



Rizzetta & Company

Talavera Community Development District

**Board of Supervisors
Regular Meeting
March 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

March 11, 2026

**Board of Supervisors
Talavera Community
Development District**

AGENDA

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Talavera Community Development District will be held on **Wednesday, March 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:

BOS MEETING:

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. STAFF REPORTS**
 - A. FLA Landscapes and Lawns
 - i. Review of the Landscaper Report Tab 1
 - ii. Consideration of Proposal for Planting of Trees Tab 2
 - iii. Consideration of Proposal for Seasonal Flowers Tab 3
 - B. Solitude
 - i. Review of the Aquatics Report Tab 4
 - C. Clubhouse Manager
 - i. Review of Clubhouse Manager's Report Tab 5
 - D. District Engineer
 - i. Consideration of Proposal for Restoration of Ponds..... Tab 6
 - ii. Review of All-Way Stop Control Analysis Report..... Tab 7
 - iii. Review of Talavera Parkway Traffic Calming Report..... Tab 8
 - E. District Counsel
 - F. District Manager
 - i. Review of the District Manager's Report Tab 9
- 4. BUSINESS ITEMS**
 - A. Discussion of Fiscal Year 2026-2027 Budget Priorities
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors' Regular Meeting held on February 18, 2026..... Tab 10
 - B. Consideration of Minutes of the Audit Committee Meeting held on February 18, 2006..... Tab 11
 - C. Consideration of Operation & Maintenance Expenditures for January 2026 Tab 12

6. **SUPERVISOR REQUESTS**
7. **ADJOURNMENT**

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

Sincerely,
Sean Craft
Sean Craft
District Manager

Tab 1



Talavara CDD Landscape Report 3/10/26

Hello, SUMMER!!

Maintenance: Warm weather is finally upon us. Turf is starting to green up. Maintenance crew actually had to do a full mow/line trim on the last service visit due to growth finally, so less was completed on any cutbacks needed. Though on that front, or back... most areas of conservation cutbacks have been completed.

Irrigation: Irrigation inspection completed on 2/24/26. Normal minor repairs on the main system. Backflow on Conquistador had a main line break just off the backflow. This has been repaired as well. There is a great concern of even tighter water restrictions in the works due to the lack of rainfall. Like the 20 year freeze we just had, we are now in the middle of the driest season in decades due to the lack of rainfall through the rainy season. I will update if any changes need to be made.

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. This will be along with the agronomic schedule of turf pre-emergent weed treatment scheduled this month.

Flowers: While it seems like the winter flowers have just been installed, it is time to think about the spring install which will happen in April. I have attached a proposal for this changeout as it may come before the next meeting. This install has been adjusted to the Board requested 1200 flowers from the original 1400.

Landscape: The approved removal of dead pines and a dead hardwood tree on edge of conservation area has been completed. A third tree which was brought to our attention from a resident was inspected and appeared to be budding out, so this will be monitored for full leaf-out by the end of the month. Will update at next Board meeting if any status changes with this.

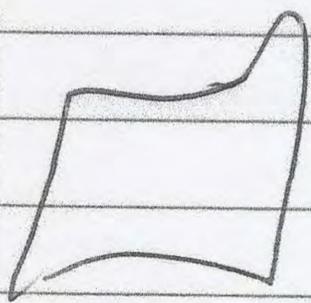
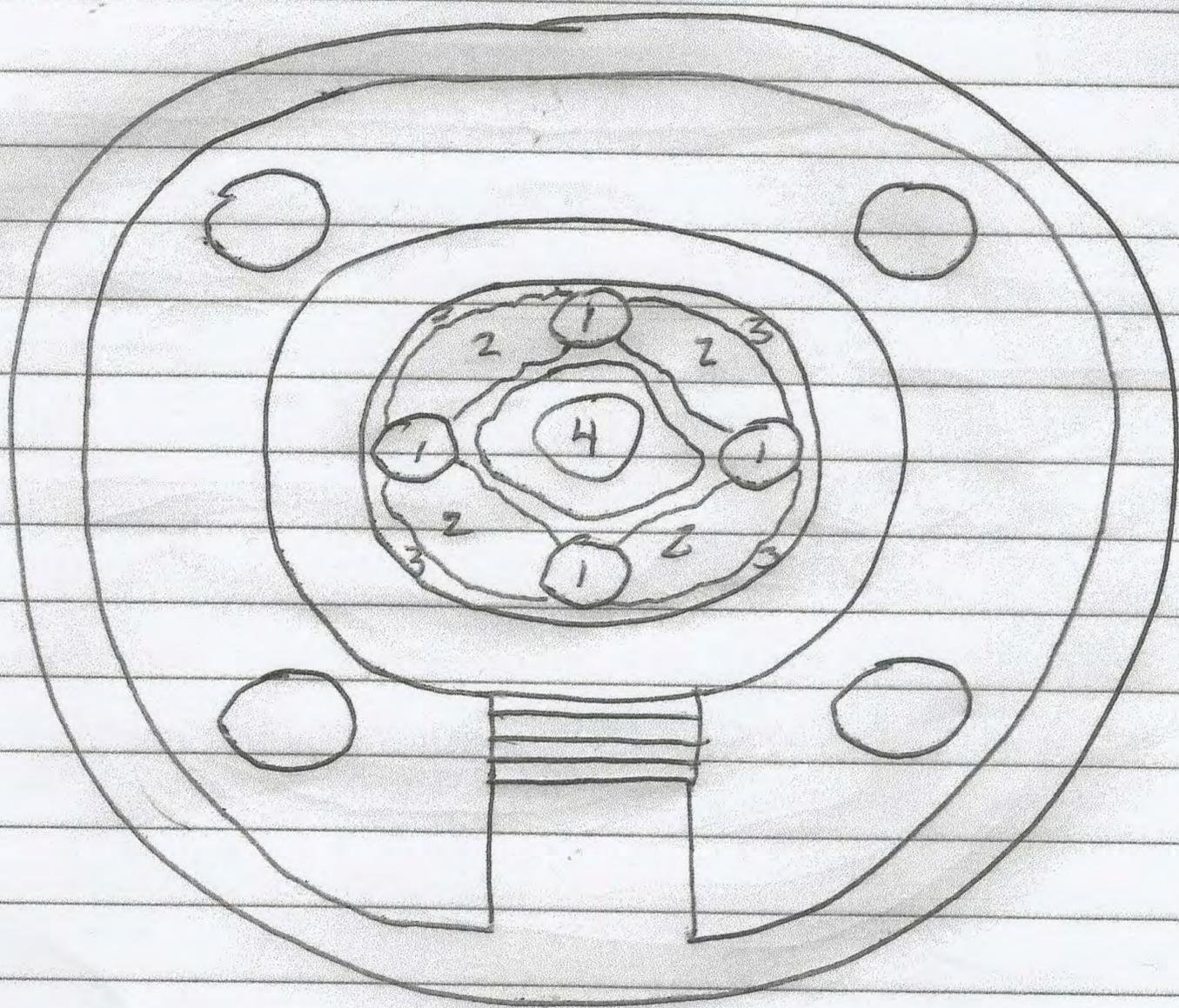
A second proposal for landscape install has been requested and provided for the installation of new plant material in the center ring by the clubhouse where the palm had been removed. The plants selected for this should be far more cold/freeze tolerant and will provide color, texture and fragrance to the landscape bed. Most of the plants are minimal maintenance as well. A rough (sorry.. very rough!!) diagram of the planting is included as well.

Respectfully submitted,

Dave Doreo

FLA Landscapes and Lawns

Tab 2



Tab 3

Tab 4

SOLITUDE

LAKE MANAGEMENT



Talavera CDD Waterway Inspection Report

Reason for Inspection: Monthly required

Inspection Date: 2026-03-10

Prepared for:

Sean Craft
Rizzetta & Company

Prepared by:

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

TABLE OF CONTENTS

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SITE ASSESSMENTS

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PONDS 360A, 510, S8 7

PONDS _____

PONDS _____

MANAGEMENT/COMMENTS SUMMARY 8 - 9

SITE MAP 10

Site: 500P

Comments:

Normal growth observed
This site has some new GSR coming in. Also a minor algae bloom.



Action Required:

Routine maintenance next visit

Target:

Surface algae

Site: 510P

Comments:

Normal growth observed
Site has shoreline grasses present.



Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

Site: 520P

Comments:

Normal growth observed
This site has minor slender along shoreline. New beneficials are coming in as well.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 530P

Comments:

Normal growth observed
Minor PA starting in the wind swept cove of the site.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 540P

Comments:

Normal growth observed
This site has Slender. This will be treated and monitored. Flow structure is free of debris.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 550P

Comments:

Normal growth observed
This site has submersed algae through bottom of pond. This will be treated and monitored.



Action Required:

Routine maintenance next visit

Target:

Sub-surface algae

Site: 560P

Comments:

Site looks good
This site and flow structure is in great condition.



Action Required:

Routine maintenance next visit

Target:

Site: 570P

Comments:

Normal growth observed
Torpedo grass present along shoreline. As well as some spots of growth of penny wort.
Structure is clear of any debris.



Action Required:

Routine maintenance next visit

Target:

Torpedograss

Site: 580P

Comments:

Normal growth observed
Site is experiencing a minor algae bloom. This will be treated and monitored.



Action Required:

Routine maintenance next visit

Target:

Surface algae

Site: 590P

Comments:

Normal growth observed
This site has Slender around perimeter. Water structure is clean of debris.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: FPC8

Comments:

Normal growth observed
Site has slender and some minor shoreline weeds.



Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

Site: SPW2

Comments:

Site looks good
Site is looking good. New beneficials are showing and nothing of concern to note.



Action Required:

Routine maintenance next visit

Target:

Site: 360A

Comments:

Site looks good

This site is looking well. GSR is coming back to life from the dry state. Water is in good condition.



Action Required:

Routine maintenance next visit

Target:

Site: 510

Comments:

Normal growth observed

This site has slender throughout the perimeter of it. Wild side of site looks good.



Action Required:

Routine maintenance next visit

Target:

Submersed vegetation

Site: S8

Comments:

Site looks good

Nuisance growth is maintained and pushed back.



Action Required:

Routine maintenance next visit

Target:

Management Summary

This March sites are looking well. We are seeing water levels slowly rise and minor growth in the ponds increasing. Flow structures are in good shape and we have noticed a decrease in trash this month. With the warmer weather, we are seeing the new beneficials coming in along the shorelines and we are keeping an eye out for erosion caused from having extremely dry banks.

We plan to stay on top of any submersed/shoreline growth that occurs while the ponds fill with water.

If you have any questions or concerns, please don't hesitate to reach out.
Email: emalina.robinson@solitudelake.com

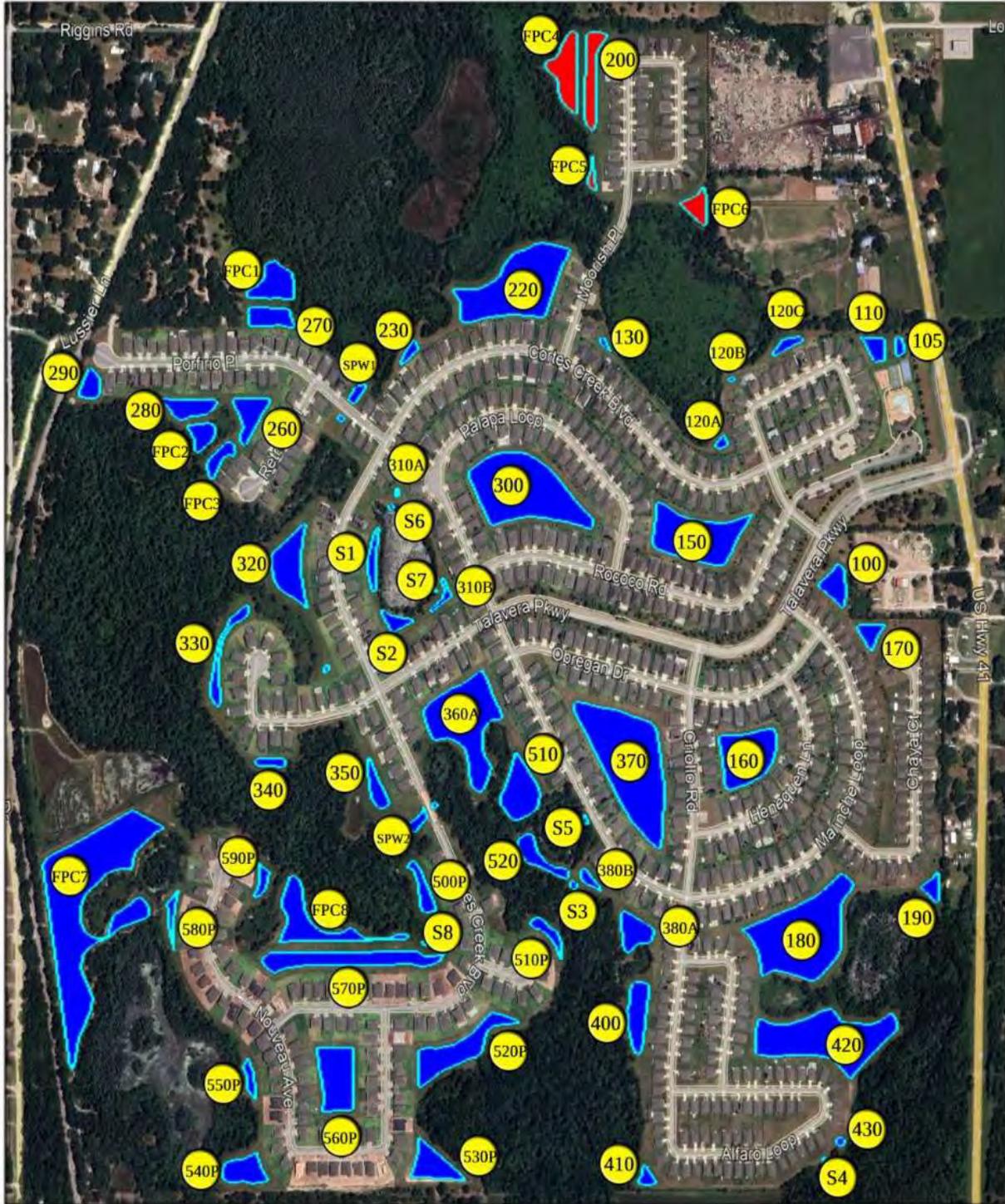
Thank You For Choosing SOLitude Lake Management.

