-6950 Mgr. ISAAC
14344 SPRING HILL DR
SPRING HILL FL 34609
ST# 06207 OP# 009006 TE# 06 TR# 00397

ITEMS SOLD 34
TC# 2752 4062 1144 7514 9991 0



RSTR/BKR	052092021060	4.24 N
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REC TC BLUE	011179973990	1.00 N
REC TC BLUE	011179973990	1.00 N
REC TC BLUE	011179973990	1.00 N
REC TC BLUE	011179973990	1.00 N
PLATES	011179317050	1.00 N
PLATES	011179317050	1.00 N
PLATES	011179317050	1.00 N
PLATES	011179324050	1.00 N
PLATES	011179324050	1.00 N
CLIPS	042887414790	3.47 N
WHT CUTLERY	681131573920	1.98 N
WHT CUTLERY	681131573930	1.98 N
SM HCM MC W	070920476520 F	8.97 N
SC 100Z 15PK	681131781130 F	2.27 N
SC 100Z 15PK	681131781130 F	2.27 N
BAKERS DOZEN	299496000000 F	6.97 N
MINI DONUT	078742021910 F	3.97 N
MINI DONUT	078742021910 F	3.97 N
CREAMER	041271025900 F	3.74 N
CM ORIG TUBS	050000592440 F	5.96 N
PINK LEMADE	025000058240 F	6.86 N
SPRITE	049000067240 F	6.58 N
DIET COKE	049000067220 F	6.58 N
COKE	049000067210 F	6.58 N
SEAGRAMS	072979004850 F	6.58 N
SM BAG ICE	000000032070 F	4.66 N
2 AT 1 FOR	2.33	4.66 N
SUBTOTAL	103.63	
TOTAL	103.63	
MCARD TEND	103.63	
CHANGE DUE	0.00	

SUBTOTAL 103.63
TOTAL 103.63
MCARD TEND 103.63
CHANGE DUE 0.00

MASTERCARD- 4420 I 1 APPR#011770
103.63 TOTAL PURCHASE
REF # 531544284157
AID A000000041010
TERMINAL # 26918387
*No Signature Required
11/11/25 08:16:12

Tax ID: 85-8013730746C-2
CHARITABLE
CIVIC/SOCIAL, FRATERNAL ORGAN.

Single Purchase Exemption
Consumer's Certificate of Exemption
DR-14
Issued Pursuant to Chapter 212,
Florida Status
Certificate Number: 85-8013730746C-2
Expiration Date: 2027-01-31
This Certifies that:
TALAVERA COMMUNITY DEVELOPEMENT
STATE ROAD 52
DADE CITY FL 33525

Winn-Dixie.

100 YEARS AND COUNTING

6270 COMMERCIAL WAY, BROOKSVILLE, FL
 Store (352) 596-6182
 11/13/25 5:51PM 0750 073 118
 Store Manager: LORI
 Your Cashier: ACM LANE_73



44251113075007300000073011800000

	Reg	You Pay	
Hormel Party Tray	\$17.99	\$17.99	F
SEG SLCD BLBERRY CR	\$5.49	\$4.12	F
You save (\$1.37)			
SEG 140Z MARBLE	\$5.49	\$4.12	F
You save (\$1.37)			

Total number of items sold = 3

Subtotal	\$26.23
Tax	\$0.00
Total due	\$26.23
Mastercard total	\$26.23
MASTERCARD ****4420	
APPROVAL CODE 013342 SEQ #: 736812	
AID A0000000041010	\$0.00
Change	

Winn-Dixie rewards (ending in 7353)		
rewards savings	Coupon savings	Total savings
\$0	\$0	\$2.74

Every 100 points = \$1 in FREE groceries.
 Terms apply. See WinnDixie.com for details.
 Thank you for shopping your local Winn-Dixie!

Percent
back

Earn a percentage back
on your groceries!
Spending \$30+ in a single transaction & score a percent back
offer to boost your bonus points on your next purchase
Exclusions apply. See store for details.

Winn-Dixie.

