



Rizzetta & Company

Talavera Community Development District

**Board of Supervisors
Regular Meeting
April 15, 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

April 7, 2026

**Board of Supervisors
Talavera Community
Development District**

AGENDA

Dear Board Members:

The audit committee and regular meetings of the Board of Supervisors of the Talavera Community Development District will be held on **Wednesday, April 15, 2026, at 6:00 p.m.** at the Talavera Amenity Center located at 18955 Rococo Road, Spring Hill, Florida 34610. The following is the agenda for the meeting:

AUDIT COMMITTEE MEETING:

1. **CALL TO ORDER**
2. **BUSINESS ADMINISTRATION**
 - A. Ranking of Audit Proposals..... Tab 1
3. **ADJOURNMENT**

BOS MEETING:

3. **CALL TO ORDER**
4. **AUDIENCE COMMENTS ON AGENDA ITEMS**
 - A. Presentation on how License Plate Readers are utilized by Law Enforcement
 - B. Discussion of Traffic Safety in the Community
5. **STAFF REPORTS**
 - A. FLA Landscapes and Lawns
 - i. Review of the Landscaper Report Tab 2
 - B. Solitude
 - i. Review of the Aquatics Report Tab 3
 - C. Clubhouse Manager
 - i. Review of Clubhouse Manager's Report Tab 4
 - D. District Engineer
 - E. District Counsel
 - F. District Manager
 - i. Review of the District Manager's Report Tab 5
4. **BUSINESS ITEMS**
 - A. Acceptance of Audit Committee Recommendations
5. **BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors' Regular Meeting held on March 18, 2026 Tab 6

- B. Consideration of Operation & Maintenance
Expenditures for February 2026 Tab 7
- 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

**TALAVERA
COMMUNITY DEVELOPMENT DISTRICT
PROPOSAL FOR AUDIT SERVICES**

PROPOSED BY:

Berger, Toombs, Elam, Gaines & Frank
CERTIFIED PUBLIC ACCOUNTANTS, PL

600 Citrus Avenue, Suite 200
Fort Pierce, Florida 34950

(772) 461-6120

CONTACT PERSON:

Maritza Stonebraker, CPA, Director

DATE OF PROPOSAL:

March 27, 2026

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Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

March 27, 2026

Talavera Community Development District
Rizzetta & Company
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

Dear District Manager:

Thank you very much for the opportunity to present our professional credentials to provide audit services for Talavera Community Development District.

Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL has assembled a team of governmental and nonprofit specialists second to none to serve our clients. Our firm has the necessary qualifications and experience to serve as the independent auditors for Talavera7Community Development District. We will provide you with top quality, responsive service.

Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL is a recognized leader in providing services to governmental and nonprofit agencies throughout Florida. We have been the independent auditors for a number of local governmental agencies and through our experience in performing their audits, we have been able to increase our audit efficiency and; therefore, reduce costs. We have continually passed this cost savings on to our clients and will continue to do so in the future. As a result of our experience and expertise, we have developed an effective and efficient audit approach designed to meet or exceed the performance specifications in accordance with auditing standards generally accepted in the United States of America, the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States, and the standards for financial and compliance audits.

We will conduct the audit in accordance with auditing standards generally accepted in the United States of America with minimal disruption to your operations. Our firm has frequent technical updates to keep our personnel informed and up-to-date on all changes that are occurring within the industry.

Talavera Community Development District
March 27, 2026

Our firm is a member of the Government Audit Quality Center, an organization dedicated to improving government audit quality. We also utilize the audit program software of a nationally recognized CPA firm to assure us that we are up to date with all auditing standards and to assist us maintain maximum audit efficiencies.

To facilitate your evaluation of our qualifications and experience, we have arranged this proposal to include a resume of our firm, including our available staff, our extensive prior governmental and nonprofit auditing experience and clients to be contacted.

You need a firm that will provide an efficient, cost-effective, high-quality audit within critical time constraints. You need a firm with the prerequisite governmental and nonprofit experience to perform your audit according to stringent legal and regulatory requirements, a firm that understands the complex nature of community development districts and their unique compliance requirements. You need a firm with recognized governmental and nonprofit specialists within the finance and governmental communities. And, certainly, you need a firm that will provide you with valuable feedback to enhance your current and future operations. Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL is that firm. Maritza Stonebraker is the person authorized to make representations for the firm.

Thank you again for the opportunity to submit this proposal to Talavera Community Development District.

Very truly yours,



Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

PROFILE OF THE PROPOSER

Description and History of Audit Firm

Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL is a Treasure Coast public accounting firm, which qualifies as a small business firm, as established by the Small Business Administration (13 CFR 121.38), with offices in Fort Pierce and Stuart. We are a member of the Florida Institute of Certified Public Accountants and the American Institute of Certified Public Accountants. The firm was formed from the merger of Edwards, Berger, Harris & Company (originated in 1972) and McAlpin, Curtis & Associates (originated in 1949). J. W. Gaines and Associates (originated in 1979) merged with the firm in 2004. Our tremendous growth rate experienced over the last 70 years is directly attributable to the firm's unrelenting dedication to providing the highest quality, responsive professional services attainable to its clients.

We are a member of the Private Companies Practice Section (PCPS) of the American Institute of Certified Public Accountants (AICPA) to assure we meet the highest standards. Membership in this practice section requires that our firm meet more stringent standards than standard AICPA membership. These rigorous requirements include the requirement of a triennial peer review of our firm's auditing and accounting practice and annual Continuing Professional Education (CPE) for all accounting staff (whether CPA or non-CPA). For standard AICPA membership, only a quality review is required and only CPAs must meet CPE requirements.

We are also a member of the Government Audit Quality Center ("the Center") of the American Institute of Certified Public Accountants to assure the quality of our government audits. Membership in the Center, which is voluntary, requires our firm to comply with additional standards to promote the quality of government audits.

We have been extensively involved in serving local government entities with professional accounting, auditing and consulting services throughout the entire history of our firm. Our substantial experience over the years makes us uniquely qualified to provide accounting, auditing, and consulting services to these clients. We are a recognized leader in providing services to governmental and nonprofit agencies on the Treasure Coast and in Central and South Florida, with extensive experience in auditing community development districts and water control districts. We were the independent auditors of the City of Fort Pierce for over 37 years and for St. Lucie County for over 34 years. Additionally, we have performed audits of the City of Stuart, the City of Vero Beach, Indian River County and Martin County. We also presently audit over 100 Community Development Districts throughout Florida.

Our firm was founded on the belief that we are better able to respond to our clients needs through education, experience, independence, quality control, and personal service. Our firm's commitment to quality is reflected in our endeavor of professional excellence via continuing education, the use of the latest computer technology, professional membership in PCPS and peer review.

We believe our approach to audit engagements, intelligence and innovation teamed with sound professional judgment enables us to explore new concepts while remaining sensitive to the fundamental need for practical solutions. We take pride in giving you the assurance that the personal assistance you receive comes from years of advanced training, technical experience and financial acumen.

Professional Staff Resources

Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL has a total of 32 professional and administrative staff (including 12 professional staff with extensive experience servicing government entities). The work will be performed out of our Fort Pierce office with a proposed staff of one senior accountant and one or two staff accountants supervised by an audit manager and audit partner. With the exception of the directors of the firm's offices, the professional staff is not specifically assigned to any of our individual offices. The professional and administrative staff resources available to you through Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL are as follows:

	<u>Total</u>
Partners/Directors (CPA's)	7
Managers (1 CPA)	2
Senior/Supervisor Accountants (1 CPA)	3
Staff Accountants	8
Paraprofessional	6
Administrative	<u>6</u>
Total – all personnel	32

Following is a brief description of each employee classification:

Staff Accountant – Staff accountants work directly under the constant supervision of the auditor-in-charge and, are responsible for the various testing of documents, account analysis and any other duties as his/her supervisor believes appropriate. Minimum qualification for a staff accountant is graduation from an accredited university or college with a degree in accounting or equivalent.

Senior Accountant – A senior accountant must possess all the qualifications of the staff accountant, in addition to being able to draft the necessary reports and financial statements, and supervise other staff accountants when necessary.

Managers – A manager must possess the qualifications of the senior accountant, plus be able to work without extensive supervision from the auditor-in-charge. The manager should be able to draft audit reports from start to finish and to supervise the audit team, if necessary.

Partner/Director – The director has extensive governmental auditing experience and acts as the auditor-in-charge. Directors have a financial interest in the firm.

Professional Staff Resources (Continued)

Independence – Independence of the public accounting firm, with respect to the audit client, is the foundation from which the public gains its trust in the opinion issued by the public accounting firm at the end of the audit process. This independence must be in appearance as well as in fact. The public must perceive that the accounting firm is independent of the audit entity to ensure that nothing would compromise the opinion issued by the public accounting firm. **Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL** is independent of Talavera Community Development District, including its elected officials and related parties, at the date of this proposal, as defined by the following rules, regulations, and standards:

Au-C Section 220 – Statements on Auditing Standards issued by the American Institute of Certified Public Accountants;

ET Sections 101 and 102 – Code of Professional Conduct of the American Institute of Certified Public Accountants;

Chapter 21A-1, Florida Administrative Code;

Section 473.315, Florida Statutes; and,

Government Auditing Standards, issued by the Comptroller General of the United States.

On an annual basis, all members of the firm are required to confirm, in writing, that they have no personal or financial relationships or holding that would impair their independence with regard to the firm's clients.

Independence is a hallmark of our profession. We encourage our staff to use professional judgment in situations where our independence could be impaired or the perception of a conflict of interest might exist. In the governmental sector, public perception is as important as professional standards. Therefore, the utmost care must be exercised by independent auditors in the performance of their duties.

Ability to Furnish the Required Services

As previously noted in the Profile of the Proposer section of this document, our firm has been in existence for over 74 years. We have provided audit services to some clients for over 30 years continually. Our firm is insured against physical loss through commercial insurance and we also carry liability insurance. The majority of our audit documentation is stored electronically, both on our office network and on each employee laptop or computer assigned to each specific job. Our office computer network is backed up on tape, so in the event of a total equipment loss, we can restore all data as soon as replacement equipment is acquired. In addition, our field laptop computers carry the same data and can be used in the event of emergency with virtually no delay in completing the required services.

GOVERNMENTAL AUDITING EXPERIENCE

Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL has been practicing public accounting in Florida for 70 years. Our success over the years has been the result of a strong commitment to providing personalized quality service to our clients.

The current members of our firm have performed audits of over 1,100 community development districts, and over 2,100 audits of municipalities, counties and other governmental entities such as the City of Fort Pierce and St. Lucie County.

Our firm provides a variety of accounting, auditing, tax litigation support, and consulting services. Some of the professional accounting, auditing and management consulting services that are provided by our firm are listed below:

- Performance of annual financial and compliance audits, including Single Audits of state and federal financial assistance programs, under the provisions of the Single Audit Act, Subpart F of Title 2 U.S. Code of Federal Regulations (CFR) Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance), with minimal disruptions to your operations;
- Performance of special compliance audits to ascertain compliance with the applicable local, state and federal laws and regulations;
- Issuance of comfort letters and consent letters in conjunction with the issuance of tax-exempt debt obligations, including compiling financial data and interim period financial statement reviews;
- Calculation of estimated and actual federal arbitrage rebates;
- Assistance in compiling historical financial data for first-time and supplemental submissions for GFOA Certificate of Achievement for Excellence in Financial Reporting;
- Preparation of indirect cost allocation systems in accordance with Federal and State regulatory requirements;
- Providing human resource and employee benefit consulting;
- Performance of automation feasibility studies and disaster recovery plans;
- Performance feasibility studies concerning major fixed asset acquisitions and utility plant expansion plans (including electric, water, pollution control, and sanitation utilities); and
- Assistance in litigation, including testimony in civil and criminal court.
- Assist clients who utilize QuickBooks software with their software needs. Our Certified QuickBooks Advisor has undergone extensive training through QuickBooks and has passed several exams to attain this Certification.

Continuing Professional Education

All members of the governmental audit staff of our firm, and audit team members assigned to this engagement, are in compliance with the Continuing Professional Education (CPE) requirements set forth in Government Auditing Standards issued by the Comptroller General of the United States. In addition, our firm is in compliance with the applicable provisions of the Florida Statutes that require CPA's to have met certain CPE requirements prior to proposing on governmental audit engagements.

GOVERNMENTAL AUDITING EXPERIENCE (CONTINUED)

The audit team has extensive experience in performing governmental audits and is exposed to intensive and continuing concentration on these types of audits. Due to the total number of governmental audits our team performs, each member of our governmental staff must understand and be able to perform several types of governmental audits. It is our objective to provide each professional employee fifty hours or more of comprehensive continuing professional education each year. This is accomplished through attending seminars throughout Florida and is reinforced through in-house training.

Our firm has made a steadfast commitment to professional education. Our active attendance and participation in continuing professional education is a major part of our objective to obtain the most recent knowledge on issues which are of importance to our clients. We are growing on the reputation for work that our firm is providing today.

Quality Control Program

Quality control requires continuing commitment to professional excellence. **Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL** is formally dedicated to that commitment.

To ensure maintaining the standards of working excellence required by our firm, we joined the Private Companies Practice Section (PCPS) of the American Institute of Certified Public Accountants (AICPA). To be a participating member firm of this practice section, a firm must obtain an independent Peer Review of its quality control policies and procedures to ascertain the firm's compliance with existing auditing standards on the applicable engagements.

The scope of the Peer Review is comprehensive in that it specifically reviews the following quality control policies and procedures of the participating firm:

- Professional, economic, and administrative independence;
- Assignment of professional personnel to engagements;
- Consultation on technical matters;
- Supervision of engagement personnel;
- Hiring and employment of personnel;
- Professional development;
- Advancement;
- Acceptance and continuation of clients; and,
- Inspection and review system.

We believe that our commitment to the program is rewarding not only to our firm, but primarily to our clients.

The external independent Peer Review of the elements of our quality control policies and procedures performed by an independent certified public accountant, approved by the PCPS of the AICPA, provides you with the assurance that we continue to conform to standards of the profession in the conduct of our accounting and auditing practice.

GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

Our firm is also a member of Governmental Audit Quality Center (GAQC), a voluntary membership center for CPA firms that perform governmental audits. This center promotes the quality of governmental audits.

Our firm has completed successive Peer Reviews. These reviews included a representative sample of our firm's local governmental auditing engagements. As a result of these reviews, our firm obtained an unqualified opinion on our quality control program and work procedures. On page 33 is a copy of our most recent Peer Review report. It should be noted that we received a pass rating.

Our firm has never had any disciplinary actions by state regulatory bodies or professional organizations.

As our firm performs approximately one hundred audits each year that are reviewed by federal, state or local entities, we are constantly dealing with questions from these entities about our audits. We are pleased to say that any questions that have been raised were minor issues and were easily resolved without re-issuing any reports.

Certificate of Achievement for Excellence in Financial Reporting (CAFR)

We are proud and honored to have been involved with the City of Fort Pierce and the Fort Pierce Utilities Authority when they received their first Certificates of Achievement for Excellence in Financial Reporting for the fiscal years ended September 30, 1988 and 1994, respectively. We were also instrumental in the City of Stuart receiving the award, in our first year of performing their audit, for the year ended September 30, 1999.

We also assisted St. Lucie County, Florida for the year ended September 30, 2003, in preparing their first Comprehensive Annual Financial Report, and St. Lucie County has received their Certificate of Achievement for Excellence in Financial Reporting every year since.