Site	Comments	Target	Action Required
500P	Normal growth observed	Surface algae	Routine maintenance next visit
510P	Normal growth observed	Shoreline weeds	Routine maintenance next visit
520P	Normal growth observed	Species non-specific	Routine maintenance next visit
530P	Normal growth observed	Species non-specific	Routine maintenance next visit
540P	Normal growth observed	Species non-specific	Routine maintenance next visit
550P	Normal growth observed	Sub-surface algae	Routine maintenance next visit
560P	Site looks good		Routine maintenance next visit
570P	Normal growth observed	Torpedograss	Routine maintenance next visit
580P	Normal growth observed	Surface algae	Routine maintenance next visit
590P	Normal growth observed	Species non-specific	Routine maintenance next visit
FPC8	Normal growth observed	Shoreline weeds	Routine maintenance next visit
SPW2	Site looks good		Routine maintenance next visit
360A	Site looks good		Routine maintenance next visit
510	Normal growth observed	Submersed vegetation	Routine maintenance next visit
S8	Site looks good		Routine maintenance next visit



Talavera CDD Spring Hill, FL

1-888-480-5253



NPM 04/2024

Tab 5



Monthly Operations Report Feb. 18, 2026 - (Feb. 18th to March 18th, 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 2-28-2026 1240 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.

1. Radar February 2026 Report -Exhibit A
2. Radar January 2026 Report -Exhibit B

Status of Approved Items on CDD Meeting of Feb. 18, 2026

1. None

CALENDAR UPCOMING EVENTS, MEETING & FOOD TRUCKS

MARCH

2026

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1 Private Party 11 - 4 pm	2	3 Arts & Craft 10-1pm Spirit Meeting 6 - 9 pm	4 Cookie Day 12 - 4 pm	5	6	7 Food Truck 5 - 7:30 pm
8 Private Party 11 - 4 pm	9	10 Arts & Craft 10-1pm	11 Cookie Day 12 - 4 pm	12	13 Food Truck 5 - 7:30 pm	14 Family paint 1:30 - 3:30pm
15	16	17 Arts & Craft 10-1pm HOA Meeting 6 - 9 pm	18 Cookie Day 12 - 4 pm CDD Meeting 6 - 8 pm	19	20	21 Blood Drive 11 am - 2 pm
22	23	24 Arts & Craft 10-1pm	25 Cookie Day 12 - 4 pm	26	27 Food Truck 5 - 7:30 pm	28 Spirit Spring Event
29	30	31 Arts & Craft 10-1pm				

Made with PosterMyWall.com

EXHIBIT A

Master Data Report



Select Sign # **406908**
 Change Street Name **Talavera Pkwy**
 Set Speed Limit/ Bins **30 MPH** Bin Type: **NB**

SUMMARY TABLE 15 MIN SEGMENT RECORDS

Serial # **406908** Street: **Talavera Pkwy** Speed Limit: **30 MPH**

DATE	Vehicle Count	Speeder Count based on Avg. Spd.	Speeder Count %	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
Feb 2	1209	192	16%	33	3	1	4:30p, 5:15p	119	10	2	34	24.2
Feb 3	1236	166	13%	23	3	0	3:30p	103	10	0	34	24.3
Feb 4	1245	170	14%	38	2	0	3:30p	103	16	0	34	24.2
Feb 5	1250	173	14%	39	5	1	5:45p	111	10	2	34	23.7
Feb 6	1372	208	15%	42	4	1	4:30p	114	14	2	34	24
Feb 7	1327	203	15%	30	4	0	3:15p	111	14	0	34	23.2
Feb 8	1143	261	23%	57	8	1	6:15p	154	26	4	35	25.4
Feb 9	1222	187	15%	26	1	1	1:30p	95	4	1	34	24.2
Feb 10	1234	163	13%	26	5	1	2:30p, 3:15p	108	13	1	34	23.9
Feb 11	1404	182	13%	39	2	1	2:45p	100	12	1	34	22.2
Feb 12	1293	168	13%	33	1	0	3:45p	105	11	0	34	23.9
Feb 13	1293	187	15%	37	3	1	5:30p	125	15	2	34	24
Feb 14	1338	210	16%	33	2	1	5:15p	120	13	1	34	23.1
Feb 15	1042	195	19%	32	4	1	4:30p, 7:45p	111	11	1	35	24.3
Feb 16	1128	194	17%	31	1	0	5:30p	123	12	1	34	24.3
Feb 17	1289	198	15%	34	0	0	3:00p	112	11	1	34	23.8
Feb 18	1420	186	13%	35	4	0	5:00p	118	14	1	34	22.9
Feb 19	1284	188	15%	28	3	0	3:45p, 5:15p	110	17	0	34	23.9
Feb 20	1355	201	15%	36	3	0	7:00p	128	10	1	34	23.8
Feb 22	1104	236	21%	56	7	0	6:15p	146	16	1	35	25.1
Feb 23	1254	191	15%	43	4	0	1:30p	117	18	2	34	23.9
Feb 24	1336	186	14%	39	4	1	3:15p	112	17	1	34	23.4
Feb 25	1340	206	15%	29	2	0	5:15p	119	11	0	34	23.7

Master Data Report



Select Sign # **406908**
 Change Street Name **Talavera Pkwy**
 Set Speed Limit/ Bins **30 MPH** Bin Type: **NB**

SUMMARY TABLE 15 MIN SEGMENT RECORDS

Serial # **406908** Street: **Talavera Pkwy** Speed Limit: **30 MPH**

DATE	Vehicle Count	Speeder Count based on Avg. Spd.	Speeder Count % 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

Tab 6

ESTIMATE

Finn Outdoor LLC
730 20th Ave N
Saint Petersburg, FL 33704

robb@finnoutdoor.com
+1 (813) 957-6075



Bill to
Talavera CDD

Ship to
Talavera CDD

Estimate details

Estimate no.: 2463
Estimate date: 02/12/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Drainage Maintenance	Pond 130 – Restore clearance to skimmer board on all side.	1	\$450.00	\$450.00
2.		Drainage Maintenance	Pond 300 – Restoration to bank area in southeast corner; Restore with imported fill, nonwoven geotextile, polymer, and sod to match surroundings	1	\$1,850.00	\$1,850.00
3.		Drainage Maintenance	Pond 560 – Restoration to bank and area upland of bank at 12401 Nouveau Ave and southwest corner of the pond (Restore with imported fill, nonwoven geotextile, polymer, and sod to match surroundings); Remove sediment buildup in control structure FES outflow	1	\$1,800.00	\$1,800.00
4.		Drainage Maintenance	Pond 120C - Restoration to bank along the residential side of the pond (Restore with imported and/or reclaimed fill, nonwoven geotextile, polymer, and sod to match surroundings); and remove geotextile in grated ditch bottom inlet(s).	1	\$4,800.00	\$4,800.00
5.		Drainage Maintenance	Pond 120B – Cut back and remove vegetation in discharge sump and swale.	1	\$1,250.00	\$1,250.00
6.		Drainage Maintenance	Pond 125 – Cut back and remove vegetation in discharge sump and swale.	1	\$1,250.00	\$1,250.00
7.						

	Drainage Maintenance	Pond 125 - Restore erosion from one pool discharge	1	\$800.00	\$800.00
8.	Drainage Maintenance	Pond 200 – Cut back and remove vegetation in discharge sump and swale.	1	\$1,250.00	\$1,250.00
9.	Drainage Maintenance	Pond 220 – Cut back and remove vegetation in discharge sump and swale.	1	\$1,250.00	\$1,250.00
10.	Drainage Maintenance	Pond 230 – Cut back and remove vegetation in discharge sump and swale.	1	\$1,250.00	\$1,250.00

Total **\$15,950.00**

Note to customer

All invoices are due and payable within 30 days of submittal unless otherwise agreed to in writing. Late fees of up to 3% of invoice amount may be added if payment not received within 30 days.

Accepted date

Accepted by

Tab 7

TALAVERA CDD ALL-WAY STOP WARRANT SUMMARY

Spring Hill, Florida

By: Alex Roark Engineering



PROFESSIONAL ENGINEER CERTIFICATION



THIS ITEM HAS BEEN DIGITALLY
SIGNED AND SEALED BY:

ON THE DATE ADJACENT TO THE SEAL

PRINTED COPIES OF THIS DOCUMENT ARE
NOT CONSIDERED SIGNED AND SEALED.
THE SIGNATURE MUST BE VERIFIED
ON ANY ELECTRONIC COPIES.

Alex Roark Engineering
4843 Heritage Park Blvd
Tallahassee, FL. 32311
Charles Roark, P.E. NO. 56826

Charles
Roark

Digitally signed by
Charles Roark
Date: 2026.02.23
15:05:01 -05'00'

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INTRODUCTION

The Talavera CDD tasked Alex Roark Engineering with evaluating the intersection of Talavera Parkway at Malinche Loop in Spring Hill, Florida. The evaluation includes the determination of whether an all-way stop control is warranted at this intersection. This report summarizes the results of this analysis.



ALL-WAY STOP WARRANTS

STANDARDS

The Manual on Uniform Traffic Control Devices (MUTCD) was recently updated and includes the standard for which all-way stop control could be warranted at an intersection. There are five potential warrants for all-way stop control at an intersection. They include:

Warrant A: Crash Experience

Warrant B: Sight Distance

Warrant C: Transition to Signal Control or YIELD Control at a Circular Intersection

Warrant D: 8-Hour Volume

Warrant E: Other Factors

This analysis focused on Warrant D: 8-Hour Volume.

Warrant D indicates that an all-way stop control may be installed at an intersection where an engineering study indicates:

A. The combined motor vehicle, bicycle, and pedestrian volume entering the intersection from the major street approaches is at least 300 units per hour for each of any 8 hours of a typical day; and

B. The combined motor vehicle, bicycle, and pedestrian volume entering the intersection from the minor street approaches is at least 200 units per hour for each of any of the same 8 hours.

TRAFFIC DATA

Based on this standard, 24-hour traffic counts were collected on all approaches of the subject intersection. The Talavera Parkway at Malinche Loop intersection includes four approaches. The traffic data is included in the Appendix.

WARRANT ANALYSIS

For the Talavera Parkway at Malinche Loop intersection, the Talavera Parkway is the major road and is considered to be the eastbound and westbound approaches in this analysis.



Malinche Loop represents the northbound and southbound approaches and is the minor road.

Table 1, below, shows the results of the Warrant Analysis for the intersection.

Table 1. All-Way Stop Control Warrant Analysis – Talavera Parkway at Malinche Loop

DAILY TOTALS						Combin ed Major- Street
Hourly Intervals						
TIME	NB	SB	EB	WB	TOTAL	
00:00 01:00	3	0	0	2	5	2
01:00 02:00	0	0	1	3	4	4
02:00 03:00	2	0	1	2	5	3
03:00 04:00	0	1	2	1	4	3
04:00 05:00	1	0	10	0	11	10
05:00 06:00	3	3	22	3	31	25
06:00 07:00	12	14	51	8	85	59
07:00 08:00	6	11	91	17	125	108
08:00 09:00	6	6	56	29	97	85
09:00 10:00	4	10	27	36	77	63
10:00 11:00	5	6	23	31	65	54
11:00 12:00	9	7	37	29	82	66
12:00 13:00	8	6	30	37	81	67
13:00 14:00	9	10	40	34	93	74
14:00 15:00	7	7	39	43	96	82
15:00 16:00	2	6	43	53	104	96
16:00 17:00	4	6	41	66	117	107
17:00 18:00	7	6	52	85	150	137
18:00 19:00	2	6	30	77	115	107
19:00 20:00	1	6	26	56	89	82
20:00 21:00	4	1	10	34	49	44
21:00 22:00	2	1	7	28	38	35
22:00 23:00	2	2	4	18	26	22
23:00 00:00	0	0	1	9	10	10

As is shown in the table, none of the hourly totals meet or exceed the required 300 vehicles per hour required for the main street to meet the requirements of Warrant D for an All-Way

Stop Control at this intersection. Therefore, this intersection does not warrant an all-way stop control.

SUMMARY

The Talavera Parkway at Malinche Loop intersection, which is currently under two-way stop control was evaluated to determine if an all-way stop control would be warranted based on the Manual of Uniform Traffic Control Devices warrants. This analysis focused on Warrant D: The 8-Hour Volume warrant. Based on this analysis, this intersection is not warranted for conversion to an all-way stop control.