100 YEARS AND COUNTING

6270 COMMERCIAL WAY, BROOKSVILLE, FL
 Store (352) 596-6182
 11/13/25 5:51PM 0750 073 118
 Store Manager: LORI
 Your Cashier: ACM LANE_73



44251113075007300000073011800000

	Reg	You Pay	
Hormel Party Tray	\$17.99	\$17.99	F
SEG SLCD BLBERRY CR	\$5.49	\$4.12	F
You save (\$1.37)			
SEG 140Z MARBLE	\$5.49	\$4.12	F
You save (\$1.37)			

Total number of items sold = 3

Subtotal	\$26.23
Tax	\$0.00
Total due	\$26.23
Mastercard total	\$26.23
MASTERCARD ****4420	
APPROVAL CODE 013342 SEQ #: 736812	
AID A0000000041010	
Change	\$0.00

Winn-Dixie rewards (ending in 7353)		
rewards savings	Coupon savings	Total savings
\$0	\$0	\$2.74

Every 100 points = \$1 in FREE groceries.
 Terms apply. See WinnDixie.com for details.

Thank you for shopping your local Winn-Dixie!

Percent
back

Earn a percentage back
on your groceries!
Spending \$30+ in a single transaction & score a percent back
offer to boost your bonus points on your next purchase
Exclusions apply. See store for details.

Your Account > Your Orders > Order Details

Order Details

Order placed November 14, 2025

Order # 112-9846398-9673030

[View invoice](#)**Payment method**

Mastercard ending in 4420

[View related transactions](#)**Order Summary**

Item(s) Subtotal:	\$130.00
Shipping & Handling:	\$0.00
Total before tax:	\$130.00
Estimated tax to be collected:	\$0.00
Grand Total:	\$130.00

Sent

Gift Card is sent to the recipient.

[Write a product review](#)

Amazon eGift Card - Amazon Logo - Classic | Christmas

Sold by: Amazon.com

\$130.00

From:

Evelyn Ocasio Lopez

Message:

Payment 13 persons x \$10.00 each Dot Mandala Ornament Class of 11-14-2025

Sent to Amount Status

vaishaliun@gmail.com \$130.00 Sent

[Resend](#)**Pick up where you left off** [See more](#)

Page 1 of 6



Hisencn Grill Replacement Parts for Members Mark GR2039201-MM-00, 17 inch Heat Plates, Grill...
316

\$68⁹⁹

FREE One-Day Get it
Tomorrow, Nov 16



Replace parts 8 Pack Stainless Steel Heat Plates and Stainless Steel Grill Burners
Replacement for Bakers...

\$59⁹⁹

FREE Delivery
Tuesday, Nov 18



Hipoilk Grill Parts Kit for Members Mark GR2039201-MM-00 Parts, Replacement
GR2039201-MM-00...

\$59⁹⁹

Get it as soon as Monday, Dec 1



Votenli S9328A (8-Pack) S1025A (8-Pack) 17 1/8" Stainless Steel Heat Plates and Burners...
81

\$51⁹⁹

Amazon's Choice
FREE One-Day Get it
Tomorrow, Nov 16

Recommended based on your shopping trends

SIGN UP FOR THE EVENT

EVENT

Dot Mandela Christmas Ornament

DATE

11/14/25

TIME

3:30 pm

PRICE

~~\$ 10.00 / person~~

HOBBY LOBBY

Super Savings, Super Selection!

12950 Cortez Blvd

Brooksville, FL 34613
(352) 597-8544

S-613	R-5	T-6613 ANNA 0	SALE
104000000	Christmas	22.45	N
Christmas	50% (\$8.99 - \$4.50)		
5 @ 4.49	each		
104000000	Christmas	24.95	N
Christmas	50% (\$9.99 - \$5.00)		
5 @ 4.99	each		
104000000	Christmas	9.98	N
Christmas	50% (\$9.99 - \$5.00)		
2 @ 4.99	each		
104000000	Christmas	12.98	N
Christmas	50% (\$12.99 - \$6.50)		
2 @ 6.49	each		
104000000	Christmas	7.49	N
Christmas	50% (\$14.99 - \$7.50)		
104000000	Christmas	35.94	N
Christmas	50% (\$11.99 - \$6.00)		
6 @ 5.99	each		
104000000	Christmas	2.98	N
Christmas	50% (\$2.99 - \$1.50)		
2 @ 1.49	each		
104000000	Christmas	10.98	N
Christmas	50% (\$10.99 - \$5.50)		
2 @ 5.49	each		
104000000	Christmas	10.99	N
Christmas	50% (\$21.99 - \$11.00)		
104000000	Christmas	87.43	N
Christmas	50% (\$24.99 - \$12.50)		
7 @ 12.49	each		
SUBTOTAL	<i>Actual Amount</i>	226.17	
		0.00	

TAX EXEMPT CUSTOMER

Number of Items Purchased: 33

Total Savings: 226.50

HOBBY LOBBY

Super Savings, Super Selection!