As continued commitment to insuring that we are providing the highest level of experience, we have had at least one employee of our firm serve on the GFOA – Special Review Committee since the mid-1980s. This committee is made up of selective Certified Public Accountants throughout the United States who have demonstrated their high level of knowledge and expertise in governmental accounting. Each committee member attends a special review meeting at the Annual GFOA Conference. At this meeting, the committee reports on the Certificate of Achievement Program's most recent results, future goals, and common reporting deficiencies.

We feel that our previous experience in assisting the City of Fort Pierce, the Fort Pierce Utilities Authority and St. Lucie County obtain their first CAFRs, and the City of Stuart in continuing to receive a CAFR and our firm's continued involvement with the GFOA, and the CAFR review committee make us a valued asset for any client in the field of governmental financial reporting.

GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

References

Florida Green Finance Authority
Jeff Walker, Special District Services
(561) 630-4922

Gateway Services Community
Development District
Stephen Bloom, Inframark LLC
(954) 753-5841

South Village Community Development District
Darrin Mossing, Governmental Management
Services LLC
(407) 841-5524

Clearwater Cay Community
Development District
Cal Teague, Premier District Management
(239) 690-7100 ext 101

In addition to the above, we have the following additional governmental audit experience:

Community Development Districts

Aberdeen Community Development
District

Beacon Lakes Community
Development District

Alta Lakes Community Development
District

Beaumont Community Development
District

Amelia Concourse Community
Development District

Bella Collina Community Development
District

Amelia Walk Community
Development District

Bonnet Creek Community
Development District

Aqua One Community Development
District

Buckeye Park Community
Development District

Arborwood Community Development
District

Candler Hills East Community
Development District

Arlington Ridge Community
Development District

Cedar Hammock Community
Development District

Bartram Springs Community
Development District

Central Lake Community
Development District

Baytree Community Development
District

Channing Park Community
Development District

GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

Cheval West Community Development District	Evergreen Community Development District
Coconut Cay Community Development District	Forest Brooke Community Development District
Colonial Country Club Community Development District	Gateway Services Community Development District
Connerton West Community Development District	Gramercy Farms Community Development District
Copperstone Community Development District	Greenway Improvement District
Creekside @ Twin Creeks Community Development District	Greyhawk Landing Community Development District
Deer Run Community Development District	Griffin Lakes Community Development District
Dowden West Community Development District	Habitat Community Development District
DP1 Community Development District	Harbor Bay Community Development District
Eagle Point Community Development District	Harbourage at Braden River Community Development District
East Nassau Stewardship District	Harmony Community Development District
Eastlake Oaks Community Development District	Harmony West Community Development District
Easton Park Community Development District	Harrison Ranch Community Development District
Estancia @ Wiregrass Community Development District	Hawkstone Community Development District

GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

Heritage Harbor Community Development District	Madeira Community Development District
Heritage Isles Community Development District	Marhsall Creek Community Development District
Heritage Lake Park Community Development District	Meadow Pointe IV Community Development District
Heritage Landing Community Development District	Meadow View at Twin Creek Community Development District
Heritage Palms Community Development District	Mediterra North Community Development District
Heron Isles Community Development District	Midtown Miami Community Development District
Heron Isles Community Development District	Mira Lago West Community Development District
Highland Meadows II Community Development District	Montecito Community Development District
Julington Creek Community Development District	Narcoossee Community Development District
Laguna Lakes Community Development District	Naturewalk Community Development District
Lake Bernadette Community Development District	New Port Tampa Bay Community Development District
Lakeside Plantation Community Development District	Overoaks Community Development District
Landings at Miami Community Development District	Panther Trace II Community Development District
Legends Bay Community Development District	Paseo Community Development District
Lexington Oaks Community Development District	Pine Ridge Plantation Community Development District
Live Oak No. 2 Community Development District	Piney Z Community Development District

GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

Poinciana Community Development District	Sampson Creek Community Development District
Poinciana West Community Development District	San Simeon Community Development District
Port of the Islands Community Development District	Six Mile Creek Community Development District
Portofino Isles Community Development District	South Village Community Development District
Quarry Community Development District	Southern Hills Plantation I Community Development District
Renaissance Commons Community Development District	Southern Hills Plantation III Community Development District
Reserve Community Development District	South Fork Community Development District
Reserve #2 Community Development District	St. John's Forest Community Development District
River Glen Community Development District	Stoneybrook South Community Development District
River Hall Community Development District	Stoneybrook South at ChampionsGate Community Development District
River Place on the St. Lucie Community Development District	Stoneybrook West Community Development District
Rivers Edge Community Development District	Tern Bay Community Development District
Riverwood Community Development District	Terracina Community Development District
Riverwood Estates Community Development District	Tison's Landing Community Development District
Rolling Hills Community Development District	TPOST Community Development District
Rolling Oaks Community Development District	

GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

Triple Creek Community
Development District

Vizcaya in Kendall
Development District

TSR Community Development
District

Waterset North Community
Development District

Turnbull Creek Community
Development District

Westside Community Development
District

Twin Creeks North Community
Development District

WildBlue Community Development
District

Urban Orlando Community
Development District

Willow Creek Community
Development District

Verano #2 Community
Development District

Willow Hammock Community
Development District

Viera East Community
Development District

Winston Trails Community
Development District

VillaMar Community
Development District

Zephyr Ridge Community
Development District

GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

Other Governmental Organizations

City of Westlake	Office of the Medical Examiner, District 19
Florida Inland Navigation District	Rupert J. Smith Law Library of St. Lucie County
Fort Pierce Farms Water Control District	St. Lucie Education Foundation
Indian River Regional Crime Laboratory, District 19, Florida	Seminole Improvement District
Viera Stewardship District	Troup Indiantown Water Control District

Current or Recent Single Audits

St. Lucie County, Florida
Early Learning Coalition, Inc.
Gateway Services Community Development District
Healthy Start Coalition

Members of our audit team have acquired extensive experience from performing or participating in over 1,800 audits of governments, independent special taxing districts, school boards, and other agencies that receive public money and utilize fund accounting.

Much of our firm's auditing experience is with compliance auditing, which is required for publicly financed agencies. In this type of audit, we do a financial examination and also confirm compliance with various statutory and regulatory guidelines.

Following is a summary of our other experience, including Auditor General experience, as it pertains to other governmental and fund accounting audits.

Counties

(Includes elected constitutional officers, utilities and dependent taxing districts)

Indian River
Martin
Okeechobee
Palm Beach

Municipalities

City of Port St. Lucie
City of Vero Beach
Town of Orchid

GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

Special Districts

Bannon Lakes Community Development District
Boggy Creek Community Development District
Capron Trail Community Development District
Celebration Pointe Community Development District
Coquina Water Control District
Diamond Hill Community Development District
Dovera Community Development District
Durbin Crossing Community Development District
Golden Lakes Community Development District
Lakewood Ranch Community Development District
Martin Soil and Water Conservation District
Meadow Pointe III Community Development District
Myrtle Creek Community Development District
St. Lucie County – Fort Pierce Fire District
The Crossings at Fleming Island
St. Lucie West Services District
Indian River County Mosquito Control District
St. John's Water Control District
Westchase and Westchase East Community Development Districts
Pier Park Community Development District
Verandahs Community Development District
Magnolia Park Community Development District

Schools and Colleges

Federal Student Aid Programs – Indian River Community College
Indian River Community College
Okeechobee County District School Board
St. Lucie County District School Board
Indian River School District – Internal Accounts

State and County Agencies

Central Florida Foreign-Trade Zone, Inc. (a nonprofit organization affiliated with the St. Lucie County Board of County Commissioners)
Florida School for Boys at Okeechobee
Indian River Community College Crime Laboratory
Indian River Correctional Institution

FEE SCHEDULE

We propose the fee for our audit services described below to be \$3,700 for the years ending September 30, 2026 and 2027, \$3,850 for the year ending September 30, 2028 and \$3,975 for the years ending September 30, 2029 and 2030. In addition, if a bond issuance occurs there will be an additional fee for each additional bond. The fee is contingent upon the financial records and accounting systems of Talavera Community Development District being “audit ready” and the financial activity for the District is not materially increased. If we discover that additional preparation work or subsidiary schedules are needed, we will consult with your authorized representative. We can assist with this additional work at our standard rates should you desire.

SCOPE OF WORK TO BE PERFORMED

If selected as the District's auditors, we will perform a financial and compliance audit in accordance with Section 11.45, Florida Statutes, in order to express an opinion on an annual basis on the financial statements of Talavera Community Development District as of September 30, 2026, 2027, 2028, 2029 and 2030. The audits will be performed to the extent necessary to express an opinion on the fairness in all material respects with which the financial statements present the financial position, results of operations and changes in financial position in conformity with generally accepted accounting principles and to determine whether, for selected transactions, operations are properly conducted in accordance with legal and regulatory requirements. Reportable conditions that are also material weaknesses shall be identified as such in the Auditors' Report on Internal Control over Financial Reporting and on Compliance and Other Matters. Other (non-reportable) conditions discovered during the course of the audit will be reported in a separate letter to management, which will be referred to in the Auditors' Report on Internal Control over Financial Reporting and on Compliance and Other Matters.

Our audit will be performed in accordance with standards for financial and compliance audits contained in *Government Auditing Standards*, as well as in compliance with rules and regulations of audits of special districts as set forth by the State Auditor General in Chapter 10.550, Local Governmental Entity Audits, and other relevant federal, state and county orders, statutes, ordinances, charter, resolutions, bond covenants, Administrative Code and procedures, or rules and regulations which may pertain to the work required in the engagement.

The primary purpose of our audit will be to express an opinion on the financial statements discussed above. It should be noted that such audits are subject to the inherent risk that errors or irregularities may not be detected. However, if conditions are discovered which lead to the belief that material errors, defalcations or other irregularities may exist or if other circumstances are encountered that require extended services, we will promptly notify the appropriate individual.

Commitment to Quality Service

Personnel Qualifications and Experience

David S. McGuire, CPA, CITP

Director – 31 years experience

Education

- ◆ University of Central Florida, B.A. – Accounting
- ◆ Barry University – Master of Professional Accountancy

Registrations

- ◆ Certified Public Accountant – State of Florida, State Board of Accountancy
- ◆ Certified Information Technology Professional (CITP) – American Institute of Certified Public Accountants
- ◆ Certified Not-For-Profit Core Concepts 2018

Professional Affiliations/Community Service

- ◆ Member of the American and Florida Institutes of Certified Public Accountants
- ◆ Associate Member, Florida Government Finance Office Associates
- ◆ Assistant Coach – St. Lucie County Youth Football Organization (1994 – 2005)
- ◆ Assistant Coach – Greater Port St. Lucie Football League, Inc. (2006 – 2010)
- ◆ Board Member – Greater Port St. Lucie Football League, Inc. (2011 – 2017)
- ◆ Treasurer, AIDS Research and Treatment Center of the Treasure Coast, Inc. (2000 – 2003)
- ◆ Board Member/Treasurer, North Treasure Coast Chapter, American Red Cross (2004 – 2010)
- ◆ Member/Board Member of Port St. Lucie Kiwanis (1994 – 2001)
- ◆ President (2014/15) of Sunrise Kiwanis of Fort Pierce (2004 – 2017)
- ◆ St. Lucie District School Board Superintendent Search Committee (2013 – present)
- ◆ Board Member – Phrozen Pharoes (2019-2021)

Professional Experience

- ◆ Twenty-eight years public accounting experience with an emphasis on nonprofit and governmental organizations.
- ◆ Audit Manager in-charge on a variety of audit and review engagements within several industries, including the following government and nonprofit organizations:
 - St. Lucie County, Florida
 - 19th Circuit Office of Medical Examiner
 - Troup Indiantown Water Control District
 - Exchange Club Center for the Prevention of Child Abuse, Inc.
 - Healthy Kids of St. Lucie County
 - Mustard Seed Ministries of Ft. Pierce, Inc.
 - Reaching Our Community Kids, Inc.
 - Reaching Our Community Kids - South
 - St. Lucie County Education Foundation, Inc.
 - Treasure Coast Food Bank, Inc.
 - North Springs Improvement District
- ◆ Four years of service in the United States Air Force in computer operations, with a top secret (SCI/SBI) security clearance.

Commitment to Quality Service

Personnel Qualifications and Experience

David S. McGuire, CPA, CITP (Continued)

Director

Continuing Professional Education

- ◆ Mr. McGuire has attended numerous continuing professional education courses and seminars taught by nationally recognized sponsors in the accounting auditing and single audit compliance areas. He has attended courses over the last two years in those areas as follows:

- Not-for-Profit Auditing Financial Results and Compliance Requirements

- Update: Government Accounting Reporting and Auditing

- Annual Update for Accountants and Auditors

Commitment to Quality Service

Personnel Qualifications and Experience

Matthew Gonano, CPA

Director – 14 years total experience

Education

- ◆ University of North Florida, B.B.A. – Accounting
- ◆ University of Alicante, Spain – International Business
- ◆ Florida Atlantic University – Masters of Accounting

Professional Affiliations/Community Service

- ◆ American Institute of Certified Public Accountants
- ◆ Florida Institute of Certified Public Accountants

Professional Experience

- ◆ Senior Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.
- ◆ Performed audits of nonprofit and governmental organizations in accordance with Governmental Accounting Auditing Standards (GAAS)
- ◆ Performed Single Audits of nonprofit organizations in accordance with OMB Circular A-133, Audits of State, Local Governments, and Non-Profit Organizations.

Continuing Professional Education

- ◆ Mr. Gonano has participated in numerous continuing professional education courses.

Commitment to Quality Service

Personnel Qualifications and Experience

Melissa Marlin, CPA

Director – 12 years

Education

- ◆ Indian River State College, A.A. – Accounting
- ◆ Florida Atlantic University, B.B.A. – Accounting

Registrations

- ◆ Certified Public Accountant – State of Florida, State Board of Accountancy

Professional Affiliations/Community Service

- ◆ Member of the American Institute of Certified Public Accountants
- ◆ Member of the Florida Institute of Certified Public Accountants
- ◆ Affiliate member of the Government Finance Officers Association

Professional Experience

- ◆ Accountant with over 10 years of experience providing professional services to nonprofit and governmental entities.
- ◆ Performed over 300 audits of nonprofit and governmental organizations in accordance with Governmental Accounting Auditing Standards (GAAS)
- ◆ Performed Single Audits of nonprofit organizations in accordance with 2 CFR Part 200 Subpart F, Uniform Guidance, Audits of State, Local Governments, and Non-Profit Organizations.

Continuing Professional Education

- ◆ Mrs. Marlin participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments in accounting and auditing such as:
 - Governmental Accounting Report and Audit Update
 - Analytical Procedures, FICPA
 - Annual Update for Accountants and Auditors
 - Single Audit Sampling and Other Considerations

Commitment to Quality Service

Personnel Qualifications and Experience

Maritza Stonebraker, CPA

Director – 10 years

Education

- ◆ Indian River State College, B.S. – Accounting

Registrations

- ◆ Certified Public Accountant – State of Florida, State Board of Accountancy

Professional Affiliations/Community Service

- ◆ Member of the American Institute of Certified Public Accountants
- ◆ Member of the Florida Institute of Certified Public Accountants
- ◆ Affiliate of the Government Finance Officers Association

Professional Experience

- ◆ Maritza launched her professional auditing career at Berger, Toombs, Elam, Gaines, & Frank, accumulating over 9 years of expertise in the field
- ◆ Performed over 300 audits of nonprofit and governmental organizations in accordance with Governmental Accounting Auditing Standards (GAAS)
- ◆ Performed Single Audits of nonprofit organizations in accordance with 2 CFR Part 200 Subpart F, Uniform Guidance, Audits of State, Local Governments, and Non-Profit Organizations.