APPENDIX

Prepared by National Data & Surveying Services

VOLUME
Palapa Loop & Talavera Pkwy

Day: Tuesday
Date: 1/27/2026

City: Spring Hill
Project #: FL26_120044_001

DAILY TOTALS						NB	SB	EB	WB	Total	DAILY TOTALS										
						89	115	644	701	1,559											
15-Minutes Interval											Hourly Intervals										
TIME	NB	SB	EB	WB	TOTAL	TIME	NB	SB	EB	WB	TOTAL	TIME	NB	SB	EB	WB	TOTAL				
0:00	0	0	0	0	0	12:30	0	1	5	7	13	00:00	01:00	3	0	0	2	5			
0:15	2	0	0	1	3	12:45	4	1	5	5	15	01:00	02:00	0	0	1	3	4			
0:30	0	0	0	1	1	1:00	2	4	9	14	29	02:00	03:00	2	0	1	2	5			
0:45	1	0	0	0	1	1:15	2	0	11	13	24	03:00	04:00	0	1	2	1	4			
1:00	0	0	0	2	2	1:30	1	0	10	8	19	04:00	05:00	1	0	10	0	11			
1:15	0	0	1	0	1	1:45	3	6	5	4	18	05:00	06:00	3	3	22	3	31			
1:30	0	0	0	0	0	2:00	3	2	13	9	27	06:00	07:00	12	14	51	8	85			
1:45	0	0	0	1	1	2:15	2	2	12	13	29	07:00	08:00	6	11	51	17	125			
2:00	0	0	0	0	0	2:30	1	4	13	11	27	08:00	09:00	6	6	56	29	97			
2:15	0	0	1	0	1	2:45	0	1	10	12	23	09:00	10:00	4	10	27	36	77			
2:30	0	0	0	1	1	3:00	1	2	13	9	25	10:00	11:00	5	6	23	31	65			
2:45	2	0	0	1	3	3:15	1	1	8	11	21	11:00	12:00	5	7	37	29	82			
3:00	0	0	0	0	0	3:30	0	4	14	12	30	12:00	13:00	8	6	30	37	81			
3:15	0	0	0	0	0	3:45	0	1	13	8	22	13:00	14:00	9	10	40	34	93			
3:30	0	0	2	1	3	4:00	1	0	9	15	25	14:00	15:00	7	7	39	43	96			
3:45	1	1	0	1	3	4:15	1	1	7	18	27	15:00	16:00	2	6	43	53	104			
4:00	0	0	1	0	1	4:30	1	1	14	20	36	16:00	17:00	4	6	41	66	117			
4:15	0	0	2	0	2	4:45	2	1	10	15	28	17:00	18:00	7	6	52	85	150			
4:30	1	0	4	0	5	5:00	2	2	11	13	28	18:00	19:00	2	6	30	77	115			
4:45	0	0	3	0	3	5:15	0	1	6	18	25	19:00	20:00	1	6	26	56	89			
5:00	0	0	0	1	1	5:30	1	1	12	21	34	20:00	21:00	4	1	10	34	49			
5:15	1	0	6	1	8	5:45	4	1	16	28	49	21:00	22:00	2	1	7	28	38			
5:30	1	1	5	0	7	6:00	1	2	12	19	34	22:00	23:00	2	2	4	18	26			
5:45	1	2	11	1	15	6:15	2	2	12	17	33	23:00	00:00	0	0	1	9	10			
6:00	1	4	11	3	19	6:30	1	1	9	14	24	STATISTICS									
6:15	8	3	11	2	24	6:45	0	2	11	25	38										
6:30	1	3	13	2	19	7:00	1	2	3	21	27	Peak Period	00:00	to	12:00						
6:45	2	4	16	1	23	7:15	1	1	7	17	26	Volume	51	58	312	161	591				
7:00	2	1	11	2	16	7:30	1	0	3	9	17	29	Peak Hour	6:15	6:00	7:15	9:00	7:15			
7:15	3	2	19	7	31	7:45	1	1	5	18	25	Peak Volume	13	14	93	36	134				
7:30	0	3	27	4	34	8:00	1	1	5	18	25	Peak Hour Factor	0.406	0.875	0.084	0.750	0.761				
7:45	1	5	34	4	44	8:15	0	2	4	9	15	Peak Period	12:00	to	00:00						
8:00	2	2	13	8	25	8:30	0	0	5	12	20	Volume	48	57	323	540	968				
8:15	2	1	15	7	25	8:45	0	0	2	9	11	Peak Hour	12:15	12:15	17:00	16:45	17:00				
8:30	1	1	14	8	24	8:55	1	1	2	7	11	Peak Volume	13	13	52	86	150				
8:45	1	2	14	6	23	9:00	0	0	2	9	11	Peak Hour Factor	0.650	0.542	0.813	0.768	0.765				
9:00	3	3	8	9	23	9:15	1	0	2	6	8	Peak Period	07:00	to	09:00						
9:15	1	3	6	7	17	9:30	1	1	2	5	9	Volume	12	17	147	46	222				
9:30	0	3	7	8	18	9:45	0	0	2	8	10	Peak Hour	7:00	7:15	7:15	8:00	7:15				
9:45	0	1	6	12	19	10:00	2	2	5	5	14	Peak Volume	6	12	93	29	134				
10:00	2	2	5	5	14	10:15	1	1	6	9	17	Peak Hour Factor	0.500	0.600	0.684	0.906	0.761				
10:15	1	1	6	9	17	10:30	0	2	9	5	16	Peak Period	16:00	to	18:00						
10:30	0	2	9	5	16	10:45	2	1	3	12	18	Volume	11	12	93	151	267				
10:45	2	1	3	12	18	11:00	2	3	14	7	26	Peak Hour	17:00	16:00	17:00	16:45	17:00				
11:00	2	3	14	7	26	11:15	3	1	8	5	17	Peak Volume	7	6	52	86	150				
11:15	3	1	8	5	17	11:30	3	3	11	10	27	Peak Hour Factor	0.438	0.750	0.813	0.768	0.765				
11:30	3	3	11	10	27	11:45	1	0	4	7	12	TOTALS									
11:45	1	0	4	7	12	SPILT %						9%	10%	94%	27%	38%	5%	6%	33%	56%	62%

Combined Major Street

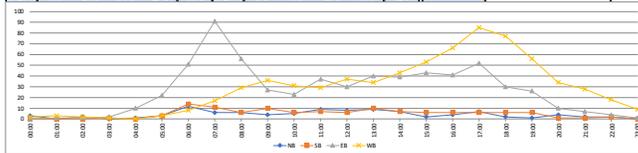


Section 2B.16 All-Way Stop Control Warrant D: 8-Hour Volume (Vehicles, Pedestrians, Bicycles)

- Option:
- A. The combined motor vehicle, bicycle, and pedestrian volume entering the intersection from the major-street approaches is at least 300 units per hour for each of any 8 hours of a typical day; and
 - B. The combined motor vehicle, bicycle, and pedestrian volume entering the intersection from the minor-street approaches is at least 200 units per hour for each of any of the same 8 hours.
- or
- If the 85th-percentile approach speed of the major-street traffic exceeds 40 mph, the minimum vehicular volume warrants may be reduced to 70 percent of the values given in Items A and B in Paragraph 1 of this Section.

Section 2B.17 All-Way Stop Control Warrant E: Other Factors

- Option:
- A. All-way stop control may be installed at an intersection where an engineering study indicates that all-way stop control is needed due to other factors not addressed in the other all-way stop control warrants. Such other factors may include, but are not limited to, the following:
 - A. The need to control left-turn conflicts.
 - B. An intersection of two residential neighborhood collector (through) streets of similar design and operating characteristics where all-way stop control would improve traffic operational characteristics of the intersection; or
 - C. Where pedestrian and/or bicyclist movements support the installation of all-way stop control.



Tab 8

ALEX ROARK ENGINEERING



FEBRUARY 23, 2026

CONTACT

Richard Henderson
Talavera CDD Board Chairman
c/o
Rizzetta & Company, Inc.
5844 Old Pasco Road
Suite 100
Wesley Chapel, FL 33544

☎ 850-567-2044

✉ drew@alexroarkeng.com

🌐 www.alexroarkeng.com

Re: Talavera Parkway Traffic Calming

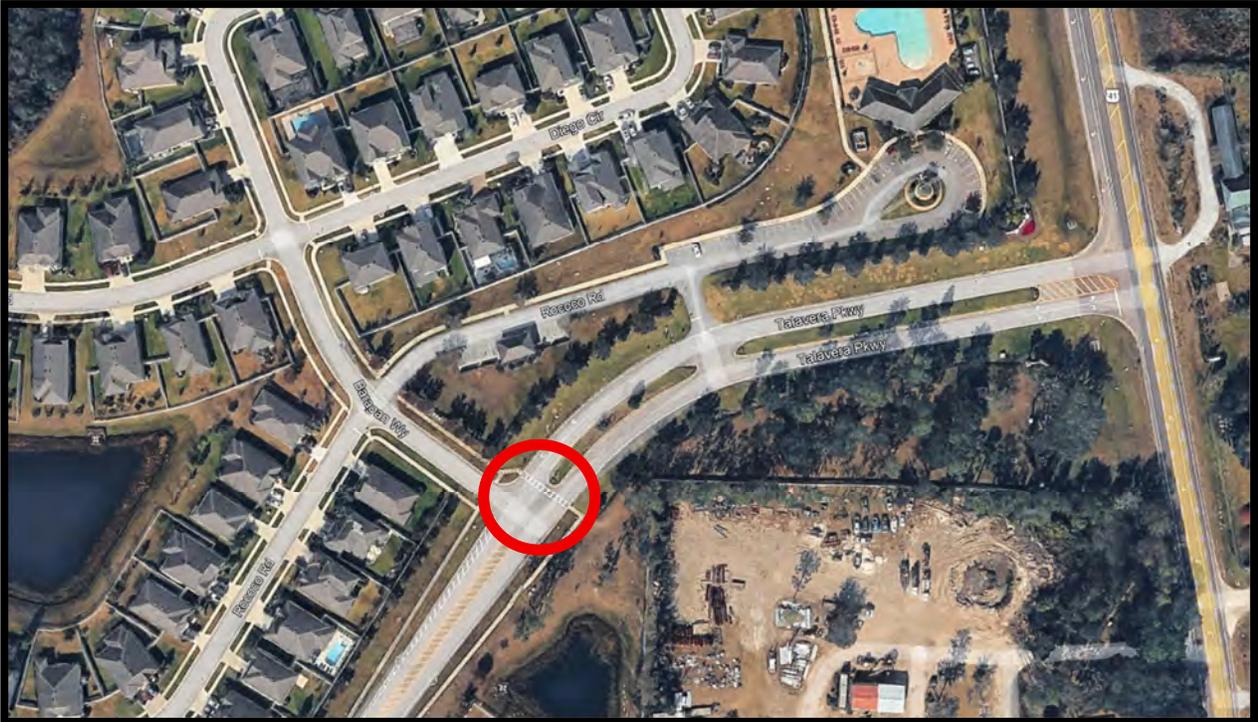
Dear Mr. Henderson,

Alex Roark Engineering (ARE) was asked by Talavera CDD to provide traffic calming recommendations. Following is a summary of our recommendations:

The Talavera CDD has indicated that speeding is an ongoing issue within the Talavera community, particularly on Talavera Parkway. Alex Roark Engineering has reviewed Talavera Parkway, collected traffic volumes for an all-way stop warrant analysis at the intersection of Talavera Parkway at Malinche Loop, and reviewed speed data provided to Alex Roark Engineering. The speed data is apparently from a Streetsmart speed feedback sign. Speed feedback signs are a popular initial solution to speeding issues on roadways and have proven to be effective. However, since the speeding issue has persisted after the introduction of the speed feedback sign, additional measures are needed to effectively reduce excessive speeding. After reviewing the conditions on Talavera Parkway, Alex Roark Engineering is proposing the following potential concepts to address the speeding issues.

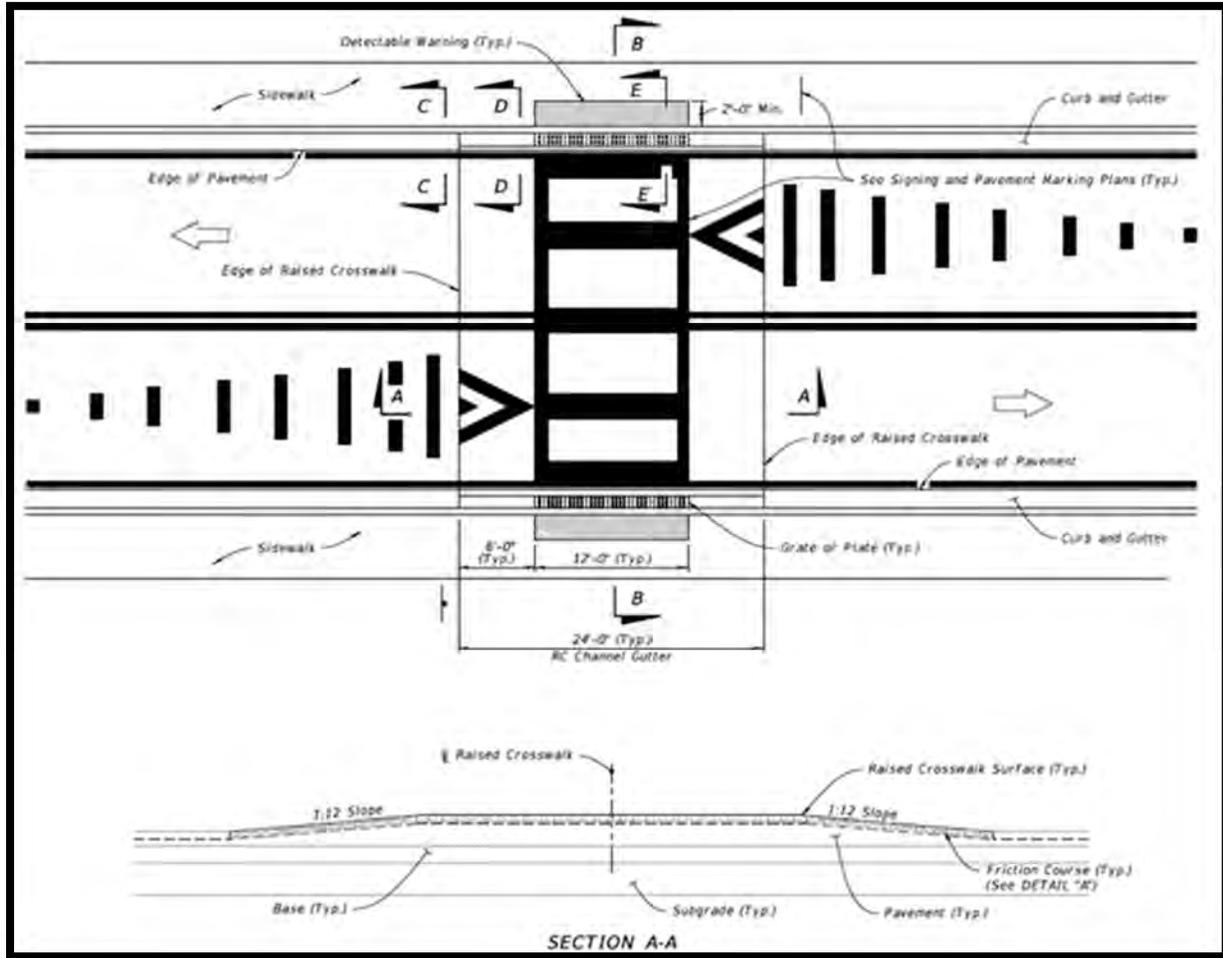
- 1. Raised Crosswalk.** A painted pedestrian crosswalk existing on the northeast side of the Talavera Parkway at Baragan Way. This area not only includes the crosswalk but is within the transition area from a four-lane divided section and a two-lane two-way section. The following image shows the crosswalk area. Reconstructing this crosswalk to include a raised crosswalk would provide enhanced safety for pedestrians while forcing speeds to be reduced on Talavera Parkway.