12950 Cortez Blvd

Brooksville, FL 34613
(352) 597-8544

S-613	R-5	T-6613 ANNA 0	SALE
104000000	Christmas	22.45	N
Christmas 50%	(\$8.99 - \$4.50)		
5 @ 4.49 each			
104000000	Christmas	24.95	N
Christmas 50%	(\$9.99 - \$5.00)		
5 @ 4.99 each			
104000000	Christmas	9.98	N
Christmas 50%	(\$9.99 - \$5.00)		
2 @ 4.99 each			
104000000	Christmas	12.98	N
Christmas 50%	(\$12.99 - \$6.50)		
2 @ 6.49 each			
104000000	Christmas	7.49	N
Christmas 50%	(\$14.99 - \$7.50)		
104000000	Christmas	35.94	N
Christmas 50%	(\$11.99 - \$6.00)		
6 @ 5.99 each			
104000000	Christmas	2.98	N
Christmas 50%	(\$2.99 - \$1.50)		
2 @ 1.49 each			
104000000	Christmas	10.98	N
Christmas 50%	(\$10.99 - \$5.50)		
2 @ 5.49 each			
104000000	Christmas	10.99	N
Christmas 50%	(\$21.99 - \$11.00)		
104000000	Christmas	87.43	N
Christmas 50%	(\$24.99 - \$12.50)		
7 @ 12.49 each			

SUBTOTAL 226.17
TAX TOTAL 0.00
TOTAL *Decorations* *La Club House* **226.17**

TAX EXEMPT CUSTOMER

Number of Items Purchased: 33

Total Savings: 226.50

THANK YOU
PLEASE COME AGAIN

Visit our website at www.hobbylobby.com

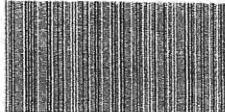
Give us feedback @ survey.walmart.com
Thank you! ID #: 7VRCKC256K49



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

ST# 06207 OP# 009005 TE# 05 TR# 0150

ITEMS SOLD 10
TC# 3373 1110 3028 9729 9729



1/19/25
COP 4 CDD 1/19/25

GV TATER TOTS	078742229350 F	6.98 N
SANDWICH BAG	078742349470	1.88 N
210Z FG CKIE	194346000480 F	6.47 N
210Z FG CKIE	194346000480 F	6.47 N
210Z FG CKIE	194346000480 F	6.47 N
FALL COOKIES	078742041110 F	5.84 N
HOL COOKIES	078742041060 F	5.84 N
AMRN FULL	681131433700 F	6.67 N
DELI SUB	681131433760 F	6.97 N
BAKERS DOZEN	299496000000 F	6.97 N

SUBTOTAL	60.56
TOTAL	60.56
MCARD TEND	60.56
CHANGE DUE	0.00

MASTERCARD- 4420 I 1 APPR#019223

60.56 TOTAL PURCHASE

REF # 532324029683

AID A0000000041010

TERMINAL # 27671267

*No Signature Required

11/19/25 10:22:13

Tax ID: 85-8013730746C-2

CHARITABLE

CIVIC/SOCIAL, FRATERNAL ORGAN.

Single Purchase Exemption
Consumer's Certificate of Exemption
DR-14

Issued Pursuant to Chapter 212,

Florida Status

Certificate Number: 85-8013730746C-2

Expiration Date: 2027-01-31

This Certifies that:

TALAVERA COMMUNITY DEVELOPEMENT

STATE ROAD 52

DADE CITY FL 33525

is exempt from the payment of Florida sales and use tax on real property rented, transient rental property rented, tangible personal property purchased or rented, or services purchased.

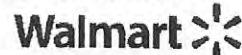


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11/19/25 10:22:32

Give us feedback @ survey.walmart.com
Thank you! ID #: 7VRCKC256K49



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

ST# 06207 OP# 009005 TE# 05 TR# 0150

ITEMS SOLD 10
TC# 3373 1110 3028 9729 9729



1/19/25
COP 4 CDD 1/19/25

GV TATER TOTS	078742229350 F	6.98 N
SANDWICH BAG	078742349470	1.88 N
210Z FG CKIE	194346000480 F	6.47 N
210Z FG CKIE	194346000480 F	6.47 N
210Z FG CKIE	194346000480 F	6.47 N
FALL COOKIES	078742041110 F	5.84 N
HOL COOKIES	078742041060 F	5.84 N
AMRN FULL	681131433700 F	6.67 N
DELI SUB	681131433760 F	6.97 N
BAKERS DOZEN	299496000000 F	6.97 N