Continuing Professional Education

- ◆ Mrs. Stonebraker participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments in accounting and auditing such as:
 - Governmental Accounting Report and Audit Update
 - Analytical Procedures, FICPA
 - Annual Update for Accountants and Auditors
 - Single Audit Sampling and Other Considerations

Commitment to Quality Service

Personnel Qualifications and Experience

Jonathan Herman, CPA

Director – 12 years

Education

- ◆ University of Central Florida, B.S. – Accounting
- ◆ Florida Atlantic University, MACC

Registrations

- ◆ Certified Public Accountant – State of Florida, State Board of Accountancy

Professional Affiliations/Community Service

- ◆ Member of the American and Florida Institutes of Certified Public Accountants
- ◆ Affiliate member Government Finance Officers Association

Professional Experience

- ◆ Over 10 years experience in all phases of public accounting and auditing experience, with a concentration in financial and compliance audits. Mr. Herman has been involved in all phases of the audits listed on the preceding pages.

Continuing Professional Education

- ◆ Has participated in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments. He has attended courses in those areas over the last two years such as:
 - Governmental Accounting Report and Audit Update
 - Annual Update: Government Accounting Reporting and Auditing
 - Annual Update for Accountants and Auditors

Commitment to Quality Service

Personnel Qualifications and Experience

David F. Haughton, CPA

Accounting and Audit Manager – 34 years

Education

- ◆ Stetson University, B.B.A. – Accounting

Registrations

- ◆ Certified Public Accountant – State of Florida, State Board of Accountancy

Professional Affiliations/Community Service

- ◆ Member of the American and Florida Institutes of Certified Public Accountants
- ◆ Former Member of Florida Institute of Certified Public Accountants Committee on State and Local Government
- ◆ Affiliate Member Government Finance Officers Association (GFOA) for over 10 years
- ◆ Affiliate Member Florida Government Finance Officers Association (FGFOA) for over 10 years
- ◆ Technical Review – 1997 FICPA Course on State and Local Governments in Florida
- ◆ Board of Directors – Kiwanis of Ft. Pierce, Treasurer – 1994-1999; Vice President – 1999-2001

Professional Experience

- ◆ Twenty-seven years public accounting experience with an emphasis on governmental and nonprofit organizations.
- ◆ State Auditor General's Office – West Palm Beach, Staff Auditor, June 1985 to September 1985
- ◆ Accounting and Audit Manager of Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants PL, responsible for audit and accounting services including governmental and not-for-profit audits.
- ◆ Over 20 years of public accounting and governmental experience, specializing in governmental and nonprofit organizations with concentration in special districts, including Community Development Districts which provide services including water and sewer utilities. Governmental and non-profit entities served include the following:

Counties:

St. Lucie County

Municipalities:

City of Fort Pierce

City of Stuart

Commitment to Quality Service

Personnel Qualifications and Experience

David F. Haughton, CPA (Continued)

Accounting and Audit Manager

Professional Experience (Continued)

Special Districts:

Bluewaters Community Development District
Country Club of Mount Dora Community Development District
Fiddler's Creek Community Development District #1 and #2
Indigo Community Development District
North Springs Improvement District
Renaissance Commons Community Development District
St. Lucie West Services District
Stoneybrook Community Development District
Summerville Community Development District
Terracina Community Development District
Thousand Oaks Community Development District
Tree Island Estates Community Development District
Valencia Acres Community Development District

Non-Profits:

The Dunbar Center, Inc.
Hibiscus Children's Foundation, Inc.
Hope Rural School, Inc.
Maritime and Yachting Museum of Florida, Inc.
Tykes and Teens, Inc.
United Way of Martin County, Inc.
Workforce Development Board of the Treasure Coast, Inc.

- ◆ While with the Auditor General's Office he was on the staff for the state audits of the Martin County School District and Okeechobee County School District.
- ◆ During 1997 he performed a technical review of the Florida Institute of Certified Public Accountants state CPE course on Audits of State and Local Governments in Florida. His comments were well received by the author and were utilized in future updates to the course.

Continuing Professional Education

- ◆ During the past several years, he has participated in numerous professional development training programs sponsored by the AICPA and FICPA, including state conferences on special districts and governmental auditing in Florida. He averages in excess of 100 hours bi-annually of advanced training which exceeds the 80 hours required in accordance with the continuing professional education requirements of the Florida State Board of accountancy and the AICPA Private Companies Practice Section. He has over 75 hours of governmental CPE credit within the past two years.

Commitment to Quality Service

Personnel Qualifications and Experience

Paul Daly

Senior Accountant – 14 years

Education

- ◆ Florida Atlantic University, B.S. – Accounting

Professional Experience

- ◆ Staff Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

Continuing Professional Education

- ◆ Working to attain the requirements to take the Certified Public Accounting (CPA) exam.

Commitment to Quality Service

Personnel Qualifications and Experience

Bryan Snyder

Manager – 11 years

Education

- ◆ Florida Atlantic University, B.B.A. – Accounting

Professional Experience

- ◆ Accountant beginning his professional auditing career with Berger, Toombs, Elam, Gaines, & Frank.
- ◆ Mr. Snyder is gaining experience auditing governmental & nonprofit entities.

Continuing Professional Education

- ◆ Mr. Snyder participates in numerous continuing education courses and plans on working to acquire his CPA certificate.
- ◆ Mr. Snyder is currently studying to pass the CPA exam.

Commitment to Quality Service

Personnel Qualifications and Experience

Tifanee Terrell, CPA

Senior Accountant – 5 years

Education

- ◆ Florida Atlantic University, M.A.C.C. – Accounting

Professional Experience

- ◆ Senior Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

Continuing Professional Education

- ◆ Ms. Terrell participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.

Commitment to Quality Service

Personnel Qualifications and Experience
--

Dylan Dixon

Senior Accountant – 4 years

Education

- ◆ Indian River State College, B.S. – Accounting
- ◆ Florida Gulf Coast University, M.S. – Accounting

Professional Experience

- ◆ Senior Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

Continuing Professional Education

- ◆ Mr. Dixon participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.
- ◆ Mr. Dixon is currently studying to pass the CPA exam.

Commitment to Quality Service

Personnel Qualifications and Experience
--

Brennen Moore

Staff Accountant – 3 years

Education

- ◆ Indian River State College, B.S. – Accounting

Professional Experience

- ◆ Staff Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

Continuing Professional Education

- ◆ Mr. Moore participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.

Commitment to Quality Service

Personnel Qualifications and Experience
--

Katie Gifford

Staff Accountant – 2 years

Education

- ◆ Indian River State College, B.S. – Accounting

Professional Experience

- ◆ Staff Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

Continuing Professional Education

- ◆ Ms. Gifford participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.

Commitment to Quality Service

Personnel Qualifications and Experience
--

Rayna Zicari

Staff Accountant – 2 years

Education

- ◆ Stetson University, B.B.A. – Accounting

Professional Experience

- ◆ Staff Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

Continuing Professional Education

- ◆ Ms. Zicari participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.

Commitment to Quality Service

Personnel Qualifications and Experience
--

Deandre McFadden

Staff Accountant – 1 year

Education

- ◆ Florida Atlantic University, B.S. – Accounting

Professional Experience

- ◆ Staff Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

Continuing Professional Education

- ◆ Mr. McFadden participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.



6930 Gall Boulevard
Suite 200
Zephyrhills, FL 33542

813.788.2155

DG.Perry.com

Report on the Firm's System of Quality Control

December 4, 2025

To the Partners of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL
and the Peer Review Committee of the Florida Institute of Certified Public Accountants

We have reviewed the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL, in effect for the year ended May 31, 2025. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards). A summary of the nature, objectives, scope, limitations of, and the procedures performed in a system review as described in the Standards may be found at www.aicpa.org/prsummary. The summary also includes an explanation of how engagements identified as not performed or reported on in conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

Firm's Responsibility

The firm is responsible for designing and complying with a system of quality control to provide the firm with reasonable assurance of performing and reporting in conformity with the requirements of applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported on in conformity with the requirements of applicable professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

Peer Reviewer's Responsibility

Our responsibility is to express an opinion on the design of and compliance with the firm's system of quality control based on our review.

Required Selections and Considerations

Engagements selected for review included engagements performed under *Government Auditing Standards*, including a compliance audit under the Single Audit Act.

As a part of our peer review, we considered reviews by regulatory entities as communicated by the firm, if applicable, in determining the nature and extent of our procedures.

Opinion

In our opinion, the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL, in effect for the year ended May 31, 2025 has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of pass, pass with deficiency(ies), or fail. Berger, Toombs, Elam, Gaines & Frank, CPAs, PL has received a peer review rating of pass.

DG Perry





Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Proposal to Provide Financial Auditing Services:

TALAVERA

COMMUNITY DEVELOPMENT DISTRICT

Proposal Due: March 27, 2026
12:00PM

Submitted to:

Talavera
Community Development District
c/o District Manager
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

Submitted by:

Antonio J. Grau, Partner
Grau & Associates
1001 Yamato Road, Suite 301
Boca Raton, Florida 33431
Tel (561) 994-9299
Fax (561) 994-5823
tgrau@graucpa.com
www.graucpa.com



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Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

March 27, 2026

Talavera Community Development District
c/o District Manager
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

Re: Request for Proposal for Professional Auditing Services for the fiscal year ended September 30, 2026, with an option for four (4) additional optional annual renewals.

Grau & Associates (Grau) welcomes the opportunity to respond to the Talavera Community Development District's (the "District") Request for Proposal (RFP), and we look forward to working with you on your audit. We are an energetic and robust team of knowledgeable professionals and are a recognized leader of providing services to Community Development Districts. As one of Florida's few firms to primarily focus on government, we are especially equipped to provide you an effective and efficient audit.

Government audits are at the core of our practice: **95% of our work is performing audits for local governments and of that 98% are for special districts.** With our significant experience, we are able to increase efficiency, to provide immediate and continued savings, and to minimize disturbances to your operations.

Why Grau & Associates:

Knowledgeable Audit Team

Grau is proud that the personnel we assign to your audit are some of the most seasoned auditors in the field. Our staff performs governmental engagements year-round. When not working on your audit, your team is refining their audit approach for next year's audit. Our engagement partners have decades of experience and take a hands-on approach to our assignments, which all ensures a smoother process for you.

Servicing your Individual Needs

Our clients enjoy personalized service designed to satisfy their unique needs and requirements. Throughout the process of our audit, you will find that we welcome working with you to resolve any issues as swiftly and easily as possible. In addition, due to Grau's very low turnover rate for our industry, you also won't have to worry about retraining your auditors from year to year.

Developing Relationships

We strive to foster mutually beneficial relationships with our clients. We stay in touch year-round, updating, collaborating and assisting you in implementing new legislation, rules and standards that affect your organization. We are also available as a sounding board and assist with technical questions.

Maintaining an Impeccable Reputation

We have never been involved in any litigation, proceeding or received any disciplinary action. Additionally, we have never been charged with, or convicted of, a public entity crime of any sort. We are financially stable and have never been involved in any bankruptcy proceedings.

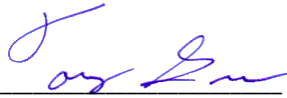
Complying With Standards

Our audit will follow the Auditing Standards of the AICPA, Generally Accepted Government Auditing Standards, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida, and any other applicable federal, state and local regulations. We will deliver our reports in accordance with your requirements.

This proposal is a firm and irrevocable offer for 90 days. We certify this proposal is made without previous understanding, agreement or connection either with any previous firms or corporations offering a proposal for the same items. We also certify our proposal is in all respects fair, without outside control, collusion, fraud, or otherwise illegal action, and was prepared in good faith. Only the person(s), company or parties interested in the project as principals are named in the proposal. Grau has no existing or potential conflicts and anticipates no conflicts during the engagement. Our Federal I.D. number is 20-2067322.

We would be happy to answer any questions or to provide any additional information. We are genuinely excited about the prospect of serving you and establishing a long-term relationship. Please do not hesitate to call or email either of our Partners, Antonio J. Grau, CPA (tgrau@graucpa.com) or Ben Steets, CPA (bsteets@graucpa.com) at 561.994.9299. We thank you for considering our firm's qualifications and experience.

Very truly yours,
Grau & Associates



Antonio J. Grau

Firm Qualifications



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Grau's Focus and Experience

Our Team



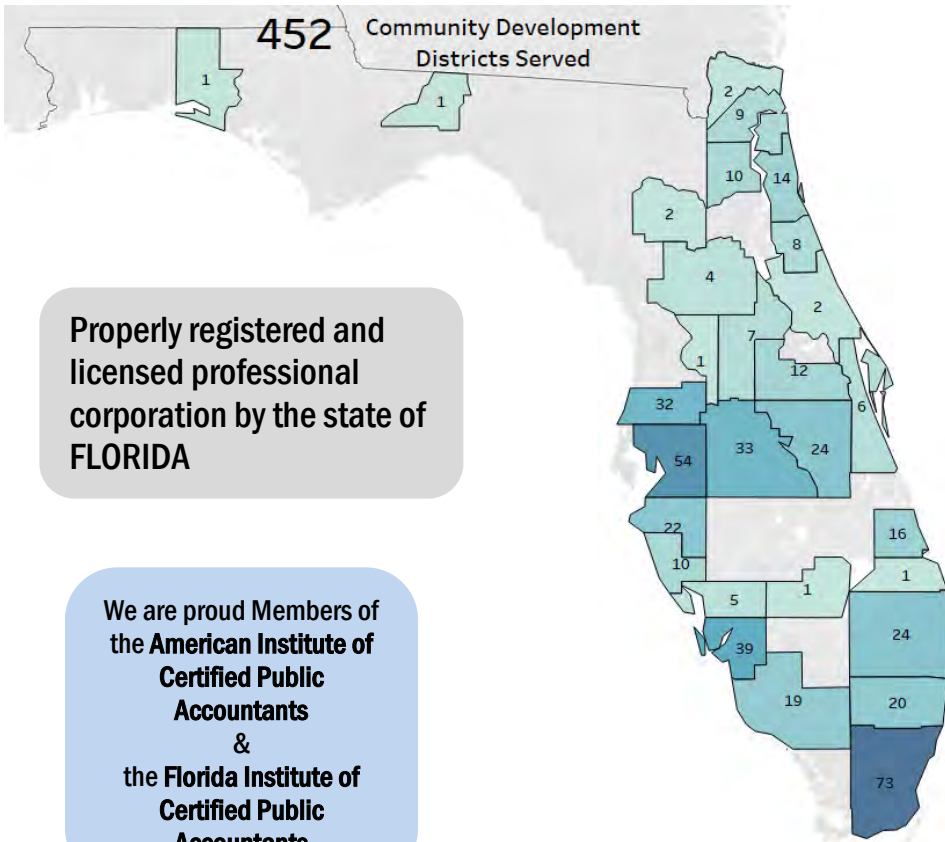
3 Partners
12 Professional Staff
2 Administrative Professionals



2005

Year founded

Services Provided



Properly registered and licensed professional corporation by the state of FLORIDA

We are proud Members of the American Institute of Certified Public Accountants & the Florida Institute of Certified Public Accountants

Quality Controls



- ⇒ External quality review program: consistently receives a pass
- ⇒ Internal: ongoing monitoring to maintain quality



AICPA | FICPA | GFOA | FASD | FGFOA

See next page for report and certificate

Report on the Firm's System of Quality Control

November 18, 2025

Antonio Grau
Grau & Associates
1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431-4403

Dear Antonio Grau:

It is my pleasure to notify you that on November 18, 2025, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2028. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee
paul@ficpa.org
850.224.2727, x5957

cc: Daniel Hevia, David Caplivski

Firm Number: 900004390114

Review Number: 616829

October 3, 2025

To the Partners of Grau & Associates
And the Peer Review Committee of the
Florida Institute of Certified Public Accountants

We have reviewed the system of quality control for the accounting and auditing practice of Grau & Associates (the firm), in effect for the year ended June 30, 2025. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards).