Following is an example of a raised crosswalk and a standard design layout.





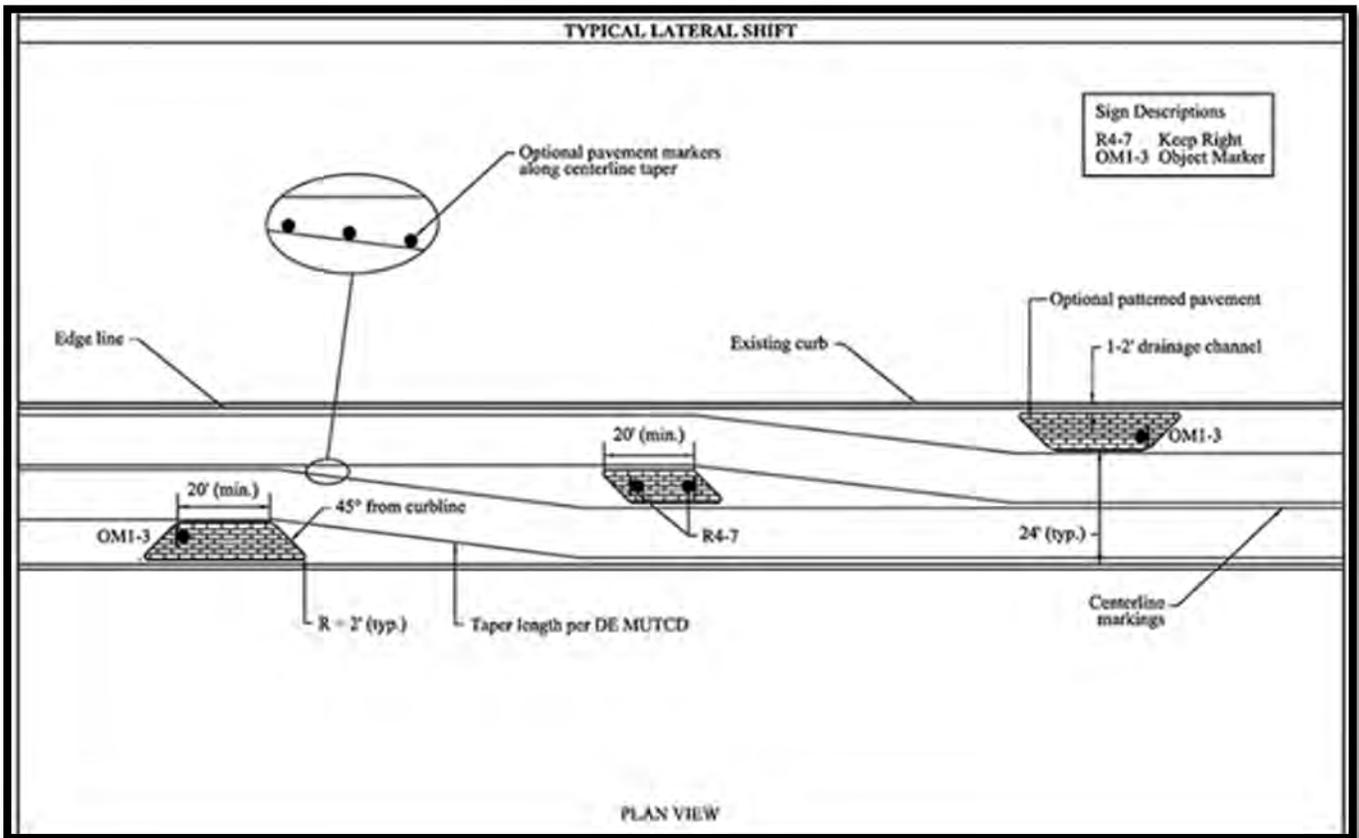
2. **Narrowed Lane Widths.** Talavera Parkway between Baragan Way and Malinche Loop is a two-lane divided roadway section. This section is approximately 0.40 miles long and has minimal conflict points as the backyards of the homes are oriented along this roadway, so their fences front the road and not driveways. The roadway median is only painted and flat with little vegetation, so the visibility is excellent. Generally long, straight, wide roadways result in higher driver speeds. Following is a driver's view along this section of Talavera Parkway.



To address this for this section of road, a narrowing of the roadway lanes is suggested. Even if the narrowing is just from a visual perspective, it can have a driver calming effect. A standard lane width is 12 feet. The existing Talavera Parkway appears to be 11-feet, however with only a flat painted median section, speed reduction effects are lessened. Therefore, a continuation of a grassed or landscaped median through this section is recommended. A landscaped median would provide opportunities for vertical plantings that would enhance the calming effect. Additional landscaping along the back of the curb of this section would also enhance the effect.

3. **Chicanes.** Another alternative to address the long straight open condition shown in the image above is chicanes. Chicanes are essentially bulb-outs on the side of the roadway that force the travel lanes to curve and the driver to naturally maintain a slower speed. This alternative is a good option

as the painted stripe medians offer the right-of-way to create the chicanes relatively easily. Following is an example of chicanes that could be applied here, however, a specific design for this roadway would be recommended.



If these relatively simple traffic calming measures are designed and implemented properly, it is likely that excessive speeds will be reduced.

Sincerely,

Drew Roark, PE, CTL
Vice President



Tab 9



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:**
April 15th, 2026 @ 6PM

March 18th

**District
Manager's
Report**

2026

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<u>FINANCIAL SUMMARY</u>	<u>1/31/26</u>
General Fund Cash & Investment Balance:	\$1,676,223
Reserve Fund Cash & Investment Balance:	\$422,263
Debt Service Fund Investment Balance:	\$1,399,563
Total Cash and Investment Balances:	\$3,498,049
General Fund Expense Variance: \$1141 Under Budget	

Tab 10

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, February 18, 2026, at 6:03 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
Charles Eade	Board Supervisor, Assistant Secretary

Also Present Were:

Sean Craft	District Manager, Rizzetta & Company, Inc.
Erin McCormick	District Counsel, Erin McCormick Law, PA (via call)
Robert Dvorak	District Engineer, BDI Engineers (via call)
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

43 An audience member requested for trees to be planted at various locations
44 throughout the community. The Board gave direction to FLA Landscapes and Lawns to
45 provide a proposal for this at the March meeting.

46
47
48 **THIRD ORDER OF BUSINESS**

STAFF REPORTS

49
50 **A. FLA Landscapes and Lawns**

51 Mr. Dareo reviewed his landscape report with the Board. The Board approved a
52 motion to reduce the number of flowers in future seasonal rotations by ten (10)
53 flats of flowers per side (200 total), reducing the costs to \$2,700 per rotation.

54
55 On a Motion by Mr. Henderson, and seconded by Mr. Posey, with all in favor, the Board of
56 Supervisors approved to reduce the number of flowers in future seasonal rotations as stated
57 above, for the Talavera Community Development District.

58
59
60 **i. Consideration of Proposal for Relocation of Flagpole**

61 The Board tabled this proposal and directed the landscaper to propose
62 alternate solutions.

63
64 **ii. Consideration of Proposal for Removal of Dead Pine Trees**

65
66 On a Motion by Mr. Walsh, and seconded by Ms. Plehal, with all in favor, the Board of
67 Supervisors approved the proposal from FLA Landscapes and Lawns in the amount of
68 \$2,400.00 for the removal of two dead pine trees, for the Talavera Community Development
69 District.

70
71 **iii. Consideration of Proposal for Removal of Dead Oak Tree**

72
73 On a Motion by Mr. Walsh, and seconded by Mr. Eade, with all in favor, the Board of
74 Supervisors approved the proposal from FLA Landscapes and Lawns in the amount of
75 \$1,200.00 for the removal of a dead oak tree, for the Talavera Community Development
76 District.

77
78
79 **B. Solitude**

80 The Board reviewed the Aquatics Report.

81
82 **i. Consideration of Amendment to Annual Lake Management Contract**

83 The Board approved a motion to sign the Amendment to the Annual Lake
84 Management Contract with Solitude Lake Management which removes site

85 FPC7 from the service schedule and reduces the monthly charge to the district
86 to \$2,769.99 a month.
87

88 On a Motion by Mr. Walsh, and seconded by Mr. Henderson, with all in favor, the Board of
89 Supervisors approved the Amendment to the Annual Lake Management Contract as stated
90 above, for the Talavera Community Development District.

91
92 The Board tabled the proposal for erosion repairs to site 270 until fiscal year
93 2026/2027.

94
95 **ii. Discussion of Maintenance Options for Site FPC1**

96 A discussion was held and no action was required.
97

98 **C. Clubhouse Manager**

99 Ms. Lopez reviewed her report with the Board.
100

101
102 **D. District Engineer**

103 The Board set a not to exceed amount of \$750 for geo-technical boring at the
104 Moorish depression, giving the Chairman authorization to sign a proposal outside
105 of a meeting.
106

107 On a Motion by Mr. Walsh, and seconded by Mr. Posey, with all in favor, the Board of
108 Supervisors approved a not to exceed amount of \$750 for geo-technical boring at the
109 Moorish depression as stated above, for the Talavera Community Development District.

110
111 The Board also added a proposal to the March agenda from Finn Outdoor for
112 drainage maintenance in the amount of \$15,950 to be considered at that time.
113 Additionally, the Board gave direction to District Management to send follow-up
114 letters to three of the six residents who have yet to make repairs to the erosion
115 their pool discharge has been causing to district property, giving each thirty (30)
116 days-notice to complete the repairs needed.
117

118
119 **E. District Counsel**

120 **i. Discussion of Designating Roads for Golfcart Use**

121 The Board directed Ms. McCormick to research whether the golf cart
122 used by staff in their day-to-day duties is legally permitted within the
123 community and for clarification on whether the roads themselves are
124 considered public or private. Ms. McCormick to report her findings
125 back to the Board at the March meeting.
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F. District Manager’s Report

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

Mr. Craft presented the website compliance audit report to the Board stating that there were no negative findings.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2026-04;
Re-designating Officers of the District**

On a Motion by Mr. Henderson, and seconded by Mr. Walsh, with all in favor, the Board of Supervisors approved Resolution 2026-04; Re-designating Officers of the District, adding Charles Eade, as Assistant Secretary, for the Talavera Community Development District.

FIFTH ORDER OF BUSINESS

Discussion of JEN Partners Project

On a Motion by Mr. Walsh, and seconded by Mr. Eade, with a 4-1 in favor and Ms. Plehal abstaining, the Board of Supervisors approved to discontinue the discussion of the JEN Partners Project, for the Talavera Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Minutes of Board of
Supervisors’ Regular Meeting Held on
January 21, 2026**

On a Motion by Mr. Walsh, and seconded by Mr. Henderson, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors; meeting held on January 21, 2026, as presented, for the Talavera Community Development District.

SEVENTH ORDER OF BUSINESS

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

On a Motion by Mr. Walsh, and seconded by Mr. Henderson, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for December, 2025 (\$115,674.80), as presented, for the Talavera Community Development District.

171 **EIGHTH ORDER OF BUSINESS** **Supervisor Requests**

172

173 There were no requests made at this time.

174

175

176 **NINTH ORDER OF BUSINESS** **Adjournment**

177

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

180

181 On a Motion by Mr. Walsh, and seconded by Mr. Henderson, with all in favor, the Board of
182 Supervisors approved to adjourn the meeting at 8:08 p.m., for the Talavera Community
183 Development District.