SUBTOTAL	60.56
TOTAL	60.56
MCARD TEND	60.56
CHANGE DUE	0.00

MASTERCARD- 4420 I 1 APPR#019223

60.56 TOTAL PURCHASE

REF # 532324029683

AID A0000000041010

TERMINAL # 27671267

*No Signature Required

11/19/25 10:22:13

Tax ID: 85-8013730746C-2

CHARITABLE

CIVIC/SOCIAL, FRATERNAL ORGAN.

Single Purchase Exemption
Consumer's Certificate of Exemption
DR-14

Issued Pursuant to Chapter 212,

Florida Status

Certificate Number: 85-8013730746C-2

Expiration Date: 2027-01-31

This Certifies that:

TALAVERA COMMUNITY DEVELOPEMENT

STATE ROAD 52

DADE CITY FL 33525

is exempt from the payment of Florida sales and use tax on real property rented, transient rental property rented, tangible personal property purchased or rented, or services purchased.



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Scan for 30-day free trial.

Low prices You Can Trust. Every Day.
11/19/25 10:22:32

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You'll change to a new plan with an annual, billed monthly subscription. Fee applies of half your remaining annual commitment if you cancel after 14 days. [\(i\)](#)

Your plan



Adobe Acrobat Pro

Full convert and edit capabilities, advanced protection, and powerful e-signature features.

[Manage plan](#)

[Go to Manage plan to cancel](#)

Included in your plan

- Acrobat Pro
- Spark Video
- Cloud storage 100GB
- Generative AI uses

[+22 view more](#)

Billing and payment

MasterCard ending ****4420

[Edit billing and payment](#)

US\$19.99/mo
Next payment on Nov 25, 2025
Annual plan, paid monthly

[View billing history](#)

[Access your apps and services](#)

Included with your membership

Your Adobe membership includes access to additional apps, creative ingredients, and other members-only benefits.

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 **12/05/2025**
Amount Due **72.46**
Current Charges Due **12/29/2025**
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

Comparative Usage Information

Period	Days	Average kWh Per Day
Dec 2025	33	9
Nov 2025	28	7
Dec 2024	31	8

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



1 0 4 6 9 4 9 7

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

ELECTRIC SERVICE							
From			To				
Date	Reading		Date	Reading	Multiplier	Dem. Reading	KW Demand
10/30	27301		12/02	27607			306

Previous Balance	61.69
Payment	61.69CR
Balance Forward	0.00

RECEIVED
DEC 11 2025

Customer Charge	39.16
Energy Charge 306 KWH	18.64
Fuel Adjustment 306 KWH	12.85
FL Gross Receipts Tax	1.81

Total Current Charges	72.46
Total Due	E.F.T.

DO NOT PAY

Total amount will be electronically transferred on or after 12/19/2025.

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: **12/05/2025**

Use above space for address change ONLY.

District: BP04



6 8 1707187 BP04
TALAVERA COMM DEV DIST
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390



Electronic Funds Transfer on or after	12/19/2025
TOTAL CHARGES DUE	72.46
DO NOT PAY	

000170718700000724600000724605

WITHLACOCHEE RIVER ELECTRIC
COOPERATIVE, INC. 
Your Touchstone Energy® Cooperative 
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number	1707189	Cycle	04	Bill Date	12/05/2025
Meter Number				Amount Due	8,096.64
Customer Number	10469497			Current Charges Due	12/29/2025
Customer Name	TALAVERA COMM DEV DIST			District Office Serving You Bayonet Point	

Service Address PUBLIC LIGHTING
Service Classification Public Lighting

See Reverse Side For More Information

ELECTRIC SERVICE

Date	From	To	Reading	Date	Reading	Multplier	Dem. Reading	KW Demand	kWh Used
------	------	----	---------	------	---------	-----------	--------------	-----------	----------

Comparative Usage Information

Average kWh

Period	Days	Per Day
--------	------	---------

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



1 0 4 6 9 4 9 7

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

Previous Balance
Payment
Balance Forward

8,096.64
8,096.64CR
0.00

RECEIVED
DEC 11 2025

Light Energy Charge	119.28
Light Support Charge	237.53
Light Maintenance Charge	1,995.90
Light Fixture Charge	2,450.15
Light Fuel Adj 9,707 KWH @ 0.04200	407.69
Poles (QTY 273)	2,866.50
FL Gross Receipts Tax	19.59

Total Current Charges	8,096.64
Total Due	8,096.64
E.F.T.	