A summary of the nature, objectives, scope, limitations of, and the procedures performed in a system review as described in the Standards may be found at www.aicpa.org/prsummary. The summary also includes an explanation of how engagements identified as not performed or reported on conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

Firm's Responsibility

The firm is responsible for designing and complying with a system of quality control to provide the firm with reasonable assurance of performing and reporting in conformity with the requirements of applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported on conformity with the requirements of applicable professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

Peer Reviewer's Responsibility

Our responsibility is to express an opinion on the design of and compliance with the firm's system of quality control based on our review.

Required Selections and Considerations

Engagements selected for review included engagements performed under *Government Auditing Standards*, including compliance audits under the Single Audit Act.

As a part of our peer review, we considered reviews by regulatory entities as communicated by the firm, if applicable, in determining the nature and extent of our procedures.

Opinion

In our opinion, the system of quality control for the accounting and auditing practice of Grau & Associates in effect for the year ended June 30, 2025, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiency(ies)*, or *fail*. Grau & Associates has received a peer review rating of *pass*.

Prida Guida & Perez

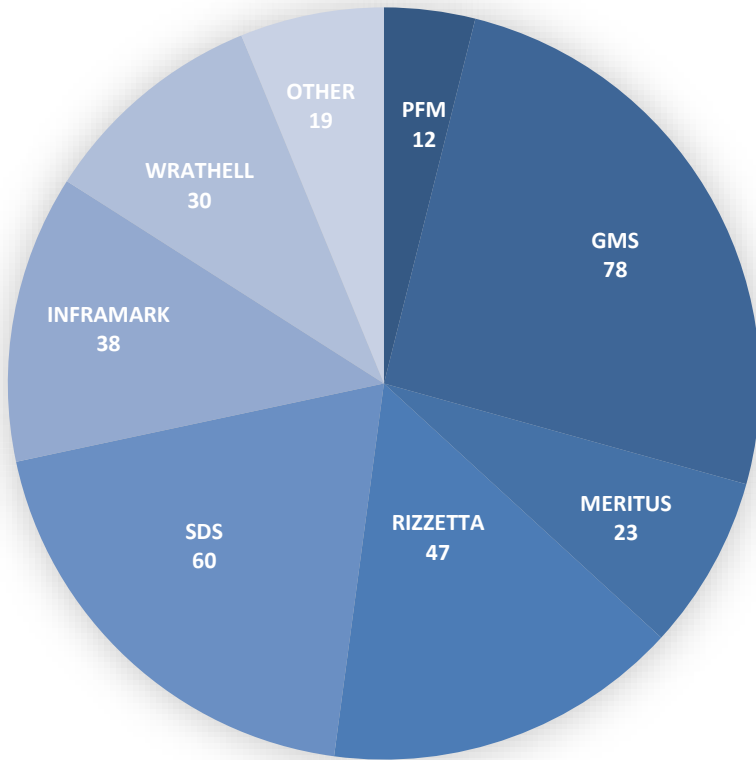
Prida Guida & Perez, P.A.

Firm & Staff Experience



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

GRAU AND ASSOCIATES COMMUNITY DEVELOPMENT DISTRICT EXPERIENCE BY MANAGEMENT COMPANY



Profile Briefs:

Antonio J GRAU, CPA (Partner)

*Years Performing Audits: 35+
CPE (last 2 years): Government Accounting, Auditing: 24 hours; Accounting, Auditing and Other: 56 hours
Professional Memberships: AICPA, FICPA, FGFOA, GFOA*

Ben Steets, CPA (Partner)

*Years Performing Audits: 9+
CPE (last 2 years): Government Accounting, Auditing: 28 hours; Accounting, Auditing and Other: 88 hours
Professional Memberships: AICPA, FICPA, FGFOA, FASD*

“Here at Grau & Associates, staying up to date with the current technological landscape is one of our top priorities. Not only does it provide a more positive experience for our clients, but it also allows us to perform a more effective and efficient audit. With every changing technology available and utilized by our clients, we are constantly innovating our audit process.”

- Tony Grau

“Quality audits and exceptional client service are at the heart of every decision we make. Our clients trust us to deliver a quality audit, adhering to high standards and assisting them with improvements for their organization.”

- Ben Steets

YOUR ENGAGEMENT TEAM

Grau's client-specific engagement team is meticulously organized in order to meet the unique needs of each client. Constant communication within our solution team allows for continuity of staff and audit team. The Certified Information Technology Professional (CITP) Partner will bring a unique blend of IT expertise and understanding of accounting principles to the financial statement audit of the District.



The assigned personnel will work closely with the partner and the District to ensure that the financial statements and all other reports are prepared in accordance with professional standards and firm policy. Responsibilities will include planning the audit; communicating with the client and the partners the progress of the audit; and determining that financial statements and all reports issued by the firm are accurate, complete and are prepared in accordance with professional standards and firm policy.

The Engagement Partner will participate extensively during the various stages of the engagement and has direct responsibility for engagement policy, direction, supervision, quality control, security, confidentiality of information of the engagement and communication with client personnel. The engagement partner will also be involved directing the development of the overall audit approach and plan; performing an overriding review of work papers and ascertain client satisfaction.



Antonio 'Tony' J. Grau, CPA Partner

Contact: tgrau@graucpa.com | (561) 939-6672

Experience

For over 30 years, Tony has been providing audit, accounting and consulting services to the firm's governmental, non-profit, employee benefit, overhead and arbitrage clients. He provides guidance to clients regarding complex accounting issues, internal controls and operations.

As a member of the Government Finance Officers Association Special Review Committee, Tony participated in the review process for awarding the GFOA Certificate of Achievement in Financial Reporting. Tony was also the review team leader for the Quality Review of the Office of Management Audits of School Board of Miami-Dade County. Tony received the AICPA advanced level certificate for governmental single audits.

Education

University of South Florida (1983)
Bachelor of Arts
Business Administration

Clients Served (partial list)

(>300) Various Special Districts, including:

Bayside Improvement Community Development District	St. Lucie West Services District
Dunes Community Development District	Ave Maria Stewardship Community District
Fishhawk Community Development District (I,II,IV)	Rivers Edge II Community Development District
Grand Bay at Doral Community Development District	Bartram Park Community Development District
Heritage Harbor North Community Development District	Bay Laurel Center Community Development District
Boca Raton Airport Authority	
Greater Naples Fire Rescue District	
Key Largo Wastewater Treatment District	
Lake Worth Drainage District	
South Indian River Water Control	

Professional Associations/Memberships

American Institute of Certified Public Accountants Florida Government Finance Officers Association
Florida Institute of Certified Public Accountants Government Finance Officers Association Member
City of Boca Raton Financial Advisory Board Member

Professional Education (over the last two years)

<u>Course</u>	<u>Hours</u>
Government Accounting and Auditing	24
Accounting, Auditing and Other	<u>56</u>
Total Hours	<u>80</u> (includes of 4 hours of Ethics CPE)



Ben Steets, CPA, Partner

Contact : bsteets@graucpa.com / (561) 939-6669

Experience

Grau & Associates	Partner	2023-Present
Grau & Associates	Manager	2021-2023
Grau & Associates	Senior Auditor	2018-2021
Grau & Associates	Staff Auditor	2016-2018
PCAOB Registered Firm	Staff Auditor	2015-2016

Education

Florida Atlantic University (2015)

Clients Served (partial list)

(>300) Various Special Districts	San Carlos Park Fire and Rescue Service District
Careersource Polk	Sanibel Fire and Rescue District
Central Broward Water Control District	South Broward Drainage District
Dunes Community Development District	South Trail Fire and Rescue District
Greater Naples Fire Rescue District	Town of Highland Beach
Key Marco Community Development District	Town of Lauderdale-By-The-Sea
Lake Worth Drainage District	Verano Walk Community Development District
Mae Volen Senior Center	West Villages Improvement District
Port of the Islands Community Improvement District	Winding Cypress Community Development District

Professional Education (over the last two years)

<u>Course</u>	<u>Hours</u>
Government Accounting and Auditing	28
Accounting, Auditing and Other	88
Total Hours	<u>116</u> (includes 4 hours of Ethics CPE)

Professional Associations/Memberships

- American Institute of Certified Public Accountants
- Florida Institute of Certified Public Accountants

References



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

We have included three references of government engagements that require compliance with laws and regulations, follow fund accounting, and have financing requirements, which we believe are similar to the District.

Dunes Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 1998
Client Contact	Darrin Mossing, Finance Director 475 W. Town Place, Suite 114 St. Augustine, Florida 32092 904-940-5850

Two Creeks Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 2007
Client Contact	William Rizzetta, President 3434 Colwell Avenue, Suite 200 Tampa, Florida 33614 813-933-5571

Journey's End Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 2004
Client Contact	Todd Wodraska, Vice President 2501 A Burns Road Palm Beach Gardens, Florida 33410 561-630-4922

Specific Audit Approach



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

AUDIT APPROACH

Grau's Understanding of Work Product / Scope of Services:

We recognize the District is an important entity and we are confident our firm is eminently qualified to meet the challenges of this engagement and deliver quality audit services. ***You would be a valued client of our firm and we pledge to commit all firm resources to provide the level and quality of services (as described below) which not only meet the requirements set forth in the RFP but will exceed those expectations.*** Grau & Associates fully understands the scope of professional services and work products requested. Our audit will follow the Auditing Standards of the AICPA, *Generally Accepted Government Auditing Standards*, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida and any other applicable Federal, State or Local regulations. **We will deliver our reports in accordance with your requirements.**

Proposed segmentation of the engagement

Our approach to the audit engagement is a risk-based approach which integrates the best of traditional auditing techniques and a total systems concept to enable the team to conduct a more efficient and effective audit. The audit will be conducted in three phases, which are as follows:



Phase I - Preliminary Planning

A thorough understanding of your organization, service objectives and operating environment is essential for the development of an audit plan and for an efficient, cost-effective audit. During this phase, we will meet with appropriate personnel to obtain and document our understanding of your operations and service objectives and, at the same time, give you the opportunity to express your expectations with respect to the services that we will provide. Our work effort will be coordinated so that there will be minimal disruption to your staff.

During this phase we will perform the following activities:

- » Review the regulatory, statutory and compliance requirements. This will include a review of applicable federal and state statutes, resolutions, bond documents, contracts, and other agreements;
- » Read minutes of meetings;
- » Review major sources of information such as budgets, organization charts, procedures, manuals, financial systems, and management information systems;
- » Obtain an understanding of fraud detection and prevention systems;
- » Obtain and document an understanding of internal control, including knowledge about the design of relevant policies, procedures, and records, and whether they have been placed in operation;
- » Assess risk and determine what controls we are to rely upon and what tests we are going to perform and perform test of controls;
- » Develop audit programs to incorporate the consideration of financial statement assertions, specific audit objectives, and appropriate audit procedures to achieve the specified objectives;
- » Discuss and resolve any accounting, auditing and reporting matters which have been identified.

Phase II – Execution of Audit Plan

The audit team will complete a major portion of transaction testing and audit requirements during this phase. The procedures performed during this period will enable us to identify any matter that may impact the completion of our work or require the attention of management. Tasks to be performed in Phase II include, but are not limited to the following:

- » Apply analytical procedures to further assist in the determination of the nature, timing, and extent of auditing procedures used to obtain evidential matter for specific account balances or classes of transactions;
- » Perform tests of account balances and transactions through sampling, vouching, confirmation and other analytical procedures; and
- » Perform tests of compliance.

Phase III - Completion and Delivery

In this phase of the audit, we will complete the tasks related to year-end balances and financial reporting. All reports will be reviewed with management before issuance, and the partners will be available to meet and discuss our report and address any questions. Tasks to be performed in Phase III include, but are not limited to the following:

- » Perform final analytical procedures;
- » Review information and make inquiries for subsequent events; and
- » Meeting with Management to discuss preparation of draft financial statements and any potential findings or recommendations.

You should expect more from your accounting firm than a signature in your annual financial report. Our concept of truly responsive professional service emphasizes taking an active interest in the issues of concern to our clients and serving as an effective resource in dealing with those issues. In following this approach, we not only audit financial information with hindsight but also consider the foresight you apply in managing operations.

Application of this approach in developing our management letter is particularly important given the increasing financial pressures and public scrutiny facing today's public officials. We will prepare the management letter at the completion of our final procedures.

In preparing this management letter, we will initially review any draft comments or recommendations with management. In addition, we will take necessary steps to ensure that matters are communicated to those charged with governance.

In addition to communicating any recommendations, we will also communicate the following, if any:

- » Significant audit adjustments;
- » Significant deficiencies or material weaknesses;
- » Disagreements with management; and
- » Difficulties encountered in performing the audit.

Our findings will contain a statement of condition describing the situation and the area that needs strengthening, what should be corrected and why. Our suggestions will withstand the basic tests of corrective action:

Is the recommendation cost effective?

Is the recommendation the simplest to effectuate in order to correct a problem?

Is the recommendation at the heart of the problem and not just correcting a symptomatic matter?

Is the corrective action taking into account why the deficiency occurred?

To assure full agreement with facts and circumstances, we will fully discuss each item with Management prior to the final exit conference. This policy means there will be no “surprises” in the management letter and fosters a professional, cooperative atmosphere.

Communications

We emphasize a continuous, year-round dialogue between the District and our management team. We regularly communicate through personal telephone calls and electronic mail throughout the audit and on a regular basis.

Our clients have the ability to transmit information to us on our secure client portal with the ability to assign different staff with separate log on and viewing capability. This further facilitates efficiency as all assigned users receive electronic mail notification as soon as new information has been posted into the portal.

Cost of Services



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Our proposed all-inclusive fees for the financial audit for the fiscal years ended September 30, 2026-2030 are as follows:

<u>Year Ended September 30,</u>	<u>Fee</u>
2026	\$3,800
2027	\$3,900
2028	\$4,000
2029	\$4,100
2030	<u>\$4,200</u>
TOTAL (2026-2030)	<u>\$20,000</u>

The above fees are based on the assumption that the District maintains its current level of operations. Should conditions change or Bonds are issued the fees would be adjusted accordingly upon approval from all parties concerned. If Bonds are issued the fee would increase by \$1,500. The fee for subsequent annual renewals would be agreed upon separately.