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185

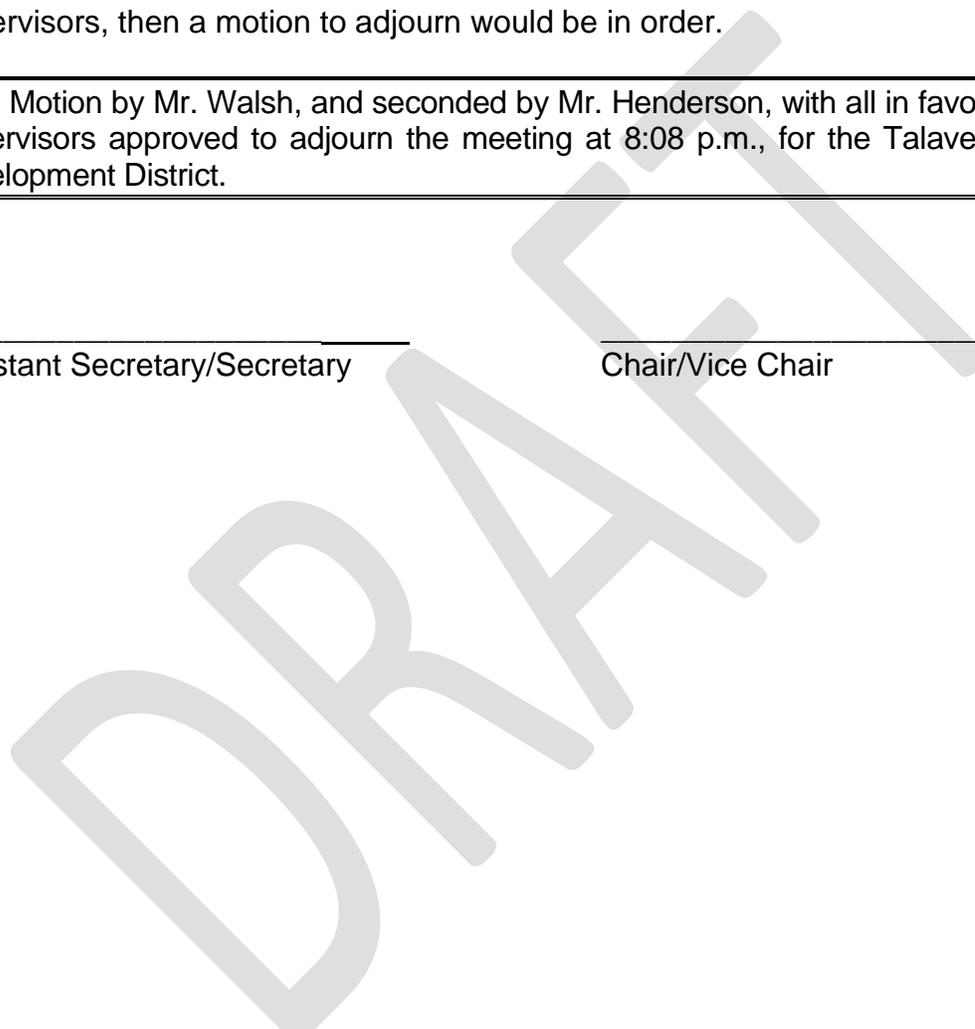
186

187

188

Assistant Secretary/Secretary

Chair/Vice Chair



Tab 11

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 Audit Committee Meeting of the Talavera Community Development District was 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.

Present and Constituting a Quorum:

Richard Henderson	Audit Committee Member
Christopher Walsh	Audit Committee Member
David Posey	Audit Committee Member
Pamela Plehal	Audit Committee Member
Charles Eade	Audit Committee Member

Also Present Were:

Sean Craft	District Manager, Rizzetta & Company, Inc.
Erin McCormick	District Counsel, Erin McCormick Law, PA (via call)
Robert Dvorak	District Engineer, BDI Engineers (via call)
Evelyn Ocasio Lopez	Clubhouse Manager, Rizzetta & Company, Inc.
David Doreo	Representative, FLA Landscapes and Lawns

Audience Present

FIRST ORDER OF BUSINESS Call to Order / Roll Call

The Audit Committee Meeting was called to order and Mr. Craft conducted roll call, confirming that a quorum was present.

SECOND ORDER OF BUSINESS Consideration of Audit Proposal Instructions

Mr. Craft reviewed the audit proposal instructions with the Audit Committee.

43 On a Motion by Mr. Walsh, and seconded by Mr. Henderson, with all in favor, the Audit
44 Committee approved the audit proposal instructions, as presented, for the Talavera
45 Community Development District.

46
47

48 **THIRD ORDER OF BUSINESS**

**Consideration of Audit Evaluation
Criteria**

49
50

51 Mr. Craft reviewed the audit evaluation criteria with the Audit Committee

52

53 On a Motion by Mr. Henderson, and seconded by Ms. Plehal, with all in favor, the Audit
54 Committee approved the audit evaluation criteria, as presented, for the Talavera Community
55 Development District.

56
57

58 **FOURTH ORDER OF BUSINESS**

**Consideration of RFP for Audit
Services Advertisement**

59
60

61 Mr. Craft reviewed the audit services advertisement with the Audit Committee.

62

63 On a Motion by Mr. Henderson, and seconded by Mr. Posey, with all in favor, the Audit
64 Committee approved the audit services advertisement, as presented, for the Talavera
65 Community Development District.

66
67

68 **FIFTH ORDER OF BUSINESS**

Adjournment

69

70 On a Motion by Mr. Henderson, and seconded by Ms. Plehal, with all in favor, the Audit
71 Committee adjourned the meeting at 6:02 p.m., for the Talavera Community Development
72 District.

73
74

75
76

77 _____
Assistant Secretary/Secretary

Chair/Vice Chair

Tab 12

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 January 2026 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from January 1, 2026 through January 31, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$ 115,540.13**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Talavera Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Brletic Dvorak, Inc.	300326	2247	District Engineering Services 12/25	\$ 3,420.00
Burr & Forman, LLP	300313	1600864	Legal Services 09/25	\$ 980.00
Burr & Forman, LLP	300313	1610742	Legal Services 10/25	\$ 420.00
Burr & Forman, LLP	300313	1619743	Legal Services 11/25	\$ 945.00
Charter Communications	20250112-1	1416975122125 ACH	18955 Rococo Road 12/25	\$ 332.00
Christopher Walsh	20260128-1	CW012126	Board of Supervisors Meeting 01/21/26	\$ 200.00
Coastal Waste & Recycling, Inc.	300327	SW0001352493	Waste Collection 01/26	\$ 12,369.00
Cody Pools, Inc.	300320	979627	Commercial Pool Service 12/25	\$ 2,500.00
David Alan Posey	300324	DP012126	Board of Supervisors Meeting 01/21/26	\$ 200.00
DCSI, Inc.	300328	34666	Interactive Talk Down Monitoring 01/26	\$ 199.00
FLA Landscapes and Lawns, Inc.	300315	57759	Installation of mulch 300 yards 12.25	\$ 16,500.00
FLA Landscapes and Lawns, Inc.	300315	57760	Installation 810 Poinsettias 12/25	\$ 6,480.00
FLA Landscapes and Lawns, Inc.	300318	57800	Remove and dispose of Sylvester date palm and root bal 12/25	\$ 1,545.00
FLA Landscapes and Lawns, Inc.	300329	57914	Monthly Landscape Services 01/26	\$ 20,260.00

Talavera Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
FLA Landscapes and Lawns, Inc.	300334	57977	Irrigation Repair 01/26	\$ 229.25
Florida Department of Revenue	20260121-1	61-8017594644-7 Q4	Sales & Use Tax Q4	\$ 1.59
Gladiator Pressure Cleaning, Inc.	300330	24235	Pressure Washing 12/25	\$ 6,207.50
Illuminations Holiday Lighting, LLC	300331	2021125	Balance of Deposit Holiday Lighting & Decoration from Invoice 2021225	\$ 3,149.50
Pamela Plehal	20260128-2	PP012126	Board of Supervisors Meeting 01/21/26	\$ 200.00
Pasco County Utilities	20260128-3	23706675	18955 Rococo Road 12/25	\$ 464.60
Pasco County Utilities	20260128-3	23708659	0 Conquistador Common Area Loop 12/25	\$ 22.37
Pasco Sheriff's Office	300332	1-202512-12467	Security Services 12/25	\$ 1,680.00
Pasco Sheriff's Office	300332	I-202511-12282	Security Services 11/25	\$ 960.00
Quest Ecology, Inc.	300316	BDI2501-02	Wetland Mitigation Management Services 12/25	\$ 4,800.00
Richard L Henderson Jr	300325	RH012125	Board of Supervisors Meeting 01/21/26	\$ 200.00
Rizzetta & Company, Inc.	300312	INV0000106052	Amenity Management & Oversight and Personnel Reimbursement 01/26	\$ 5,584.59
Rizzetta & Company, Inc.	300317	INV0000106202	Accounting Services 01/26	\$ 4,849.25
Rizzetta & Company, Inc.	300322	INV0000106320	Cell Phone for Dec Service 01/26	\$ 50.00

Talavera Community Development District

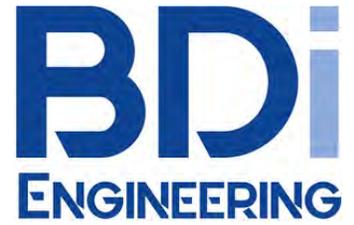
Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta & Company, Inc.	300323	INV0000106583	Personnel Reimbursement 01/26	\$ 4,149.73
Romaner Graphics	300333	22528	Pedestrian Crossing Sign Repairs 01/25	\$ 280.00
Rust Off, LLC.	300319	51198	RX-10 Chemical for Rust Control 12/25	\$ 175.00
Solitude Lake Management, LLC	300314	PSI220756	Monthly Lake & Pond Services 12/25	\$ 2,894.99
Solitude Lake Management, LLC	300321	PSI227440	Monthly Lake & Pond Services 01/26	\$ 2,894.99
Valley National Bank	20260127-1	CC12312025 240 ACH	Office Supplies 12/25	\$ 720.16
Withlacoochee River Electric Cooperative, Inc.	20260123-1	1707187-010826	12581 US Hwy 41-Spot Lights 12/25	\$ 90.09
Withlacoochee River Electric Cooperative, Inc.	20260123-1	1707189-010826	12581 US Hwy 41 12/25	\$ 8,096.64
Withlacoochee River Electric Cooperative, Inc.	20260123-1	1707190-010826	18955 Rococo Rd-Cabana 12/25	\$ 1,249.03
Withlacoochee River Electric Cooperative, Inc.	20260123-1	1707191-010826	8935 Rococo Rd-Ir Well 12/25	\$ 191.51
Withlacoochee River Electric Cooperative, Inc.	20260123-1	1707192-010826	18955 Rococo Rd-Cabana 12/25	<u>\$ 49.34</u>
Report Total				<u>\$ 115,540.13</u>

Brletic Dvorak Inc

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



INVOICE

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

INVOICE 2247
DATE 12/29/2025
TERMS Net 30
DUE DATE 01/28/2026

PROJECT NAME
Talavera CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Senior Inspector	[December 05 - December 15]	10:00	120.00	1,200.00
Project Manager II	[December 08]	2:00	180.00	360.00
Field Manager	[December 08]	6:00	135.00	810.00
Project Manager	[December 09 - December 29]	5:00	210.00	1,050.00

BALANCE DUE **\$3,420.00**



**TALAVERA CDD
December 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.	12/15 - 12/29	3.00	\$210	R. Dvorak	\$630.00
Porfirio Easement Request - call with Clearview engineer Jordan Schrader.	12/15	0.50	\$210	R. Dvorak	\$105.00
		0.00	\$210	S. Brletic	\$0.00
Miscellaneous - sidewalk repair RFP including site visit and doc preparation, solicitation of contractors.	12/1 - 12/8	1.00	\$210	R. Dvorak	\$210.00
		2.00	\$180	J. Whited	\$360.00
		8.00	\$120	J. Whited	\$960.00
		0.00	\$80	S. Ferguson	\$0.00
Pond Assessment - final project list and review.	12/15	0.50	\$210	R. Dvorak	\$105.00
		2.00	\$120	K. Wagner	\$240.00
Wetland Mitigation Area D-1 - site visit during first treatment.	12/8	0.00	\$210	R. Dvorak	\$0.00
		<u>6.00</u>	\$135	K. Wagner	<u>\$810.00</u>
INVOICE TOTAL		23.00			\$3,420.00



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

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

17 Oct 2025
Invoice # 1600864
Bill Atty: S. Steady
As of 09/30/25

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

BILL SUMMARY THROUGH SEPTEMBER 30, 2025

Professional Services	<u>\$980.00</u>
TOTAL DUE THIS BILL	\$980.00
Previous Balance Due	<u>\$945.00</u>
TOTAL BALANCE DUE	\$1,925.00

Should you need assistance, please email AccountsReceivable@burr.com.