Lights/Poles	Type/Qty	Type/Qty	Type/Qty	Type/Qty
212	169	306	70	456
				34
				960
				273

DO NOT PAY

Total amount will be electronically transferred on or after 12/19/2025.

WITHLACOCHEE 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: 12/05/2025

Use above space for address change ONLY.

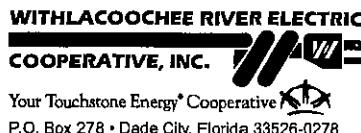
District: BP04



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

Electronic Funds Transfer on or after	12/19/2025
TOTAL CHARGES DUE	8,096.64
DO NOT PAY	

000170718900080966400080966407



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

Bill Date 12/05/2025
Amount Due 1,256.69
Current Charges Due 12/29/2025

District Office Serving You
Bayonet Point

Service Address 18955 ROCOCO RD
Service Classification General Service Demand

See Reverse Side For More Information

ELECTRIC SERVICE

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
10/30	13036	12/02	26497		26.25	26	13461

Comparative Usage Information

Average kWh

Period	Days	Per Day
Dec 2025	33	408
Nov 2025	28	419
Dec 2024	31	412

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



1 0 4 6 9 4 9 7

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

Previous Balance
Payment
Balance Forward

1,130.99
1,130.99CR
0.00

DEC 11 2025

Customer Charge 44.16
Demand Charge 26 KW @ 6.65000 172.90
Energy Charge 13,461 KWH @ 0.03290 442.87
Fuel Adjustment 13,461 KWH @ 0.04200 565.36
FL Gross Receipts Tax 31.40

Total Current Charges 1,256.69
Total Due E.F.T. 1,256.69

DO NOT PAY

Total amount will be electronically transferred on or after 12/19/2025.



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

See Reverse Side For Mailing Instructions

Bill Date: 12/05/2025

Use above space for address change ONLY.

District: BP04



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

Electronic Funds Transfer on or after 12/19/2025
TOTAL CHARGES DUE 1,256.69
DO NOT PAY

000170719000012566900012566905

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

Bill Date 12/05/2025
Amount Due 222.11
Current Charges Due 12/29/2025

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

Comparative Usage Information

Period	Days	Average kWh Per Day
Dec 2025	33	52
Nov 2025	28	53
Dec 2024	31	56

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



1 0 4 6 9 4 9 7

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.

ELECTRIC SERVICE							
From		To					
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
10/30	5329	12/02	7053				1724

Previous Balance
Payment
Balance Forward

197.41
197.41CR
0.00

DEC 11 2025

Customer Charge	39.16
Energy Charge 1,724 KWH @ 0.06090	104.99
Fuel Adjustment 1,724 KWH @ 0.04200	72.41
FL Gross Receipts Tax	5.55

Total Current Charges	222.11
Total Due	222.11
E.F.T.	

DO NOT PAY

Total amount will be electronically transferred on or after 12/19/2025.

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: 12/05/2025

Use above space for address change ONLY.

District: BP04



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

Electronic Funds Transfer on or after 12/19/2025
TOTAL CHARGES DUE 222.11
DO NOT PAY

0001707191000022210000222100

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 12/05/2025
Amount Due 48.71
Current Charges Due 12/29/2025

District Office Serving You
Bayonet Point

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

See Reverse Side For More Information

ELECTRIC SERVICE

From	To							
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	KWh Used	
10/30	11356	12/02	11437					81

Comparative Usage Information

Average kWh

Period	Days	Per Day
Dec 2025	33	2
Nov 2025	28	2
Dec 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

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.

Previous Balance	47.23
Payment	47.23CR
Balance Forward	0.00
Customer Charge	39.16
Energy Charge 81 KWH @ 0.06090	4.93
Fuel Adjustment 81 KWH @ 0.04200	3.40
FL Gross Receipts Tax	1.22
Total Current Charges	48.71
Total Due	48.71

E.F.T.

DO NOT PAY

Total amount will be electronically transferred on or after 12/19/2025.

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: 12/05/2025

Use above space for address change ONLY.

District: BP04



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

Electronic Funds Transfer on or after 12/19/2025
TOTAL CHARGES DUE 48.71
DO NOT PAY

000170719200000487100000487108