Supplemental Information



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

PARTIAL LIST OF CLIENTS

SPECIAL DISTRICTS	Governmental Audit	Single Audit	Utility Audit	Current Client	Year End
Boca Raton Airport Authority	✓	✓		✓	9/30
Captain's Key Dependent District	✓			✓	9/30
Central Broward Water Control District	✓			✓	9/30
Collier Mosquito Control District	✓			✓	9/30
Coquina Water Control District	✓			✓	9/30
East Central Regional Wastewater Treatment Facility	✓		✓		9/30
Florida Green Finance Authority	✓				9/30
Greater Boca Raton Beach and Park District	✓			✓	9/30
Greater Naples Fire Control and Rescue District	✓	✓		✓	9/30
Green Corridor P.A.C.E. District	✓			✓	9/30
Hobe-St. Lucie Conservancy District	✓			✓	9/30
Indian River Farms Water Control District	✓			✓	9/30
Indian River Mosquito Control District	✓				9/30
Indian Trail Improvement District	✓			✓	9/30
Key Largo Wastewater Treatment District	✓	✓	✓	✓	9/30
Lake Asbury Municipal Service Benefit District	✓			✓	9/30
Lake Padgett Estates Independent District	✓			✓	9/30
Lake Worth Drainage District	✓			✓	9/30
Lealman Special Fire Control District	✓			✓	9/30
Loxahatchee Groves Water Control District	✓				9/30
Old Plantation Water Control District	✓			✓	9/30
Pal Mar Water Control District	✓			✓	9/30
Pinellas Park Water Management District	✓			✓	9/30
Pine Tree Water Control District (Broward)	✓			✓	9/30
Pinetree Water Control District (Wellington)	✓				9/30
Port of The Islands Community Improvement District	✓		✓	✓	9/30
Ranger Drainage District	✓	✓		✓	9/30
Renaissance Improvement District	✓			✓	9/30
San Carlos Park Fire Protection and Rescue Service District	✓			✓	9/30
Sanibel Fire and Rescue District	✓				9/30
South Central Regional Wastewater Treatment and Disposal Board	✓				9/30
South Indian River Water Control District	✓	✓		✓	9/30
South Trail Fire Protection & Rescue District	✓			✓	9/30
Spring Lake Improvement District	✓			✓	9/30
St. Lucie West Services District	✓		✓	✓	9/30
Sunrise Lakes Phase IV Recreation District	✓			✓	9/30
Sunshine Water Control District	✓			✓	9/30
Sunny Hills Units 12-15 Dependent District	✓			✓	9/30
West Villages Improvement District	✓			✓	9/30
Various Community Development Districts (452)	✓			✓	9/30
TOTAL	491	5	4	484	

ADDITIONAL SERVICES

CONSULTING / MANAGEMENT ADVISORY SERVICES

Grau & Associates also provide a broad range of other management consulting services. Our expertise has been consistently utilized by Governmental and Non-Profit entities throughout Florida. Examples of engagements performed are as follows:

- Accounting systems
- Development of budgets
- Organizational structures
- Financing alternatives
- IT Auditing
- Fixed asset records
- Cost reimbursement
- Indirect cost allocation
- Grant administration and compliance

ARBITRAGE

The federal government has imposed complex rules to restrict the use of tax-exempt financing. Their principal purpose is to eliminate any significant arbitrage incentives in a tax-exempt issue. We have determined the applicability of these requirements and performed the rebate calculations for more than 150 bond issues, including both fixed and variable rate bonds.

73 Current
Arbitrage
Calculations

We look forward to providing **Talavera Community Development District with our resources and experience to accomplish not only those minimum requirements set forth in your Request for Proposal, but to exceed those expectations!**

**For even more information on Grau & Associates
please visit us on www.graucpa.com.**

Talavera Community Development District

Proposer

DiBartolomeo, McBee, Hartley & Barnes, P.A.
Certified Public Accountants

2222 Colonial Road, Suite 200
Fort Pierce, Florida 34950
(772) 461-8833

591 SE Port St. Lucie Boulevard
Port Saint Lucie, Florida 34984
(772) 878-1952

Contact:

Jim Hartley, CPA
Principal

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Talavera
Community Development District
Audit Selection Committee

Dear Committee Members:

We are pleased to have this opportunity to present the qualifications of DiBartolomeo, McBee, Hartley & Barnes, P.A. (DMHB) to serve as Talavera Community Development District's independent auditors. The audit is a significant engagement demanding various professional resources, governmental knowledge and expertise, and, most importantly, experience serving Florida local governments. DMHB understands the services required and is committed to performing these services within the required time frame. We have the staff available to complete this engagement in a timely fashion. We audit several entities across the State making it feasible to schedule and provide services at the required locations.

Proven Track Record— Our clients know our people and the quality of our work. We have always been responsive, met deadlines, and been willing to go the extra mile with the objective of providing significant value to mitigate the cost of the audit. This proven track record of successfully working together to serve governmental clients will enhance the quality of services we provide.

Experience—DMHB has a history of providing quality professional services to an impressive list of public sector clients in Florida. We currently serve a large number of public sector entities in Florida, including cities, villages, special districts, as well as a large number of community development districts. Our firm has performed in excess of 100 community development district audits. In addition, our senior management team members have between 25 and 35 years experience in serving Florida governments. DMHB is a recognized leader in providing services to governmental and non-profit agencies within the State of Florida. Through our experience in performing audits, we have been able to increase our audit efficiency and therefore reduce cost. We have continually passed this cost saving on to our clients and will continue to do so in the future. As a result of our experience and expertise, we have developed an effective and efficient audit approach designed to meet or exceed the performance specifications in accordance with audit standards generally accepted in the United States of America, the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States with minimal disruption to your operations. Our firm has frequent technical updates to keep our personnel informed and up to date on all changes that are occurring within the industry.

Timeliness – In order to meet the Districts needs, we will perform interim internal control testing by January 31st from unaudited preliminary general ledgers provided. The remaining testing will be completed no later than May 1st. We will also review all minutes and subsequent needs related to the review of the minutes by January 31st. Follow up review will be completed as necessary.

Communication and Knowledge Sharing— Another driving force behind our service approach is frequent, candid and open communication with management with no surprises. During the course of the audit, we will communicate with management on a regular basis to provide you with a status report on the audit and to discuss any issues that arise, potential management letter comments, or potential audit differences.

In the accompanying proposal, you will find additional information upon which you can evaluate DMHB's qualifications. Our full team is in place and waiting to serve you. Please contact us at 2222 Colonial Road, Suite 200 Fort Pierce, FL 34950. Our phone number is (772) 461-8833. We look forward to further discussion on how our team can work together with you.

Very truly yours,

A handwritten signature in black ink that reads "DiBartolomeo, McBee, Hartley & Barnes". The signature is written in a cursive, flowing style.

DiBartolomeo, McBee, Hartley & Barnes, P.A.

PROFESSIONAL QUALIFICATIONS

DiBartolomeo, McBee, Hartley & Barnes, P.A. is a local public accounting firm with offices in the cities of Fort Pierce and Port St. Lucie. The firm was formed in 1982.

➤ *Professional Staff Resources*

Our services will be delivered through personnel in both our Port St. Lucie and Ft. Pierce offices, located at 591 S.E. Port St. Lucie Blvd., Port St. Lucie, FL 34984 and 2222 Colonial Road, Suite 200, Fort Pierce, Florida 34950, respectively. DMHB has a total of 19 professional staff including 9 with extensive experience serving governmental entities.

Professional Staff Classification	Number of Professionals
Partner	4
Managers	2
Senior	2
Staff	11
	19

DiBartolomeo, McBee, Hartley & Barnes provides a variety of accounting, auditing, tax litigation support, estate planning, and consulting services. Some of the governmental, non-profit accounting, auditing and advisory services currently provided to clients include:

- Annual financial and compliance audits including Single Audits of State and Federal financial assistance programs under the OMB A-133 audit criteria
- Issuance of Comfort Letters, consent letters, and parity certificates in conjunction with the issuance of tax-exempt debt obligations, including compiling financial data and interim period financial statement reviews
- Assisting in compiling historical financial data for first-time and subsequent submissions for the GFOA Certificate of Achievement for Excellence in Financial Reporting

PROFESSIONAL QUALIFICATIONS (CONTINUED)

➤ *Professional Staff Resources (Continued)*

- Audits of franchise fees received from outside franchisees
- Preparation of annual reports to the State Department of Banking and Finance
- Audits of Internal Controls – Governmental Special Project
- Assistance with Implementation of current GASB pronouncements

➤ *Current and Near Future Workload*

In order to better serve and provide timely and informative financial data, we have comprised an experienced audit team. Our present and future workloads will permit the proposed audit team to perform these audits within the time schedule required and meet all deadlines.

➤ *Identification of Audit Team*

The team is composed of people who are experienced, professional, and creative. They fully understand your business and will provide you with reliable opinions. In addition, they will make a point to maintain ongoing dialogue with each other and management about the status of our services.

The auditing firm you select is only as good as the people who serve you. We are extremely proud of the outstanding team we have assembled for your engagement. Our team brings many years of relevant experience coupled with the technical skill, knowledge, authority, dedication, and most of all, the commitment you need to meet your government reporting obligations and the challenges that will result from the changing accounting standards.

A flow chart of the audit team and brief resumes detailing individual team members' experience in each of the relevant areas follow.

Jim Hartley, CPA – Engagement Partner (resume attached)
Will assist in the field as main contact

Jay McBee, CPA – Technical Reviewer (resume attached)

Christine Kenny, CPA – Senior (resume attached)

Jim Hartley

Partner – DiBartolomeo, McBee, Hartley & Barnes

Experience and Training

Jim has over 35 years of public accounting experience and would serve as the engagement partner. His experience and training include:

- 35 years of non-profit and governmental experience.
- Specializing in serving entities ranging from Government to Associations and Special District audits.
- Has performed audits and advisory services for a variety of public sector entities.
- Has extensive experience performing audits of federal grant recipients in accordance with the Single Audit Act and the related Office of Management and Budget (OMB) guidelines.
- Experienced in maintaining the GFOA Certificate of Achievement.
- 120 hours of CPE credits over the past 3 years.

Recent Engagements

Has provided audit services on governmental entities including towns, villages, cities, counties, special districts and community development districts. Jim has assisted with financial statement preparation, system implementation, and a variety of services to a wide range of non-profit and governmental entities. Jim currently provides internal audit and consulting services to governmental entities and non-profit agencies to assist in implementing and maintaining “best practice” accounting policies and procedures. Jim provides auditing services to the Fort Pierce Utilities Authority, St. Lucie County Fire District, City of Port St. Lucie, Tradition CDD #1 – 10, Southern Groves CDD #1-6, Multiple CDD audits, Town of St. Lucie Village, Town of Sewall’s Point, Town of Jupiter Island along with several other entities, including Condo and Homeowner Associations.

Education and Registrations

- Bachelor of Science in Accounting – Sterling College.
- Certified Public Accountant

Professional Affiliations

- Member of the American Institute of Certified Public Accountants
- Member of the Florida Institute of Certified Public Accountants
- Member of the Florida Government Finance Officers Association

Volunteer Service

- Treasurer & Executive Board - St. Lucie County Chamber of Commerce
- Budget Advisory Board - St. Lucie County School District
- Past Treasurer - Exchange Club for Prevention of Child Abuse & Exchange Foundation Board
- Board of Directors – State Division of Juvenile Justice

Jay L. McBee

Partner – DiBartolomeo, McBee, Hartley & Barnes

Experience and Training

Jay has over 45 years of public accounting experience and would serve as the technical reviewer on the audit. His experience and training include:

- 45 years of government experience.
- Specializing in serving local government entities.
- Has performed audits and advisory services for a variety of public sector entities including counties, cities, special districts, and school districts.
- Has experience performing audits of federal grant recipients in accordance with the Single Audit Act and the related Office of Management and Budget (OMB) guidelines, including Circular A-133 and the Rules of the Auditor General.
- Has extensive experience in performing pension audits.
- Experienced in developing and maintaining the GFOA Certificate of Achievement.
- 120 Hours of relevant government CPE credits over the past 3 years.
- Experience in municipal bond and other governmental-financing options and offerings.

Recent Engagements

Has provided auditing services on local governmental entities including towns, villages, cities, counties, special district and community development districts. Jay has assisted with financial preparation, system implementation, and a variety of government services to a wide range of governmental entities. Jay currently provides auditing services to the City of Port St. Lucie, City of Okeechobee Pension Trust Funds, St. Lucie County Fire District Pension funds, along with several other non-profit and governmental entities.

Education and Registrations

- Bachelor of Science in Accounting and Quantitative Business Management – West Virginia University.
- Certified Public Accountant

Professional Affiliations

- Member of the American Institute of Certified Public Accountants
- Member of the Florida Institute of Certified Public Accountants
- Member of the Florida Government Finance Officers Association

Volunteer Service

- Member of the St. Lucie County Citizens Budget Committee
- Finance committee for the First United Methodist Church
- Treasurer of Boys & Girls Club of St. Lucie County

Christine M. Kenny, CPA

Senior Staff – DiBartolomeo, McBee, Hartley & Barnes

Experience and training

Christine has over 18 years of public accounting experience and would serve as a senior staff for the Constitutional Officers. Her experience and training include:

- 18 years of manager and audit experience.
- Has performed audits and advisory services for a variety of public sector entities including counties, cities, towns and special districts.
- Has experience performing audits of federal grant recipients in accordance with the Single Audit Act and the related Office of Management and Budget (OMB) guidelines, including Circular A-133 and the Rules of the Auditor General.
- 100 hours of relevant government CPE credits over the past 3 years.

Recent Engagements

Has provided audit services on governmental entities including towns, villages, cities and special districts. Christine has assisted with financial statement preparation, system implementation, and a variety of services to a wide range of non-profit and governmental entities. Christine currently provides services to multiple agencies to assist in implementing and maintaining “best practice” accounting policies and procedures.

Engagements include St. Lucie County Fire District, City of Fort Pierce, Town of Sewall’s Point, and Town of St. Lucie Village.

Education and Registrations

- Bachelor of Science in Accounting – Florida State University
- Professional Affiliations
- Active Member of the Florida Institute of Certified Public Accountants
- Active Member of the American Institute of Certified Public Accountants
- Member of the Florida Government Finance Officers Association

PROFESSIONAL QUALIFICATIONS (CONTINUED)

➤ *Governmental Audit Experience*

DiBartolomeo, McBee, Hartley & Barnes, P.A., through its principals and members, has provided continuous in-depth professional accounting, auditing, and consulting services to local government units, nonprofit organizations, and commercial clients. Our professionals have developed considerable expertise in performing governmental audits and single audits and in preparing governmental financial statements in conformance with continually evolving GASB pronouncements, statements, and interpretations. All of the public sector entities we serve annually are required to be in accordance with GASB pronouncements and government auditing standards. We currently perform several Federal and State single audits in compliance with OMB Circular A-133 and under the Florida Single Audit Act. Our professionals are also experienced in assisting their clients with preparing Comprehensive Annual Financial Reports (GFOA).

All work performed by our firm is closely supervised by experienced certified public accountants. Only our most seasoned CPA's perform consulting services. Some of the professional accounting, auditing, and management consulting services currently provided to our local governmental clients include:

- Annual financial and compliance audits including Single Audits of State and Federal financial assistance programs under OMB A-133 audit criteria and the Florida Single Audit Act
- Assisting in compiling historical financial data for first-time and supplemental submissions for GFOA Certificate of Achievement of Excellence in Financial Reporting
- Audits of franchise fees received from outside franchisees
- Assistance with Implementation of GASB-34
- Internal audit functions
- Fixed assets review and updating cost/depreciation allocations and methods

ADDITIONAL DATA

➤ *Procedures for Ensuring Quality Control & Confidentiality*

Quality control in any CPA firm can never be taken for granted. It requires a continuing commitment to professional excellence. DiBartolomeo, McBee, Hartley & Barnes is formally dedicated to that commitment.

In an effort to continue to maintain the standards of working excellence required by our firm, DiBartolomeo, McBee, Hartley & Barnes, P.A. joined the Quality Review Program of the American Institute of Certified Public Accountants. To be a participating member firm, a firm must obtain an independent compliance review of its quality control policies and procedures to ascertain the firm's compliance with existing auditing standards on the applicable engagements. The scope of peer review is comprehensive in that it specifically reviews the following quality control policies and procedures of the participating firm:

- Professional, economic, and administrative independence
- Assignment of professional personnel to engagements
- Consultation on technical matters
- Supervision of engagement personnel
- Hiring and employment of personnel
- Professional development
- Advancement
- Acceptance and continuance of clients
- Inspection and review system

➤ *Independence*

Independence is a hallmark of our profession. We encourage our staff to use professional judgment in situations where our independence could be impaired or the perception of a conflict of interest might exist. In the governmental sector, public perception is as important as professional standards. Therefore, independent auditors must exercise utmost care in the performance of their duties.