REMITTANCE COPY

PLEASE INCLUDE THE INVOICE NUMBER or CLIENT ID WITH YOUR PAYMENT

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

Please direct inquiries to Ereina Hirneisen at ehirneisen@burr.com or BFReceivables@burr.com

BURR & FORMAN LLP

0025795 TALAVERA COMMUNITY DEVELOPMENT DISTRICT
0000001 General Administrative

17 Oct 2025
Invoice # 1600864
Page 2

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

17 Oct 2025
Invoice # 1600864
Bill Atty: S. Steady
As of 09/30/25

EMPLOYER I.D. #63-0322727

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

<u>Date</u>	<u>Description</u>	<u>Tkpr</u>	<u>Hours</u>	<u>Value</u>
09/02/25	Draft agreement for Quest Ecology and email for execution.	SIS	0.80	\$280.00
09/17/25	Attend Board meeting.	SIS	1.50	\$525.00
09/23/25	Email Board regarding gun regulations.	SIS	0.30	\$105.00
09/29/25	Call with Board member to discuss gun rules; note change to rules.	SIS	0.20	\$70.00
		Total Services	2.80	\$980.00
	Total Services and Disbursements			\$980.00
	Previous Balance Due			<u>\$945.00</u>
	TOTAL NOW DUE			<u><u>\$1,925.00</u></u>

SUMMARY OF SERVICES

<u>Name</u>	<u>Rate</u>	<u>Hours</u>	<u>Amount</u>
Scott I. Steady	\$350.00	<u>2.80</u>	<u>\$980.00</u>
TOTALS		2.80	\$980.00

BURR & FORMAN LLP

0025795 TALAVERA COMMUNITY DEVELOPMENT DISTRICT
0000001 General Administrative

17 Oct 2025
Invoice # 1600864
Page 3

PREVIOUS BALANCE DETAIL

Date	Invoice	Balance
09/26/2025	1594360	<u>\$945.00</u>
Total Previous Balance		\$945.00



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

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

24 Nov 2025
Invoice # 1610742
Bill Atty: S. Steady
As of 10/31/25

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

BILL SUMMARY THROUGH OCTOBER 31, 2025

Professional Services	\$420.00
TOTAL DUE THIS BILL	\$420.00
Previous Balance Due	\$980.00
TOTAL BALANCE DUE	\$1,400.00

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

REMITTANCE COPY

PLEASE INCLUDE THE INVOICE NUMBER or CLIENT ID WITH YOUR PAYMENT
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Please direct inquiries to Ereina Hirneisen at ehirneisen@burr.com or BFReceivables@burr.com

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0025795 TALAVERA COMMUNITY DEVELOPMENT DISTRICT
0000001 General Administrative

24 Nov 2025
Invoice # 1610742
Page 2

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

24 Nov 2025
Invoice # 1610742
Bill Atty: S. Steady
As of 10/31/25

EMPLOYER I.D. #63-0322727

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

<u>Date</u>	<u>Description</u>	<u>Tkpr</u>	<u>Hours</u>	<u>Value</u>
10/15/25	Attend Board meeting.	SIS	1.00	\$350.00
10/30/25	Email Sunita regarding status of board seats for election resolutions.	SIS	0.20	\$70.00
		Total Services	1.20	\$420.00
	Total Services and Disbursements			\$420.00
	Previous Balance Due			<u>\$980.00</u>
	TOTAL NOW DUE			<u><u>\$1,400.00</u></u>

SUMMARY OF SERVICES

<u>Name</u>	<u>Rate</u>	<u>Hours</u>	<u>Amount</u>
Scott I. Steady	\$350.00	1.20	\$420.00
TOTALS		1.20	\$420.00

BURR & FORMAN LLP

0025795 TALAVERA COMMUNITY DEVELOPMENT DISTRICT
0000001 General Administrative

24 Nov 2025
Invoice # 1610742
Page 3

PREVIOUS BALANCE DETAIL

Date	Invoice	Balance
10/17/2025	1600864	<u>\$980.00</u>
Total Previous Balance		\$980.00



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

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

29 Dec 2025
Invoice # 1619743
Bill Atty: S. Steady
As of 11/30/25

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

BILL SUMMARY THROUGH NOVEMBER 30, 2025

Professional Services	<u>\$945.00</u>
TOTAL DUE THIS BILL	\$945.00
Previous Balance Due	<u>\$1,400.00</u>
TOTAL BALANCE DUE	\$2,345.00

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

REMITTANCE COPY

PLEASE INCLUDE THE INVOICE NUMBER or CLIENT ID WITH YOUR PAYMENT

For your convenience, pay online at <https://www.Burr.com/payment> (Bank Draft or Credit Card)
Please direct inquiries to Ereina Hirneisen at ehirneisen@burr.com or BFReceivables@burr.com

BURR & FORMAN LLP

0025795 TALAVERA COMMUNITY DEVELOPMENT DISTRICT
0000001 General Administrative

29 Dec 2025
Invoice # 1619743
Page 2

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

29 Dec 2025
Invoice # 1619743
Bill Atty: S. Steady
As of 11/30/25

EMPLOYER I.D. #63-0322727

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

<u>Date</u>	<u>Description</u>	<u>Tkpr</u>	<u>Hours</u>	<u>Value</u>
11/17/25	Research golf cart laws and regulations; email report to Board.	SIS	1.00	\$350.00
11/18/25	Email Chris follow-up on ownership of roads and golf carts; provide research.	SIS	0.40	\$140.00
11/19/25	Attend Board meeting.	SIS	1.30	\$455.00
		Total Services	2.70	\$945.00
	Total Services and Disbursements			\$945.00
	Previous Balance Due			\$1,400.00
	TOTAL NOW DUE			<u>\$2,345.00</u>

SUMMARY OF SERVICES

<u>Name</u>	<u>Rate</u>	<u>Hours</u>	<u>Amount</u>
Scott I. Steady	\$350.00	2.70	\$945.00
TOTALS		2.70	\$945.00

BURR & FORMAN LLP

0025795 TALAVERA COMMUNITY DEVELOPMENT DISTRICT
0000001 General Administrative

29 Dec 2025
Invoice # 1619743
Page 3

PREVIOUS BALANCE DETAIL

Date	Invoice	Balance
10/17/2025	1600864	\$980.00
11/24/2025	1610742	<u>\$420.00</u>
Total Previous Balance		\$1,400.00

December 21, 2025

Invoice Number: 1416975122125
Account Number: 8337 13 062 1416975

Auto Pay Notice

Service At: 18955 ROCOCO RD
SPRING HILL FL 34610-0159

NEWS AND INFORMATION

Contact Us

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

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.

Summary Service from 12/21/25 through 01/20/26
details on following pages

IMPORTANT CHANNEL UPDATE

Good news: You can now access 66 newly added NBA games on channel 1790, in addition to regularly scheduled Thursday Night Football. To see the NBA game schedule, visit NBA.com/schedule and select "Prime Video" from the Broadcaster filter.

You've been selected for exclusive multi-line mobile savings. Call 1-877-509-0282 now.

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
<i>YOUR AUTO PAY WILL BE PROCESSED 01/08/26</i>	
Total Due by Auto Pay	\$332.00

Thank you for choosing Spectrum Business.
We appreciate your prompt payment and value you as a customer.

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



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 21 12222025 NNNNNNNN 01 001600 0006

Talavera ccd
PO BOX 32414
CHARLOTTE NC 28232-2414

December 21, 2025

Talavera ccd

Invoice Number: 1416975122125
Account Number: 8337 13 062 1416975
Service At: 18955 ROCOCO RD
SPRING HILL FL 34610-0159

Total Due by Auto Pay \$332.00



CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186





Invoice Number: Talavera ccd
 1416975122125
 Account Number: 8337 13 062 1416975

Contact Us
 Visit us at SpectrumBusiness.net
 Or, call us at 866-262-0675

8633 2390 DY RP 21 12222025 NNNNNNNN 01 001600 0008

Charge Details

Previous Balance		332.00
EFT Payment	12/08	-332.00
Remaining Balance		\$0.00

Payments received after 12/21/25 will appear on your next bill.
 Service from 12/21/25 through 01/20/26

Spectrum Business™ TV

Spectrum Receiver	14.00
Broadcast TV Surcharge	28.00
Spectrum Business TV	40.00
	\$82.00
Spectrum Business™ TV Total	\$82.00

Spectrum Business™ Internet

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

Spectrum Business™ Voice

Spectrum Business Voice	50.00
Promotional Discount	-10.00
Your promotional price will expire on 05/12/26	
Spectrum Business Voice	50.00
Promotional Discount	-10.00
Your promotional price will expire on 05/12/26	

Spectrum Business™ Voice Continued

	\$80.00
Phone number (813) 536-0019	\$0.00
Phone number (813) 536-1446	\$0.00

For additional call details,
 please visit SpectrumBusiness.net

Spectrum Business™ Voice Total **\$80.00**

Other Charges

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

Billing Information

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

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

Terms & Conditions - Spectrum's detailed standard terms and conditions for service are located at spectrum.com/policies.

Continued on the next page...

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

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



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



December 21, 2025

Invoice Number:
Account Number::

Talavera Ccd
1416975122125
8337 13 062 1416975



Contact Us

Visit us at SpectrumBusiness.net
Or, call us at **855-252-0676**

8693 2390 DY RP 21 12222025 NNNNNNNN 01 001600 0006



Talavera ccd
Invoice Number: 1416975122125
Account Number: 8337 13 062 1416975

Contact Us

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

8633 2390 DY RP 21 12222025 NNNNNNNN 01 001800 0008

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

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

The following taxes, fees and surcharges are included in the price of the Spectrum Business Voice services - . FEES AND CHARGES:
Federal USF \$5.57.

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

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

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

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

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

For immediate closed captioning concerns, call **855-70-SPECTRUM** or email closedcaptioningsupport@charter.com.

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

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





Invoice Number:
Account Number::

Talavera ccd
1416975122125
8337 13 082 1418975

Contact Us

Visit us at SpectrumBusiness.net
Or, call us at 855-252-0875

8633 2390 DY RP 21 12222025 NNNNNNNN 01 001800 0008



Talavera CDD
Meeting Date: January 21, 2026
SUPERVISOR PAY REQUEST

<u>Name of Board Supervisor</u>	<u>Check if paid</u>
Richard Henderson	✓
David Posey	✓
Pam Plehal	✓
Christopher Walsh	✓
<i>chuck esch</i>	<i>not paid</i>
(*) Does not get paid	
NOTE: Supervisors are only paid if checked.	

EXTENDED MEETING TIMECARD

Meeting Start Time:	<i>6:20</i>
Meeting End Time:	<i>8:16</i>
Total Meeting Time:	<i>2:16</i>
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: *Ann Goff*



www.coastalwasteinc.com

INVOICE

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

Invoice SW0001352493
Page Page 1 of 1
Date 01/01/2026
Customer 19146
Site 0
PO Number
Due Date 01/31/2026

DATE	DESCRIPTION	REFERENCE	RATE	QTY.	AMOUNT
01 - Jan	(0001) TALAVERA CDD 3434 COLWELL AVE, TAMPA FL Serv #001 96 GALLON MSW 798 - 0YD MONTHLY - WASTE COLLECTION (Jan 01/26 - Jan 31/26)		\$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
----------------------	-------------

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

Invoice SW0001352493
Page Page 1 of 1
Date 01/01/2026
Customer 19146
Site 0
PO Number
Due Date 01/31/2026

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

AMOUNT REMITTED

0025756SW0191460000SW000135249300012369009

Invoice



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

Invoice Date	Invoice #
12/1/2025	979627
Balance	\$2,500.00

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

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

P.O. Number	Terms	Rep	Due Date	Via	F.O.B.	Project
	Net 20		12/20/2025			
Quantity	Description				Price Each	Amount
	DECEMBER 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!



DCSI, Inc. "Security & Sound"
 P.O. Box 265
 Lutz, FL 33548 USA
 813-949-6500
 info@dcsisecurity.com
 http://DCSIsecurity.com

Invoice

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

SHIP TO
Talavera CDD 18955 Rococo Road Spring Hill, FL 34610

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
34666	01/16/2026	\$199.00	01/31/2026	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



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

Invoice

Date	Invoice #
12/10/2025	57759

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

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

P.O. No.	Due Date
	1/9/2026

Description	Qty	Rate	Amount
Installation of mulch as a top dressing. 300 yards. This is the second application of mulch requested in RFP. Detailed in approved proposal.		16,500.00	16,500.00
Thank you for your business!		Total	\$16,500.00



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

Invoice

Date	Invoice #
12/10/2025	57760

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

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

P.O. No.	Due Date
	1/9/2026

Description	Qty	Rate	Amount
Installation of 810 six inch poinsettias at clubhouse and monument signs. Detailed in approved proposal.		6,480.00	6,480.00
Thank you for your business!		Total	\$6,480.00



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

Invoice

Date	Invoice #
12/22/2025	57800

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

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

P.O. No.	Due Date
	1/21/2026

Description	Qty	Rate	Amount
Removal and disposal of the dead Sylvester date palm and root ball located within the raised planter bed in front of the pool area. Detailed in approved proposal.		1,545.00	1,545.00
Thank you for your business!		Total	\$1,545.00



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

Invoice

Date	Invoice #
1/1/2026	57914

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

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

P.O. No.	Due Date
	1/31/2026

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



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

Invoice

Date	Invoice #
1/13/2026	57977

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

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

P.O. No.	Due Date
	2/12/2026

Description	Qty	Rate	Amount
Repairs found to be needed during the 1/6/25 irrigation inspection. Replaced hard pipe in island tips with drip line for more efficiency and esthetics. Used 210 feet of 1/2 inch drip line, 6 drip connectors, 25 drip staples, and 1.0 labor hours.		229.25	229.25
Thank you for your business!		Total	\$229.25

Payment Confirmation

Your payment information is below. Please record and keep the confirmation number for your record.

Transaction Information

Confirmation#	920000819740	Submitted Date	Tuesday, 01/20/2026
Status	IN PROCESS	Submitted Time	09:37 AM

Payment Information

Taxpayer Name	TALAVERA COMMUNITY DEVELOPMENT DISTRICT	Debit Date	Wednesday, 01/21/2026
Document Type	DR-15	Filing Period End Date	12/31/2025
Amount Paid	\$1.59		
Payment Amount	\$1.59		
Fee Amount	\$0.00		

Electronic Check Information

Bank Nickname	N/A	Routing Number	
Bank Account Type	BUSINESS/CORPORATE CHECKING	Account Number	

Payment Details:

Account Type	Identifier	Filing Period End Date	Amount Paid
Sales And Use Tax	Certificate Number:61-8017594644-7	12/31/2025	\$1.59



Gladiator Pressure Cleaning

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



Invoice

Invoice #	24235
Date	1/20/2026
Terms	Net 15
Due Date	2/4/2026

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



@Gladiatorpc1



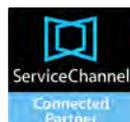
@Gladiatorpc

Location Cleaned	
Talavera CDD 18955 Rococo Road Springhill, FL 34610	
P.O. #	

Item	Service Date	Description	Qty	Rate	Amount
Sidewalk and co...	12/22/2025	Pressure cleaned approximately 9,550 linear feet of 5 foot wide (47,750 Square feet) CDD sidewalks along with all adjacent street gutter, storm drains, and islands throughout Community as depicted on maps provided by CDD Representative. Work done from 12/22/2025 through 12/31/2025 and on 01/05/2026	47,750	0.13	6,207.50

For Internal use ONLY	Thank you for giving us the opportunity to serve you.	Total	\$6,207.50
		Payments	\$0.00

Balance	\$6,207.50
----------------	------------



ILLUMINATIONS HOLIDAY LIGHTING

Invoice 2021125

8606 Herons Cove Pl
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	\$8,995.00
5 Year Terms per year	\$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	
TOTAL	\$6,299.00
50% Deposit required	\$3,149.50
AMOUNT 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
- * Please note: Loss of material due to theft or vandalism is reimbursable at cost
- * Remaining balance of project due upon receipt of invoice after installation.