Our firm has provided continuous certified public accounting services in the government sector for 31 years, and we are independent of the Community Development Districts as defined by the following rules, regulations, and standards:

ADDITIONAL DATA (CONTINUED)

➤ *Independence (Continued)*

- Au Section 220 – Statements on Auditing Standards issued by the American Institute of Certified Public Accountants
- ET Sections 101 and 102 – Code of Professional Conduct of the American Institute of Certified Public Accountants
- Chapter 21A-21, Florida Administrative Code
- Section 473.315, Florida Statutes
- Government Auditing Standards, issued by the Comptroller General of the United States

➤ *Computer Auditing Capabilities*

DiBartolomeo, McBee, Hartley & Barnes' strong computer capabilities as demonstrated by our progressive approach to computer auditing and extensive use of microcomputers. Jay McBee is the MIS partner for DMHB. Jay has extensive experience in auditing and evaluating various computer systems and would provide these services in this engagement.

We view the computer operation as an integral part of its accounting systems. We would evaluate the computer control environment to:

- Understand the computer control environment's effect on internal controls
- Conclude on whether aspects of the environment require special audit attention
- Make preliminary determination of comments for inclusion in our management letter

This evaluation includes:

- System hardware and software
- Organization and administration
- Access

Contracts of Similar Nature within References

Client	Years	Annual Audit In Accordance With GAAS	Engagement Partner	Incl. Utility Audit/ Consulting	GFOA Cert.	GASB 34 Implementation & Assistance	Total Hours
St. Lucie County Fire District Karen Russell, Clerk-Treasurer (772)462-2300	1984 - Current	√	Jim Hartley			√	250-300
City of Fort Pierce Johnna Morris, Finance Director (772)-460-2200	2005-current	√	Mark Barnes		√	√	800
Fort Pierce Utilities Authority Nina Hurtubise, Finance Director (772)-466-1600	2005-current	√	Jim Hartley	√	√	√	600
Town of St. Lucie Village Diane Robertson, Town Clerk (772) 595-0663	1999 – current	√	Jim Hartley			√	100
City of Okeechobee Pension Trust Funds Marita Rice, Supervisor of Finance (863)763-9460	1998 – current	√	Jay McBee				60
St. Lucie County Fire District 175 Pension Trust Fund Chris Bushman , Captain (772) 462-2300	1990 – current	√	Jay McBee				60
Tradition Community Development District 1-10 Alan Mishlove, District Finance Manager (407)382-3256	2002 - current	√	Jim Hartley			√	350
Legends Bay Community Development District Patricia Comings-Thibault (321)263-0132	2013-current	√	Jim Hartley				50
Union Park Community Development District Patricia Comings-Thibault (321)263-0132	2013-current	√	Jim Hartley				50
Deer Island Community Development District Patricia Comings-Thibault (321)263-0132	2013-current	√	Jim Hartley				50
Park Creek Community Development District Patricia Comings-Thibault (321)263-0132	2013-current	√	Jim Hartley				50
Waterleaf Community Development District Patricia Comings-Thibault (321)263-0132	2013-current	√	Jim Hartley				50

TECHNICAL APPROACH

a. *An Express Agreement to Meet or Exceed the Performance Specifications.*

1. The audit will be conducted in compliance with the following requirements:
 - a. Rules of the Auditor General for form and content of governmental audits
 - b. Regulations of the State Department of Banking and Finance
 - c. Audits of State and Local Governmental Units-American Institute of Certified Public Accountants.
2. The audit report shall contain the opinion of the auditor in reference to all financial statements, and an opinion reflecting compliance with applicable legal provisions.
3. We will also provide the required copies of the audit report, the management letter, any related reports on internal control weaknesses and one copy of the adjusting journal entries and financial work papers.
4. The auditor shall, at no additional charge, make all related work papers available to any Federal or State agency upon request in accordance with Federal and State Laws and Regulations.
5. We will work in cooperation with the District, its underwriters and bond council in regard to any bond issues that may occur during the term of the contract.
6. The financial statements shall be prepared in conformity with Governmental Accounting Standards Board Statement Number 34, 63 and 65.

We will commit to issuing the audit for each Fiscal year by June 1st of the following year. In order to ensure this we will perform interim internal control testing as required by January 31st from unaudited preliminary general ledgers provided. The remaining testing will be completed no later than May 1st. We will also review all minutes and subsequent needs related to the review of the minutes by January 30th. Follow up review will be completed as necessary.

b. SPECIFIC AUDIT APPROACH

Our partners are not strangers who show up for an entrance conference and an exit conference. We have developed an audit plan that allows the partners to directly supervise our staff in the field. By assigning two partners to the audit, we will have a partner on-site for a significant portion of the fieldwork. This also gives the District an additional contact individual for questions or problems that may arise during the audit.

The scope of our services will include a financial, as well as, a compliance audit of the District's financial statements. Our audit will be conducted in accordance with auditing standards generally accepted in the United States and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Additionally, our audit will be conducted in accordance with the provisions of Chapter 10.550, Rules of the Auditor General, which govern the conduct of local government entity audits performed in the State of Florida.

Our audit approach places emphasis on the accounting information system and how the data is recorded, rather than solely on the verification of numbers on a financial statement. This approach enables us to:

- Maximize our understanding of the District's operating environment
- Minimize time required conducting the audit since we start with broad considerations and narrow to specific audit objectives in critical areas

Our audit approach consists of four phases encompassing our audit process:

- Planning Phase
- Detailed Audit Phase
- Closing Phase
- Reporting

Planning Phase

Meetings and Expectations:

Our first step in this phase will be to set up a planning meeting with the financial and operating management of Talavera Community Development District. Our goal here is to eliminate "surprises." By meeting with responsible officials early on we can discuss significant accounting policies, closing procedures and timetables, planned timing of our audit procedures and expectations of our work. This will also be the starting point for our discussions with management related to *SAS No. 99-Consideration of Fraud in a Financial Statement Audit*. Inquiries will be made regarding managements knowledge of fraud and on management's views regarding the risk of fraud.

Review Operations and Develop Engagement Plan

It is critical that we understand the District's operating environment. To do this we will obtain and review such items as, organizational charts, recent financial statements, budget information, major contracts and lease agreements. We will also gather other information necessary to increase our understanding of the District's operations, organization, and internal control.

Study and Evaluate Internal Control

As part of general planning, we will obtain an understanding and assessment of the District's control environment. This assessment involves a review of management's operating style, written internal control procedures, and the District's accounting system. The assessment is necessary to determine if we can rely on control procedures and thus reduce the extent of substantive testing.

We then test compliance with established control procedures by ascertaining that the significant strengths within the system are functioning as described to us. Generally, transactions are selected and reviewed in sufficient detail to permit us to formulate conclusions regarding compliance with control procedures and the extent of operation compliance with pertinent laws and regulations. This involves gaining an understanding of the District's procedures, laws and regulations, and testing systems for compliance by examining contracts, invoices, bid procedures, and other documents. After testing controls, we then evaluate the results of those tests and decide whether we can rely on controls and thus reduce other audit procedures.

Conduct Preliminary Analytical Review

Also during the planning stage, we undertake analytical procedures that aid us in focusing our energies in the right direction. We call these analytical reviews.

A properly designed analytical review can be a very effective audit procedure in audits of governmental units. Analytical reviews consist of more than just a comparison of current-year actual results to prior-year actual results. Very effective analytical review techniques include trend analysis covering a number of years and comparisons of information not maintained totally within the financial accounting system, such as per capita information, prevailing market interest rates, housing statistics, etc.

Some examples of effective analytical reviews performed together and/or individually include:

- Comparison of current-year actual results with current-year budget for the current and past years with investigation of significant differences and/or trends
- Trend analysis of the percentage of current-year revenues to current-year rates for the current and previous years with investigation of significant changes in the collection percentage
- Trend analysis of the percentage of expenditures by function for the current and previous years with investigation of significant changes in percentages by department
- Monthly analysis of receipts compared to prior years to detect trends that may have audit implications

Conclusions reached enable us to determine the nature, timing and extent of other substantive procedures.

Detailed Audit Phase

Conduct Final Risk Assessment and Prepare Audit Programs

Risk assessment requires evaluating the likelihood of errors occurring that could have a material affect on the financial statements being audited. The conclusions we reach are based on many evaluations of internal control, systems, accounts, and transactions that occur throughout the audit. After evaluating the results of our tests of control and our final risk assessment we can develop detailed audit programs.

Perform Substantive Tests of Account Balances

These tests are designed to provide reasonable assurance as to the validity of the information produced by the accounting system. Substantive tests involve such things as examining invoices supporting payments, confirmation of balances with independent parties, analytical review procedures, and physical inspection of assets. All significant accounts will be subjected to substantive procedures. Substantive tests provide direct evidence of the completeness, accuracy, and validity of data.

Perform Single Audit Procedures (if applicable)

During the planning phase of the audit we will request and review schedules of expenditures of federal awards and state financial assistance. These schedules will be the basis for our determination of the specific programs we will test.

In documenting our understanding of the internal control system for the financial statement audit, we will identify control activities that impact major federal and state programs as well. This will allow us to test certain controls for the financial audit and the single audit concurrently. We will then perform additional tests of controls for each federal and state program selected for testing. We will then evaluate the results of the test of controls to determine the nature, timing and extent of substantive testing necessary to determine compliance with major program requirements.

Perform Statutory Compliance Testing

We have developed audit programs for Talavera Community Development District designed to test Florida Statutes as required by the Auditor General. These programs include test procedures such as general inquiries, confirmation from third parties, and examination of specific documents.

Closing Phase

During the closing phase we perform detail work paper reviews, request legal letters, review subsequent events and proposed audit adjustments. Communication with the client is critical in this phase to ensure that the information necessary to prepare financial statements in conformity with accounting principles generally accepted in the United States has been obtained.

Reporting Phase

Financial Statement Preparation

As a local firm, we spend a considerable amount of time on financial statement preparation and support. With this in mind, we can assist in certain portions of the preparation of financial statements or simply review a draft of financials prepared by your staff. We let you determine our level of involvement.

Management Letters

We want to help you solve problems before they become major.

Our management letters go beyond citing possible deficiencies in the District's internal control structures. They identify opportunities for increasing revenues, decreasing costs, improving management information, protecting assets and improving operational efficiency.

The diversity of experience of our personnel and their independent and objective viewpoints make the comments, observations, and conclusions presented in our management letters a valuable source of information. We have provided positive solution-oriented objective recommendations to our governmental clients regarding investments, accounting accuracy, data processing, revenue bonds, payroll, utility billing, purchasing, budgeting, risk management, and internal auditing.

This review ensures the integrity of the factual data in the management letter but does not influence or impair our independence.

Exit Conferences and Delivery of Reports

We anticipate meeting with appropriate District personnel in February and issuing the final required reports by the May meeting of each year.

PROPOSED AUDIT FEE

DiBartolomeo, McBee, Hartley & Barnes P.A. will perform the annual audit of Talavera Community Development District as follows:

September 2026	\$ 2,850
September 2027	\$ 2,950
September 2028	\$ 3,150
September 2029	\$ 3,300
September 2030	\$ 3,500

In years of new debt issuance fees will be adjusted in the range of \$750-\$1,250 depending on the complexity of the issuance.

Tab 2



Talavera CDD Landscape Report 4/6/26

Hello, SUMMER!!

Maintenance: Fully into weekly service, all areas will be mowed during each visit. The only exception is if pond areas are not showing signs of growth due to the drought. These will be mowed on an as-needed basis. Fence lines and perimeters will still be maintained regularly. Gopher mounds are still aggressively popping up around ponds. Freeze cutbacks and cleaning have started as we are now out of any cold weather threats.

Irrigation: No major irrigation issues were identified. We shut the system down for the weekend on Friday 3/27 at the request of the clubhouse manager due to a special event. System turned back on 3/30 and monthly inspection occurred on 3/31/26. On 4/4 a resident reported a broken head by the playground. This was repaired on Monday 4/6. The biggest news on irrigation is the current drought restrictions. As of 4/3/26 Pasco is under a [Modified Phase III "Extreme Water Shortage" order](#) through July 1, 2026, limiting all irrigation to **once per week**. There still has been no notification of suspension of variances, so keeping our fingers crossed.

Fertilization: Application of turf fertilizer (micro nutrients) with weed control will be applied the second week of the month. The last week of the month turf fertilizer (macro nutrients) with insect control will be applied. This is for chinch and grub control

Flowers: Flowers have been ordered off the approval from last month's meeting. Install will occur early part of the week of the 20th.

Landscape: Our landscape manager is running around catching up on proposals for freeze damage replacement. Unfortunately, he did not complete Talavera's evaluation prior to this Board report. I will be bringing in hard copies for the Board at the meeting for review and approval.

There is also a struggling pine at the intersection of Palapa and Talavera that should come down. I will be presenting the photo and proposal for this as well at the Board meeting.

Approved install in center ring will be completed the week of 4/13 barring any plant delivery issues.

Respectfully submitted,

Dave Doreo

FLA Landscapes and Lawns

Tab 3

SOLITUDE

LAKE MANAGEMENT



Talavera CDD Waterway Inspection Report

Reason for Inspection: Monthly required

Inspection Date: 2026-04-07

Prepared for:

Sean Craft
Rizzetta & Company

Prepared by:

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

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PONDS _____	
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Site: S1

Comments:

Normal growth observed
Shoreline weeds present within site. Water level is very low.



Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

Site: S2

Comments:

Requires attention
Native Cattails are starting to form. Shoreline growth present as well.



Action Required:

Routine maintenance next visit

Target:

Cattails

Site: S6

Comments:

Site looks good
Site is doing well.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 100

Comments:

Normal growth observed
Trash within this site. Minor
weeds along shoreline.



Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

Site: 105

Comments:

Normal growth observed
Site has some shoreline weeds
along with a perimeter of
beneficials starting. Water level is
low.



Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

Site: 110

Comments:

Normal growth observed
Shoreline growth along perimeter
of site.



Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

Site: 120A

Comments:

Site looks good
Site is completely dry. Structures are free of trash



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 120B

Comments:

Site looks good
Site is doing well.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 120C

Comments:

Normal growth observed
Vegetation within site. Site is completely dry.



Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

Site: 130

Comments:

Site looks good
Site is dry and structure looks well.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 150

Comments:

Normal growth observed
Shoreline weeds present on this site. Beneficial plants starting to come in along shoreline.



Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

Site: 170

Comments:

Normal growth observed
Site has a good population of new beneficials coming in. Minor algae starting. Low water level.



Action Required:

Routine maintenance next visit

Target:

Surface algae

Site: 300

Comments:

Normal growth observed

Shoreline weeds present within site.



Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

Site: 310A

Comments:

Site looks good

Site is dry but structure is free of debris and trash.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 310B

Comments:

Site looks good

This site is almost completely dry.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Management Summary

This April sites have some shoreline growth within them and we are still seeing low water levels throughout most sites. Flow structures look to be in good shape. 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. Overall our priority for sites in this report will be S1 and S2, #105 and #110. Our plan moving forward into the warmer season is to stay on top of any submersed/shoreline growth that occurs while the ponds fill with water.

We are looking forward to seeing these sites fill back up with water and the beneficial plants to be in full bloom.

As a note, please be reminded that no potted plants, lawn clippings or tree branches should be disposed of in the ponds.

If you have any questions or concerns, please don't hesitate to reach out.

Email: emalina.robinson@solitudelake.com

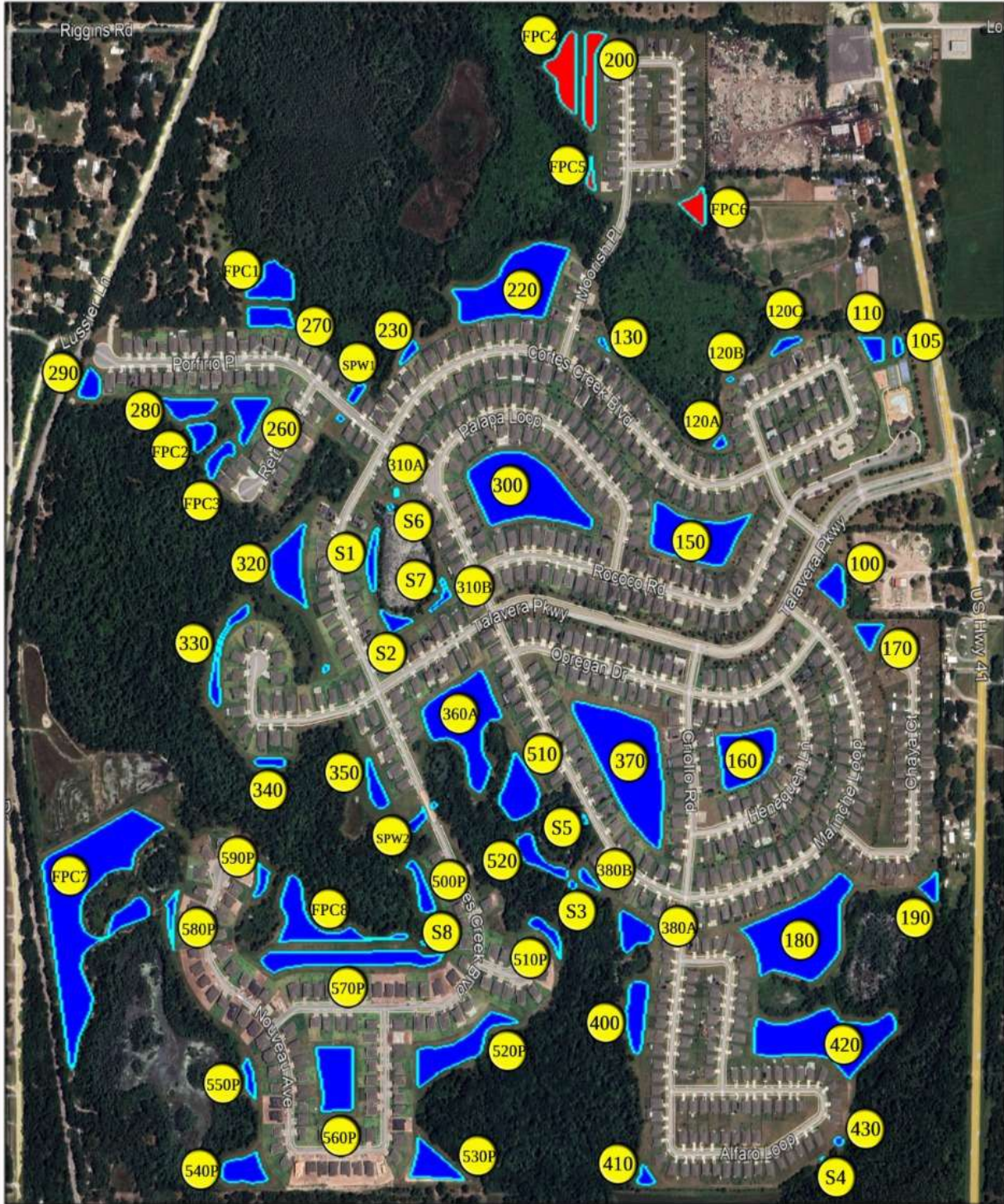
Thank You For Choosing SOLitude Lake Management.

Site	Comments	Target	Action Required
S1	Normal growth observed	Shoreline weeds	Routine maintenance next visit
S2	Requires attention	Cattails	Routine maintenance next visit
S6	Site looks good	Species non-specific	Routine maintenance next visit
100	Normal growth observed	Shoreline weeds	Routine maintenance next visit
105	Normal growth observed	Shoreline weeds	Routine maintenance next visit
110	Normal growth observed	Shoreline weeds	Routine maintenance next visit
120A	Site looks good	Species non-specific	Routine maintenance next visit
120B	Site looks good	Species non-specific	Routine maintenance next visit
120C	Normal growth observed	Shoreline weeds	Routine maintenance next visit
130	Site looks good	Species non-specific	Routine maintenance next visit
150	Normal growth observed	Shoreline weeds	Routine maintenance next visit
170	Normal growth observed	Surface algae	Routine maintenance next visit
300	Normal growth observed	Shoreline weeds	Routine maintenance next visit
310A	Site looks good	Species non-specific	Routine maintenance next visit
310B	Site looks good	Species non-specific	Routine maintenance next visit



Talavera CDD Spring Hill, FL

1-888-480-5253



NPM 04/2024

Tab 4



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 3-31-2026 1252 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. Curb power wash at entrance of Talavera Parkway.
2. Inspected the Golf Cart - notice the break lights not working, the cable wires striped off the connector. Vito fixed it.
3. Pool tables and chairs, Vito started touching up with paint the high tables & chairs. In working progress all the lounge chairs & tables, all of them need to be done.

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

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

1. Vito finished the installation office shelves, approved budget of \$500.00 - spend \$195.00 - Exhibit C
2. Harris installed the "Right Lane Must Turn Right" sign.

CALENDAR UPCOMING EVENTS, MEETING & FOOD TRUCKS

APRIL

2026

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
			1 Cookie's 12-4pm	2	3	4 Private Party 10 am-3 pm Food Truck 5 pm - 7:30 pm
5	6	7 Spirit Meeting 6 - 8 pm	8 Cookie's 12-4pm	9	10 Food Truck 5 pm - 7:30 pm	11
12	13	14	15 Cookie's 12-4pm CDD Meeting 6 - 8 pm	16	17	18 Garage Sale 7 am - 12 pm Vendor 9-1 pm Food Truck 5 pm - 7:30 pm
19	20	21 HOA Meeting 6 - 9 pm	22 Cookie's 12-4pm	23	24 Paint & Sip 5:30pm Food Truck 5 pm - 7:30 pm	25
26	27	28	29 Cookie's 12-4pm	30		

Master Data Report



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

SUMMARY TABLE 15 MIN SEGMENT RECORDS

Serial # **406908** Street: **Talavera Pwy** 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
Mar 1	1076	201	19%	29	2	0	3:00p	115	21	2	35	24.3
Mar 2	1255	185	15%	37	3	1	3:30p	111	20	1	34	23.7
Mar 3	1315	181	14%	27	0	0	2:00p, 3:15p, 4:00p	107	9	2	34	23.7
Mar 4	1304	197	15%	33	5	1	5:30p	104	14	1	34	24.1
Mar 5	1272	198	16%	45	5	1	4:15p, 4:30p	136	18	1	35	24
Mar 6	1351	193	14%	29	5	0	5:00p	105	20	1	34	23.8
Mar 7	1248	228	18%	53	3	0	3:30p, 7:30p	139	19	1	35	24.1
Mar 8	1139	230	20%	47	2	0	4:30p, 5:45p	146	21	0	35	24.6
Mar 9	1264	207	16%	38	5	0	2:30p	123	20	2	34	24.4
Mar 10	1270	203	16%	32	3	0	2:15p, 5:45p	127	14	1	35	24.3
Mar 11	1234	192	16%	28	2	0	3:30p	107	10	0	34	24.4
Mar 12	1269	222	18%	49	2	0	3:15p	135	5	0	34	25
Mar 13	1359	219	16%	39	8	0	3:45p	143	18	3	35	24.5
Mar 14	1251	251	20%	52	7	0	3:30p	148	21	2	35	24.8
Mar 15	1070	209	20%	46	11	0	10:45p	122	15	3	35	24.3
Mar 16	1110	198	18%	37	6	0	5:00p	125	12	0	35	25.2
Mar 17	1281	215	17%	43	0	0	1:30p	124	8	0	35	24.6
Mar 18	1322	235	18%	34	2	0	3:15p	142	9	0	35	24.8
Mar 19	1308	233	18%	31	4	0	5:00p	128	14	1	34	24.8
Mar 20	1354	208	15%	34	3	0	1:30p	127	13	0	34	24.5
Mar 21	1236	236	19%	41	4	1	6:15p	134	17	3	35	24.8
Mar 22	1118	247	22%	46	5	1	7:15p	153	25	2	35	25
Mar 23	1241	214	17%	36	6	0	4:15p	129	21	2	34	24.5
Mar 24	1272	208	16%	39	7	0	10:15p	131	15	1	35	24.4
Mar 25	1314	212	16%	30	2	0	1:30p	118	12	0	34	24.4
Mar 26	1268	216	17%	38	2	1	3:30p	122	12	1	34	24.6
Mar 27	1346	219	16%	35	6	1	5:00p, 7:15p	112	18	1	34	24.3
Mar 28	1238	263	21%	45	5	0	3:30p	155	24	0	35	25
Mar 29	1102	236	21%	60	9	1	6:15p	145	31	2	35	25
Mar 30	1127	207	18%	43	4	1	7:30p	121	17	6	35	24.9

EXHIBIT B

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



EXHIBIT C/2



Tab 5



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** May 20th, 2026 @ 6PM

April 15th

**District
Manager's
Report**

2026

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<u>FINANCIAL SUMMARY</u>	<u>2/28/26</u>
General Fund Cash & Investment Balance:	\$1,600,570
Reserve Fund Cash & Investment Balance:	\$423,383
Debt Service Fund Investment Balance:	\$1,412,526
Total Cash and Investment Balances:	\$3,436,479
General Fund Expense Variance: \$11,128	Under Budget

Tab 6

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, March 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	Board Supervisor, Chairman (via call)
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
Kyle Wilson	Representative, Solitude Lake Management

Audience Present

FIRST ORDER OF BUSINESS Call to Order / Roll Call

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

SECOND ORDER OF BUSINESS Audience Comments

A member of the audience commented on the pond bank erosion at 12411 Criollo Road due to his pool discharge and stated that repairs are scheduled and that he will continue to update the Board as to its progress.

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THIRD ORDER OF BUSINESS

STAFF REPORTS

A. FLA Landscapes and Lawns

Mr. Doreo reviewed his landscape report with the Board.

i. Consideration of Proposal for Planting Trees

On a Motion by Mr. Walsh, and seconded by Ms. Plehal, with all in favor, the Board of Supervisors approved the proposal from FLA Landscapes and Lawns in the amount of \$2,907.00 for the planting of trees and landscaping materials at the circular planter bed, for the Talavera Community Development District.

ii. Consideration of Proposal for Seasonal Flowers

On a Motion by Mr. Walsh, and seconded by Mr. Henderson, with all in favor, the Board of Supervisors approved the proposal from FLA Landscapes and Lawns in the amount of \$2,700.00 for the installation of spring annual flowers, for the Talavera Community Development District.

B. Solitude

The Board reviewed the Aquatics Report.

C. Clubhouse Manager

Ms. Lopez reviewed her report with the Board, and the Board approved the proposal from Turner Pest Control to provide nuisance wildlife control in the amount of \$560.00 a month.

On a Motion by Mr. Walsh, and seconded by Ms. Plehal, with all in favor, the Board of Supervisors approved the proposal from Turner Pest Control to provide nuisance wildlife control in the amount of \$560.00 a month, for the Talavera Community Development District.

The Board also approved the proposal from Romaner Graphics for sign replacement in the amount of \$350.00 and granted Ms. Lopez permission to replace the office cabinet with shelving with a not to exceed amount of \$500.00.

On a Motion by Mr. Walsh, and seconded by Mr. Eade, with all in favor, the Board of Supervisors approved the proposal from Romaner Graphics for sign replacement in the amount of \$350.00 and granted Ms. Lopez permission to replace the office cabinet as stated above, for the Talavera Community Development District.

87 **D. District Engineer**

88
89 **i. Consideration of Proposal for Restoration of Ponds**

90
91 The Board approved a proposal from Finn Outdoor for drainage maintenance
92 throughout the community in the amount of \$15,950, contingent upon the vendor
93 agreeing to complete the project by June 1st, 2026, and to provide the Board with
94 regular updates on the project's ongoing status.
95

96 On a Motion by Mr. Walsh, and seconded by Mr. Eade, with all in favor, the Board of
97 Supervisors approved the proposal for restoration of ponds from Finn Outdoor in the amount
98 of \$15,950.00 as stated above, for the Talavera Community Development District.

99
100 **ii. Review of All-Way Stop Control Analysis Report**

101
102 The Board reviewed the report and directed the District Engineer to inquire as to
103 whether a pedestrian crossing could be implemented in the location that a 4-way
104 stop sign was deemed unnecessary by an independent engineering firm in their
105 recently conducted traffic survey.
106

107 **iii. Review of Talavera Parkway Traffic Calming Report**

108
109 The Board reviewed the report and expressed an interest in adding speed tables
110 to the Talavera parkway and directed the District Engineer to obtain pricing for
111 such and tabled the proposal for geo-technical boring at the Moorish Road
112 depression as the Engineer deemed it to be unnecessary at this time.
113

114 **E. District Counsel**

115 Nothing to report.
116
117

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

119 Mr. Craft reviewed his report with the Board and noted that the next CDD Board
120 meeting is scheduled for April 15, 2026, at 6:00 p.m. at the Talavera Amenity
121 Center located at 18955 Rococo Road, Spring Hill, FL 34610.
122
123

124 **FOURTH ORDER OF BUSINESS**

**Discussion of Fiscal Year 2026-2027
Budget Priorities**

125
126
127 A discussion was held regarding the 2026-2027 budget priorities and the Board
128 stated that addressing pond bank erosion, tree plantings throughout the community, and
129 traffic calming measures are the top priorities. Costs for pond bank erosion repair range
130 from \$24,000 to \$59,000, with costs for the remaining two projects unknown at this time.

131 **FIFTH ORDER OF BUSINESS**

**Consideration of Minutes of Board of
Supervisors' Regular Meeting Held on
February 18, 2026**

132
133
134

135 On a Motion by Mr. Walsh, and seconded by Mr. Henderson, with all in favor, the Board of
136 Supervisors approved the minutes of the Board of Supervisors; meeting held on February
137 18, 2026, as presented, for the Talavera Community Development District.

138

139
140 **SIXTH ORDER OF BUSINESS**

**Consideration of Minutes of the Audit
Committee Meeting Held on February
18, 2026**

141
142
143

144 On a Motion by Mr. Walsh, and seconded by Mr. Henderson, with all in favor, the Board of
145 Supervisors approved the minutes of the Audit Committee; meeting held on February 18,
146 2026, as presented, for the Talavera Community Development District.

147

148

149 **SEVENTH ORDER OF BUSINESS**

**Consideration of Operation and
Maintenance Expenditures for
January 2026**

150
151
152

153 On a Motion by Mr. Walsh, and seconded by Mr. Eade, with all in favor, the Board of
154 Supervisors approved the Operation and Maintenance Expenditures for January, 2026
155 (\$115,540.13), as presented, for the Talavera Community Development District.

156

157

158 **EIGHTH ORDER OF BUSINESS**

Supervisor Requests

159

160 There were no requests made at this time.

161

162

163 **NINTH ORDER OF BUSINESS**

Adjournment

164

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

167

168

169 On a Motion by Mr. Walsh, and seconded by Mr. Henderson, with all in favor, the Board of
170 Supervisors approved to adjourn the meeting at 7:26 p.m., for the Talavera Community
171 Development District.