MAKE CHECK PAYABLE TO: ILLUMINATIONS HOLIDAY LIGHTING

Tim Gay
PREPARED BY

11/8/2025
DATE



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

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

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

1 0 1
 22-70346

TALAVERA CDD

Service Address: **18955 ROCOCO ROAD**
 Bill Number: 23706675
 Billing Date: 1/7/2026
 Billing Period: 11/13/2025 to 12/15/2025

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	14328663	11/13/2025	3360	12/15/2025	3393	32	33

Usage History

Month	Meter #
December 2025	33
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

Transactions

Previous Bill	485.94
Payment 12/22/25	-485.94 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	41.29
Water Tier 1	25.0 Thousand Gals X \$2.18 = 54.50
Water Tier 2	8.0 Thousand Gals X \$3.47 = 27.76
Sewer	
Sewer Base Charge	103.45
Sewer Charges	33.0 Thousand Gals X \$7.20 = 237.60
Total Current Transactions	464.60
TOTAL BALANCE DUE	\$464.60

Please return this portion with payment



TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Account # 0940045
 Customer # 01366786
 Balance Forward 0.00
 Current Transactions 464.60

Total Balance Due	\$464.60
Due Date	1/26/2026

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

**The Total Due will be electronically
 transferred on 01/26/2026.**

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



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

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

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

1 0 1
 22-70346

TALAVERA CDD

Service Address: **0 CONQUISTADOR COMMON AREA LOOP**

Bill Number: 23708659

Billing Date: 1/7/2026

Billing Period: 11/13/2025 to 12/15/2025

Account #	Customer #
1084965	01366786
Please use the 15-digit number below when making a payment through your bank	
108496501366786	

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Irrig Potable	190492067	11/13/2025	2083	12/15/2025	2083	32	0

Usage History	
Water	Irrigation
December 2025	0
November 2025	0
October 2025	0
September 2025	0
August 2025	0
July 2025	0

Transactions	
Previous Bill	65.50
Payment 12/31/25	-65.50 CR
Balance Forward	0.00
Current Transactions	
Irrigation	
Water Base Charge	22.37
Total Current Transactions	22.37
TOTAL BALANCE DUE	\$22.37



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 # 1084965
 Customer # 01366786
 Balance Forward 0.00
 Current Transactions 22.37

Total Balance Due	\$22.37
Due Date	1/26/2026

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

**The Total Due will be electronically
 transferred on 01/26/2026.**

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



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

Invoice: I-202512-12467
Service Total: \$1680.00
Payments Total:
Amount Due: \$1680.00
Sent Date: 1/5/2026
Payment Terms: Due upon receipt

TALAVERA
 18955 ROCOCO ROAD
 SPRING HILL, FL 34610

Service Date	Employee	Job Name	Start Time	Hrs Wrkd	Billed Rate	Emp Fees
12/2/2025	ASTORQUIZA, ASHLEY - 6260	Talavera* Community/RADAR ONLY	3:00 PM	4.00	\$60.00	\$240.00
12/4/2025	Not Filled	Talavera* Community/RADAR ONLY		0.00	\$0.00	\$0.00
12/8/2025	RONGO, JENNIFER - 4959	Talavera* Community/RADAR ONLY	5:00 PM	4.00	\$60.00	\$240.00
12/12/2025	RONGO, JENNIFER - 4959	Talavera* Community/RADAR ONLY	5:00 PM	4.00	\$60.00	\$240.00
12/17/2025	ROSS, LOGAN - 7380	Talavera* Community/RADAR ONLY	6:00 AM	4.00	\$60.00	\$240.00
12/20/2025	ASTORQUIZA, ASHLEY - 6260	Talavera* Community/RADAR ONLY	3:00 PM	4.00	\$60.00	\$240.00
12/23/2025	FREDRICKSON, JARROD - 7659	Talavera* Community/RADAR ONLY	6:00 AM	4.00	\$60.00	\$240.00
12/27/2025	VANCE, NICHOLAS - 7658	Talavera* Community/RADAR ONLY	6:00 AM	4.00	\$60.00	\$240.00
12/30/2025	Not Filled	Talavera* Community/RADAR ONLY		0.00	\$0.00	\$0.00
					Total:	\$1680.00

Questions regarding Invoice Charges & Payments please contact:

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

Make Checks Payable To:
 Pasco Sheriff's Office

Invoice #: I-202512-12467
Invoice Total: \$1680.00

Invoice For: TALAVERA

Mail Checks To:

Pasco Sheriff's Office

ATTN: Extra Duty Program

7432 Little Road New Port Richey, Florida 34654

Payment Terms: Due upon receipt

Please include Invoice # in check comment

How To Pay Online

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

Late Payments

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



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

Invoice: I-202511-12282
Service Total: \$960.00
Payments Total:
Amount Due: \$960.00
Sent Date: 12/1/2025
Payment Terms: Due upon receipt

TALAVERA
 18955 ROCOCO ROAD
 SPRING HILL, FL 34610

Service Date	Employee	Job Name	Start Time	Hrs Wrkd	Billed Rate	Emp Fees
11/4/2025	RONGO, JENNIFER - 4959	Talavera* Community/RADAR ONLY	6:00 AM	4.00	\$60.00	\$240.00
11/8/2025	WESTBROOK, MARC - 6119	Talavera* Community/RADAR ONLY	5:00 PM	4.00	\$60.00	\$240.00
11/10/2025	Not Filled	Talavera* Community/RADAR ONLY		0.00	\$0.00	\$0.00
11/12/2025	Not Filled	Talavera* Community/RADAR ONLY		0.00	\$0.00	\$0.00
11/17/2025	RONGO, JENNIFER - 4959	Talavera* Community/RADAR ONLY	6:00 AM	4.00	\$60.00	\$240.00
11/21/2025	Not Filled	Talavera* Community/RADAR ONLY		0.00	\$0.00	\$0.00
11/25/2025	VOGELE, KEVIN - 7376	Talavera* Community/RADAR ONLY	3:00 PM	4.00	\$60.00	\$240.00
11/29/2025	Not Filled	Talavera* Community/RADAR ONLY		0.00	\$0.00	\$0.00
					Total:	\$960.00

Questions regarding Invoice Charges & Payments please contact:

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

Make Checks Payable To:

Pasco Sheriff's Office

Invoice #: I-202511-12282
Invoice Total: \$960.00
Invoice For: TALAVERA

Mail Checks To:

Pasco Sheriff's Office

ATTN: Extra Duty Program

7432 Little Road New Port Richey, Florida 34654

Payment Terms: Due upon receipt

Please include Invoice # in check comment

How To Pay Online

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

Late Payments

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

Invoice



QUEST
ecology

Sold To:

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

Invoice Number: BDI2501-02
Invoice Date: Dec 12, 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: Dec. 08, 2025 - Dec. 12, 2025**

Quantity	Item	Description	Unit Price	Extension
1.00	Consulting Services	Initial maintenance and treatment visit	4,800.00	4,800.00

Total Invoice Amount : 4,800.00

TOTAL NOW DUE: 4,800.00

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

Quest Ecology Inc. 735 Lakeview Drive, Wimauma, FL 33598
Phone 813-642-0799

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

Invoice

Date	Invoice #
1/2/2026	INV0000106052

Bill To:

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

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

Description	Qty	Rate	Amount
Amenity Management & Oversight	1.00	\$1,104.17	\$1,104.17
Personnel Reimbursement	1.00	\$4,480.42	\$4,480.42
Subtotal			\$5,584.59
Total			\$5,584.59

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

Invoice

Date	Invoice #
1/2/2026	INV0000106202

Bill To:

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

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

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,789.67	\$1,789.67
Administrative Services	1.00	\$417.58	\$417.58
Dissemination Services	1.00	\$500.00	\$500.00
Financial & Revenue Collections	1.00	\$397.75	\$397.75
Management Services	1.00	\$1,634.25	\$1,634.25
Website Compliance & Management	1.00	\$110.00	\$110.00
		Subtotal	\$4,849.25
		Total	\$4,849.25

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

Invoice

Date	Invoice #
1/1/2026	INV0000106320

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
Cell Phone	50.00	\$1.00	\$50.00
Subtotal			\$50.00
Total			\$50.00

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

Invoice

Date	Invoice #
1/16/2026	INV0000106583

Bill To:

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

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

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	\$4,149.73	\$4,149.73
Subtotal			\$4,149.73
Total			\$4,149.73

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

Phone # 800-992-3111

E-mail therustoff@bellsouth.net

Invoice

Date	Invoice #
12/26/2025	51198

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	50	3.50	175.00
			Subtotal	\$175.00
			Sales Tax (7.0%)	\$0.00
			Payments/Credits	\$0.00
			Balance Due	\$175.00



INVOICE

Page: 1

Please Remit Payment to:

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

Invoice Number: PSI220756
 Invoice Date: 12/1/2025

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

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

Ship Via
 Ship Date 12/1/2025
 Due Date 12/31/2025
 Terms Net 30

Customer ID 8664
 P.O. Number
 P.O. Date 12/1/2025
 Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance December Billing 12/1/2025 - 12/31/2025 Talavera Cdd-Lake-ALL Phase D1 Lake All Phase A2A1 & 2A2 (12 Lakes) - Talavera CDD		1	1	2,894.99	2,894.99

Amount Subject to Sales Tax 0.00
 Amount Exempt from Sales Tax 2,894.99

Subtotal: 2,894.99
 Invoice Discount: 0.00
 Total Sales Tax: 0.00
 Payment Amount: 0.00
Total: 2,894.99



INVOICE

Page: 1

Please Remit Payment to:

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

Invoice Number: PSI227440
 Invoice Date: 1/1/2026

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

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

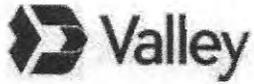
Ship Via
 Ship Date 1/1/2026
 Due Date 1/31/2026
 Terms Net 30

Customer ID 8664
 P.O. Number
 P.O. Date 1/1/2026
 Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance January Billing 1/1/2026 - 1/31/2026 Talavera Cdd-Lake-ALL Phase D1 Lake All Phase A2A1 & 2A2 (12 Lakes) - Talavera CDD		1	1	2,894.99	2,894.99

Amount Subject to Sales Tax 0.00
 Amount Exempt from Sales Tax 2,894.99

Subtotal: 2,894.99
 Invoice Discount: 0.00
 Total Sales Tax 0.00
 Payment Amount: 0.00
Total: 2,894.99



EVELYN OCASIO LOPEZ

ACCOUNT SUMMARY

Credit Limit	\$6,000.00
Credit Available	\$6,000.00
Statement Closing Date	December 31, 2025
Days in Billing Cycle	0
Previous Balance	\$0.00
Payments & Credits	\$0.00
Purchases & Other Charges	\$0.00
Balance Transfer	\$0.00
FEES CHARGED	\$0.00
INTEREST CHARGED	\$0.00
New Balance	\$0.00

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	\$0.00
Minimum Payment Due	\$0.00
Payment Due Date	January 26, 2026

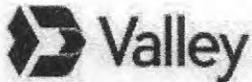
Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
12/01	12/02	5543286AF5SWDRSAJ	AMAZON PRIME*PX9GO3BM3 SEATTLE WA MCC: 5968 MERCHANT ZIP:	14.99 ✓
12/10	12/10	1230202AR00Q03P16	MAILCHIMP ATLANTA GA MCC: 5818 MERCHANT ZIP:	26.50 ✓
12/18	12/19	5543286B0616B18P6	AMAZON MKTPL*T73XL8MK3 SEATTLE WA MCC: 5942 MERCHANT ZIP:	33.50 ✓
12/19	12/21	5543286B161HMDTVF	AMAZON MKTPL*GJ8M93WS3 SEATTLE WA MCC: 5942 MERCHANT ZIP:	19.99 ✓
12/19	12/21	5543286B161QXZBH6	AMAZON MKTPL*RZ81Q7TW3 SEATTLE WA MCC: 5942 MERCHANT ZIP:	309.29 ✓
12/20	12/21	5543286B261KJEP25	AMAZON MKTPL*TY0PN35N3 SEATTLE WA MCC: 5942 MERCHANT ZIP:	59.97 ✓
12/20	12/21	5543286B261L43FBT	AMAZON MKTPL*8V6PM4803 SEATTLE WA MCC: 5942 MERCHANT ZIP:	122.76 ✓
12/20	12/21	5543286B261RRGBEB	AMAZON MKTPL*Z28BV5N13 SEATTLE WA MCC: 5942 MERCHANT ZIP:	103.22 ✓

Transactions continued on next page

Please detach bottom portion and submit with payment using enclosed envelope



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

PAYMENT INFORMATION

Payment Due Date	January 26, 2026
New Balance	\$0.00
Minimum Payment Due	\$0.00
Past Due Amount	\$0.00

Make Check Payable to:

Amount Enclosed:

\$

EVELYN OCASIO LOPEZ
TALAVERA COMMUNITY DEVELOP
3434 COLWELL AVENUE, STE 200
TAMPA, FLORIDA FL 33614

Valley Bank
PLEASE DO NOT MAIL CHECKS
St. Petersburg FL 33716

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

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

Your accumulated rewards will not change, however beginning August 1, rewards on additional spend will be calculated using the percentages above. This change will not impact the timing of your rewards credit (i.e. if you were due to receive your rewards in September, you will still receive them in September).

EVELYN OCASIO LOPEZ

TRANSACTIONS (continued)

Tran Date	Post Date	Reference Number	Transaction Description	Amount
12/25	12/26	1230202B700M0N8WN	ADOBE SAN JOSE CA MCC: 5818 MERCHANT ZIP: zz	19.99 ✓
12/26	12/28	5543286B85SANLQ38	AMAZON MKTPL*IW9J77Q83 SEATTLE WA MCC: 5942 MERCHANT ZIP:	9.95 ✓
12/31	12/31	000000000000COMPC	TOTAL PURCHASES \$720.16 TOTAL \$720.16	

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	0	\$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.

Order Summary

Subscription charged on December 1, 2025 Order # D01-3235985-0944255

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
---	--

[Back to top](#)



Mailchimp Receipt MC11863019

Issued to

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

Issued by

Mailchimp
c/o The Rocket Science Group, LLC
405 N. Angier Ave. NE, Atlanta, GA 30308
USA
www.mailchimp.com
Tax ID: US EIN 58-2554149

Details

Order# 11863019
Date Paid: December 10, 2025 01:34 AM New York

Billing statement

Essentials plan	
1,500 contacts	\$26.50

Paid via Mast ending in 4420 which expires 05/2027 on December 10, 2025	\$26.50
--	---------

Balance as of December 10, 2025	\$0.00
---------------------------------	--------

[Looking for our W-9?](#)

If a refund is required, it will be issued in the purchase currency for the amount of the original charge.

[Looking for our United](#)

Sales Tax was not applied to this purchase.

[States Residency](#)

[Certificate?](#)



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Order Summary

Order placed December 18, 2025

Order # 112-8089742-4157848

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	Item(s) Subtotal: \$309.29 Shipping & Handling: \$2.99 Free Shipping: -\$2.99 Total before tax: \$309.29 Estimated tax to be collected: \$0.00 Grand Total: \$309.29

Arriving tomorrow 10 AM - 3 PM



FORASTO Toilet Plunger with Holder, Plungers for Bathroom with Holder, Plunger with Cover, Bathroom Decor, Bathroom Accessories, Toilet Bowl Cleaners, Black (19 inch)

5

Sold by: FORASTO Store

Supplied by: Other

\$8.99 x 5 = \$44.95

Maintenance Each Bathroom shall OK



Ortho Orthene Fire Ant Killer 1, Kills the Queen and Destroys Mounds, Begins Working in 60 minutes, 12 oz., 2-Pack

2

Sold by: Amazon.com

Supplied by: Other

\$23.92 x 2 = \$47.84

Maintenance OK



Duracell Coppertop AA Batteries with Power Boost Ingredients, 24 Count Pack Double A Battery with Long-lasting Power, Alkaline AA Battery for Household and Office Devices

Sold by: Amazon.com

Supplied by: Other

\$18.65

OFFICE OK



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)

2

Sold by: Zero Waste USA

Supplied by: Other

\$19.99 x 2 = \$39.98

Dog waste sta. OK



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

Sold by: Amazon.com

Supplied by: Other

\$70.89

OFFICE OK



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

2

Sold by: Zero Waste USA

Supplied by: Other

\$43.49 x 2 = \$87.18

Dog was. OK

Order Summary

Order placed December 18, 2025

Order # 112-7129105-1189026

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: \$33.50 Shipping & Handling: \$0.00 Total before tax: \$33.50 Estimated tax to be collected: \$0.00 Grand Total: \$33.50
---	---	---

Arriving January 2



Glade Automatic Spray Refill and Holder Kit, Air Freshener for Home and Bathroom, Cashmere Woods, 6.2 Oz, 2 Count
Sold by: SMS INT'L INC
Supplied by: Other
\$33.50

Women Bathroom

Order Summary

Order placed December 18, 2025

Order # 112-0544604-0311453

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: \$122.76 Shipping & Handling: \$0.00 Total before tax: \$122.76 Estimated tax to be collected: \$0.00 Grand Total: \$122.76
---	---	--

Arriving tomorrow



HP 952 Cyan, Magenta, Yellow Ink Cartridges (3-Pack) | Works with Printer Series: OfficeJet 8702, OfficeJet Pro 7720, 7740, 8210, 8710, 8720, 8730, 8740 | Eligible for Instant Ink | N9K27AN

Sold by: Amazon.com

Supplied by: Other

\$96.89



WWD POOL Swimming Pool Spa Water Chemical Test Kit for Chlorine and Ph Test (Refill Only)

Sold by: WWDGROUP

Supplied by: Other

\$7.99

Arriving Tuesday



Rubbermaid Commercial Wastebasket Trash Container, 41QT/10.25 GAL, Plastic, Black, Stackable Trash Can for Bedroom/Bathroom/Office, Fits Under Desk/Sink/Cabinet

Sold by: Amazon.com

Supplied by: Other

\$17.88

Order Summary

Order placed December 19, 2025 Order # 112-7780602-3729043

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	Item(s) Subtotal: \$19.99 Shipping & Handling: \$0.00 Total before tax: \$19.99 Estimated tax to be collected: \$0.00 Grand Total: \$19.99

Arriving tomorrow



Sumnacon Grocery Bag Dispenser Wall Mount Stainless Steel Bag Dispenser for Plastic Bags Sturdy Grocery Bag Holder with Screws Adhesives Decorative Plastic Bag Holder for Kitchen Pantry Cabinet

Sold by: Urlife
Supplied by: Other
\$19.99

Order Summary

Order placed December 19, 2025

Order # 112-0842173-7574667

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:	\$103.22
Shipping & Handling:	\$2.99
Free Shipping:	-\$2.99
Total before tax:	\$103.22
Estimated tax to be collected:	\$0.00
Grand Total:	\$103.22

Arriving tomorrow 10 AM – 3 PM



Nestle 35110 Coffee-Mate Original Flavor Creamer, Single Serve Portions, 50/Box

Sold by: ECOM-CENTRAL

Supplied by: Other

\$12.65



RAZCC 1200pcs Black Cable Zip Ties 12 Inch, Heavy Duty Plastic Nylon Tie Wraps with 50lb Tensile Strength for Indoor & Outdoor

Sold by: RAZCC Direct

Supplied by: Other

\$22.09



Sugar In The Raw Turbinado Cane Sugar Packets, 200 Ct Box, 1 Pack, Pure, All-Natural Turbinado Sugar, Non-GMO Project Verified, Kosher, Vegan and Gluten Free

Sold by: Amazon.com

Supplied by: Other

\$16.50



Secura 17oz Automatic Liquid Soap Dispenser, Touchless Battery Operated Hand Soap Dispenser with Adjustable Soap Dispensing Volume Control Dial, Personal Care Dispenser for Household Use (Chrome)

Sold by: Lafraise

Supplied by: Other

\$25.99

② $\times 2 = \$51.98$

Order Summary

Order placed December 19, 2025 Order # 112-3064293-1791415

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	Item(s) Subtotal: \$59.97 Shipping & Handling: \$0.00 Total before tax: \$59.97 Estimated tax to be collected: \$0.00 Grand Total: \$59.97

Arriving tomorrow



Ayiaren Wooden Cutlery Silverware Holder Flatware Utensil Caddy Black Utensil Holder for Kitchen Counter Wood Silverware Caddy Organizer for Table Countertop Spoon Knife and Fork Holder for Parties

Sold by: Ayiaren
Supplied by: Other
\$16.98



Mind Reader Single Serve Coffee Pod Drawer and Cup Condiment Set, 2 Pcs, 36 Pod Capacity, 5.35"L x 11.25"W x 11.15"H, Black

Sold by: Amazon.com
Supplied by: Other
\$42.99

Order Summary

Order placed December 23, 2025

Order # 112-2410861-9100251

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	Item(s) Subtotal: \$9.95 Shipping & Handling: \$0.00 Total before tax: \$9.95 Estimated tax to be collected: \$0.00 Grand Total: \$9.95

Arriving tomorrow



104 Clear Cabinet Bumper Pads – Self-Adhesive Silicone Buffer Set with 4 Shapes for Doors, Drawers & Furniture – Sound Dampening & Surface Protection
Sold by: Vellax
\$9.95

[Back to top](#)



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

ORIGINAL

Invoice Information

Invoice Number 3317274259
 Invoice Date 25-DEC-2025
 Payment Terms Credit Card
 Purchase Order AB01431403545CUS
 Order Number 7080833993
 Customer Number 1248814165
 Currency USD

Bill To

Evelyn Ocasio Lopez
 FL 33614-8390

INVOICE

Item Details

Service Term: 25-DEC-2025 to 24-JAN-2026

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

Invoice Total

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

GRAND TOTAL (USD) 19.99

Comments:

Billing Contact

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

Thank you for your business!

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

Bill Date **01/08/2026**
 Amount Due **90.09**
 Current Charges Due **01/30/2026**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

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

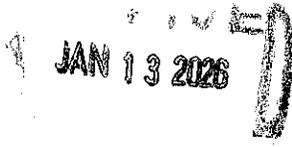
ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
12/02	27607	01/05	28080				473

Comparative Usage Information

Period	Days	Per Day
Jan 2026	34	14
Dec 2025	33	9
Jan 2025	32	12

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

Previous Balance **72.46**
 Payment **72.46CR**
 Balance Forward **0.00**



Customer Charge **39.16**
 Energy Charge 473 KWH @ 0.06090 **28.81**
 Fuel Adjustment 473 KWH @ 0.04200 **19.87**
 FL Gross Receipts Tax **2.25**

Total Current Charges **90.09**
 Total Due **E.F.T. 90.09**



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.

DO NOT PAY

Total amount will be electronically transferred on or after 01/23/2026.

Bill Date: **01/08/2026**

Use above space for address change ONLY.

District: BP04



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



Electronic Funds Transfer on or after	01/23/2026
TOTAL CHARGES DUE	90.09
DO NOT PAY	

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

Bill Date **01/08/2026**
 Amount Due **8,096.64**
 Current Charges Due **01/30/2026**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

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

ELECTRIC SERVICE

From Date	Reading	To Date	Reading	Multiplier	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 **8,096.64**
 Payment **8,096.64CR**
 Balance Forward **0.00**

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**

RECEIVED
JAN 13 2026

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 01/23/2026.

Bill Date: **01/08/2026**

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	01/23/2026
TOTAL CHARGES DUE	8,096.64
DO NOT PAY	

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

Bill Date **01/08/2026**
 Amount Due **1,249.03**
 Current Charges Due **01/30/2026**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

Service Address 18955 ROCOCO RD
 Service Classification General Service Demand

ELECTRIC SERVICE							
From Date	Reading	To Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
12/02	26497	01/05	39947		24.57	25	13450

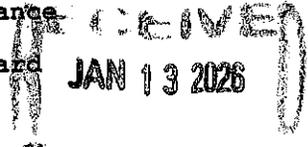
Comparative Usage Information
Average kWh

Period	Days	Per Day
Jan 2026	34	396
Dec 2025	33	408
Jan 2025	32	301

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



Previous Balance **1,256.69**
 Payment **1,256.69CR**
 Balance Forward **0.00**



Customer Charge **44.16**
 Demand Charge 25 KW @ 6.65000 **166.25**
 Energy Charge 13,450 KWH @ 0.03290 **442.51**
 Fuel Adjustment 13,450 KWH @ 0.04200 **564.90**
 FL Gross Receipts Tax **31.21**

Total Current Charges **1,249.03**
 Total Due **1,249.03** E.F.T.

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

DO NOT PAY
 Total amount will be electronically transferred on or after 01/23/2026.



Electronic Funds Transfer on or after 01/23/2026	
TOTAL CHARGES DUE	1,249.03
DO NOT PAY	

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

Bill Date **01/08/2026**
 Amount Due **191.51**
 Current Charges Due **01/30/2026**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

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

ELECTRIC SERVICE									
From	Date		To	Date		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading		Date	Reading					
12/02	7053		01/05	8487					1434

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jan 2026	34	42
Dec 2025	33	52
Jan 2025	32	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.

Previous Balance **222.11**
 Payment **222.11CR**
 Balance Forward **0.00**

JAN 13 2026

Customer Charge **39.16**
 Energy Charge 1,434 KWH @ 0.06090 **87.33**
 Fuel Adjustment 1,434 KWH @ 0.04200 **60.23**
 FL Gross Receipts Tax **4.79**

Total Current Charges **191.51**
 Total Due **E.F.T. 191.51**



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.

DO NOT PAY

Total amount will be electronically transferred on or after 01/23/2026.



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

Bill Date **01/08/2026**
 Amount Due **49.34**
 Current Charges Due **01/30/2026**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

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

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
12/02	11437	01/05	11524				87

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jan 2026	34	3
Dec 2025	33	2
Jan 2025	32	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 **48.71**
 Payment **48.71CR**
 Balance Forward **0.00**

FIVED
JAN 13 2026

Customer Charge **39.16**
 Energy Charge 87 KWH @ 0.06090 **5.30**
 Fuel Adjustment 87 KWH @ 0.04200 **3.65**
 FL Gross Receipts Tax **1.23**

Total Current Charges **49.34**
 Total Due **E.F.T. 49.34**

DO NOT PAY

Total amount will be electronically transferred on or after 01/23/2026.