172

173

174

175

176

Assistant Secretary/Secretary

Chair/Vice Chair

DRAFT

Tab 7

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 February 2026 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2026 through February 28, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$ 92,871.72**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Talavera Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Brletic Dvorak, Inc.	300345	2282	District Engineering Services 01/26	\$ 4,680.00
Charter Communications	20260211-1	1416975012126	18955 Rococo Road 1/26	\$ 332.00
Christopher Walsh	20260220-6	CW021826	Board of Supervisor Meeting 02/18/202	\$ 200.00
Coastal Waste & Recycling, Inc.	300352	SW0001493369	Waste Collection 02/26	\$ 12,369.00
Cody Pools, Inc. DBA A-Quality	300339	980155	Pool Repairs for January 02/26	\$ 191.52
Cody Pools, Inc. DBA A-Quality	300338	980519	Commercial Pool Service 02/26	\$ 2,500.00
David Alan Posey	300350	DP021826	Board of Supervisor Meeting 02/18/202	\$ 200.00
DCSI, Inc.	300353	34799	Interactive Talk Down Monitoring 02/26	\$ 199.00
Encore CDD	300344	240-021126	Encore paid invoice 980068 for January Pool Service " should have been paid	\$ 2,500.00
Erin McCormick Law, P.A.	300355	10876	Legal Services 01/26	\$ 5,121.76
FLA Landscapes and Lawns, Inc.	300347	58149	Monthly Landscape Services 02/26	\$ 20,260.00
Hunt Talent LLC	300340	240-021026	Balance pending of 585.00 from Invoice. 022726 Jonny Show	\$ 585.00
Jerry Richardson DBA State Wildlife	300348	2112	Wildlife Service - Monthly Services 02/26	\$ 1,320.00
Jerry Richardson DBA State Wildlife	300348	2113	Wildlife Service - Monthly Services 0226	\$ 1,320.00

Talavera Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Nvirotect Pest Control Service, Inc.	300341	383997	Pest Control Treatment 01/26	\$ 70.00
Nvirotect Pest Control Service, Inc.	300357	385895	Pest Control Treatment 02/26	\$ 125.00
Nvirotect Pest Control Service, Inc.	300354	386869	Pest Control Treatment 02/26	\$ 70.00
Pamela Plehal	20260220-7	PP021826	Board of Supervisor Meeting 02/18/202	\$ 200.00
Pasco County Utilities	20260225-1	23875306	18955 Rococo Road 01/26	\$ 453.93
Pasco County Utilities	20260225-1	23877278	0 Conquistador Common Area Loop 01/26	\$ 22.37
Richard L Henderson Jr	300351	RH021826	Board of Supervisor Meeting 02/18/202	\$ 200.00
Rizzetta & Company, Inc.	300336	INV0000106624	Accounting Services 02/26	\$ 4,849.25
Rizzetta & Company, Inc.	300335	INV0000106746	Personnel Reimbursement 01/26	\$ 4,649.23
Rizzetta & Company, Inc.	300337	INV0000106946	Auto Mileage & Travel and Cell Phone Jan Se rice 02/26	\$ 103.20
Rizzetta & Company, Inc.	300346	INV0000106970	Amenity Management & Oversight and Personnel Reimbursement 02/26	\$ 5,890.38
Romaner Graphics	300349	23007	Reinstall signs 02/26	\$ 200.00
Site Masters of Florida, LLC	300356	021326-1	Remediate sidewalk deficiencies by grind and replacing as indicated in	\$ 5,955.00
The Observer Group, Inc.	300342	26-00288P	Legal Advertising 02/26	\$ 65.63

Talavera Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
U.S. Bank	300343	8052266	Trustee Fees S16 01/01/26 12/31/26	\$ 6,900.00
Valley National Bank	20260226-1	CC01312026 240	Dog Waste Station Supplies 01/26	\$ 1,668.91
Withlacoochee River Electric Cooperative, Inc.	20260220-1	1707187-020526	12581 US Hwy 41-Spot Lights 01/26	\$ 64.11
Withlacoochee River Electric Cooperative, Inc.	20260220-1	1707189-020526	12581 US Hwy 41 01/26	\$ 8,096.64
Withlacoochee River Electric Cooperative, Inc.	20260220-1	1707190-020526	18955 Rococo Rd-Caban 01/26	\$ 1,279.80
Withlacoochee River Electric Cooperative, Inc.	20260220-1	1707191-020526	8935 Rococo Rd-Ir Well 01/26	\$ 182.11
Withlacoochee River Electric Cooperative, Inc.	20260220-1	1707192-020526	18955 Rococo Rd-Cabana 01/26	<u>\$ 47.88</u>
Report Total				<u>\$ 92,871.72</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 2282
DATE 01/30/2026
TERMS Net 30
DUE DATE 03/01/2026

PROJECT NAME
Talavera CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Project Manager	[January 06 - January 30]	13:30	210.00	2,835.00
Field Manager	[January 15 - January 30]	11:00	135.00	1,485.00
Project Manager II	[January 19]	2:00	180.00	360.00

BALANCE DUE \$4,680.00



TALAVERA CDD
January 2026

<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.	1/19 - 1/26	6.50	\$210	R. Dvorak	\$1,365.00
Porfirio Easement Request - call with Clearview engineer Jordan Schrader.	1/19	0.50	\$210	R. Dvorak	\$105.00
		0.00	\$210	S. Brletic	\$0.00
Miscellaneous - follow-up with S/W contractors, proposal review and summary. Traffic Study proposal solicitation, proposal review. Pool discharge and follow-up.	1/19	6.00	\$210	R. Dvorak	\$1,260.00
		2.00	\$180	J. Whited	\$360.00
		4.00	\$135	K. Wagner	\$540.00
		0.00	\$80	S. Ferguson	\$0.00
Pond Project Phase 1 - RFP development, contractor solicitation.	1/26	0.50	\$210	R. Dvorak	\$105.00
		5.00	\$135	K. Wagner	\$675.00
Wetland Mitigation Area D-1 - treatment follow-up site visit.	1/19	0.00	\$210	R. Dvorak	\$0.00
		<u>2.00</u>	\$135	K. Wagner	<u>\$270.00</u>
INVOICE TOTAL		26.50			\$4,680.00

January 21, 2026

Invoice Number: 1416975012126
Account Number: 8337 13 062 1416975

Auto Pay Notice

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

Contact Us

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

Summary Service from 01/21/26 through 02/20/26
details on following pages

Previous Balance	332.00
Payments Received -Thank You!	-332.00
Remaining Balance	\$0.00
Spectrum Business™ TV	82.00
Spectrum Business™ Internet	170.00
Spectrum Business™ Voice	80.00
Other Charges	0.00
Current Charges	\$332.00
YOUR AUTO PAY WILL BE PROCESSED 02/08/26	
Total Due by Auto Pay	\$332.00

NEWS AND INFORMATION

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

IMPORTANT BILLING UPDATE

At Spectrum Business, we value your experience and are dedicated to constantly enhancing our services to ensure you receive the very best. We understand that rising costs can be frustrating, and we want to be transparent that these increases have affected our prices.

Effective with your next statement, the following pricing will change.

- Broadcast TV Surcharge will increase by \$3 per month
- Spectrum Business Receivers will increase by \$1 each per month
- There will be a \$5 per month charge to receive paper statements. To sign up for paperless billing and avoid this charge visit SpectrumBusiness.net/Paperless today
- Spectrum Business Voice will increase by the amount of taxes and fees applicable to your area, which will now be itemized separately under 'Taxes, Fees, and Surcharges' on your bill.

To learn about how these changes benefit your services now and, in the future, visit Spectrum.net/Enhancements.

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

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.

January 21, 2026

Talavera ccd

Invoice Number: 1416975012126
Account Number: 8337 13 062 1416975
Service At: 18955 ROCOCO RD
SPRING HILL FL 34610-0159



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 21 01222026 NNNNNNNN 01 001563 0008

Talavera ccd
PO BOX 32414
CHARLOTTE NC 28232-2414

Total Due by Auto Pay \$332.00



CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186



833713062141697500332007



Invoice Number: 1416975012126
Account Number: R337 13 062 1416975

Contact Us
Visit us at SpectrumBusiness.net
Or, call us at 855-252-0675
8633 2390 DY RP 21 01222026 NNNNNNNN 01 001563 0006

Charge Details

Previous Balance		332.00
EFT Payment	01/08	-332.00
Remaining Balance		\$0.00

Payments received after 01/21/26 will appear on your next bill.
Service from 01/21/26 through 02/20/26

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 Glg	180.00
Promotional Discount	-30.00
	\$170.00

Spectrum Business™ Internet Total \$170.00

Spectrum Business™ Voice

Spectrum Business Voice	50.00
Promotional Discount	-10.00

Your promotional price will expire on 05/12/26

Spectrum Business Voice	50.00
Promotional Discount	-10.00

Your promotional price will expire on 05/12/26

Spectrum Business™ Voice Continued

\$80.00

Phone number (813) 536-0019

\$0.00

Phone number (813) 536-1445

\$0.00

For additional call details,
please visit SpectrumBusiness.net

Spectrum Business™ Voice Total \$80.00

Other Charges

Payment Processing	5.00
Auto Pay Discount	-5.00
Other Charges Total	\$0.00

Current Charges \$332.00
Total Due by Auto Pay \$332.00

Billing Information

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

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

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

Continued on the next page....

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

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



For questions or concerns, please call 1-866-619-1263.



January 21, 2026

Invoice Number:
Account Number::

Talavera Ccd
1416975012126
8337 13 062 1416975



Contact Us

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

8633 2390 DY RP 21 01222026 NNNNNNNN 01 001563 0008



Invoice Number: Talavera ccd
1416975012126
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 01222028 NNNNNNNN 01 001563 0006

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 \$5.45.

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 1-704-697-4936, call 1-877-276-7432 or email closedcaptioningissues@charter.com.

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

January 21, 2026

Invoice Number:
Account Number::

Talavera ccd
1416975012126
8337 13 062 1416975



Contact Us

Visit us at SpectrumBusiness.net

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

8633 2390 DY RP 21 01222026 NNNNNNNN 01 001563 0006





www.coastalwasteinc.com

INVOICE

Invoice SW0001493369
Page Page 1 of 1
Date 02/01/2026
Customer 19146
Site 0
PO Number
Due Date 03/03/2026

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

DATE	DESCRIPTION	REFERENCE	RATE	QTY.	AMOUNT
01 - Feb	(0001) TALAVERA CDD 3434 COLWELL AVE, TAMPA FL Serv #001 96 GALLON MSW 798 - 0YD MONTHLY - WASTE COLLECTION (Feb 01/26 - Feb 28/26)		\$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 SW0001493369
Page Page 1 of 1
Date 02/01/2026
Customer 19146
Site 0
PO Number
Due Date 03/03/2026

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

AMOUNT REMITTED

0025756SW0191460000SW000149336900012369002

Invoice



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

Invoice Date	Invoice #
2/2/2026	980155
Balance	\$191.52

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

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

P.O. Number	Terms	Rep	Due Date	Via	F.O.B.	Project
	Due on receipt		2/10/2026			
Quantity	Description				Price Each	Amount
	JANUARY REPAIRS					
	Liquid Chemical In/Out Black Feeder Tube Connected To Chemical Tank. - Replaced 7 feet of stenner tube line for Chlorine - Replacement due to wear/crack/tear - Completed 1/9/2026				16.52	16.52
	Installation of plunger handle for main pool -Includes installation labor and materials -Completed 1/15/2026				175.00	175.00

Total	\$191.52
Payments/Credits	\$0.00
Balance Due	\$191.52

Thank you for choosing A-Quality Pool Service!

Invoice



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

Invoice Date	Invoice #
2/2/2026	980519
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		2/20/2026			
Quantity	Description				Price Each	Amount
	FEBRUARY Commercial Pool Service - 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 21st 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
34799	02/16/2026	\$199.00	03/03/2026	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

TALAVERA COMMUNITY DEVELOPMENT DISTRICT

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

Check Request

Amount: \$2,500.00

Date: 02/11/26

Payable to: Encore CDD

Address:

Description: Encore paid invoice 980068 for January Pool Service –
should have been paid by Talavera

Requestor: Bernie Wercinski

Special Instructions:

Code to 240-57200-4625

Deposit to Bank United Encore (4820)

Approved by: Sean Craft



Erin McCormick | Law, PA

Erin McCormick, Esq.

Talavera Community Development District

Venessa Smith
3434 Colwell Avenue
Suite 200
Tampa, FL 33614
Email: rizzettacddinvoices@avidbill.com

Invoice Date	Invoice Number
02/19/2026	10876
Terms	Service Through
	02/19/2026

In Reference To: General Representation (Work)				
Date	By	Services	Hours	Amount
01/13/2026	Erin R McCormick	Review of Agenda and backup materials for January Board of Supervisors meeting; review of FY 2026 Budget and District website;	0.60	\$ 210.00
01/16/2026	Erin R McCormick	Review of email from Sean Craft regarding letter to residents concerning pool discharges; review of pictures and aerial from 12758 Palapa Loop Drive	0.30	\$ 105.00
01/20/2026	Erin R McCormick	Telephone conference with Sean Craft and Robert Dvorak regarding easement for water and sewer needed for development site west of CDD project; prepare for Board of Supervisors meeting;	1.30	\$ 455.00
01/21/2026	Erin R McCormick	Travel to/from and attend Board of Supervisors meeting;	4.80	\$ 1,680.00
01/23/2026	Erin R McCormick	Review of email from Chuck Eade regarding information for new Supervisors, prepare and transmit response; email to Sean Craft regarding Rizzetta Supervisor Orientation package for new resident Supervisors; review of training information and request Form 1 for Supervisor Eade;	0.60	\$ 210.00
02/02/2026	Erin R McCormick	Review of email from Sean Craft regarding golf cart usage of roads and respond [CLIENT COURTESY - NO CHARGE]	0.10	\$ 0.00
02/03/2026	Erin R McCormick	Review of emails from Sean Craft and John Vericker and Matt O'Brien regarding proposed easement;	0.40	\$ 140.00
02/09/2026	Erin R McCormick	Review of email from John Vericker regarding proposed easement and respond; [CLIENT COURTESY - NO CHARGE]	0.10	\$ 0.00
02/11/2026	Erin R McCormick	Review of emails from John Vericker and Sean Craft regarding proposed Easements and email to Sean Craft regarding above and whether to set up conference call in advance of CDD Board meeting	0.20	\$ 70.00



Erin McCormick | Law, PA

Erin McCormick, Esq.

02/17/2026	Erin R McCormick	Review of information from Sean Craft and Matt O'Brien regarding requested Easement;	0.30	\$ 105.00
02/18/2026	Erin R McCormick	Review of JEN Partners proposed Temporary Construction Easement and permanent easement to Pasco County; review of email concerning redesignating officers of the CDD; review of email concerning erosion letters due to pool discharges; prepare email to Sean Craft regarding issues to discuss in advance of CDD Board meeting and contact information for District Manager and for Chair; prepare email to Sean Craft requesting copies of letters concerning erosion sent out to residents; prepare for Board of Supervisors meeting; email to Richard Henderson, Robert Dvorak and Sean Craft; review of email from Sean Craft regarding contact information for Matt O'Brien and input contact information; email to Robert Dvorak and Sean Craft regarding erosion repairs needed due to pool discharges; review of Agenda package for Board meeting; research regarding golf cart usage and District roadways; review of email from John Vericker regarding proposed easements, and respond; research regarding use of golf carts on CDD roads; telephone conference with Sean Craft;	5.90	\$ 2,065.00

In Reference To: General Representation (Expenses)

Date	By	Expenses	Amount
01/21/2026	Erin R McCormick	Mileage and tolls to and from Board of Supervisors meeting;	\$ 81.76

Total Hours	14.60 hrs
Total Work	\$ 5,040.00
Total Expenses	\$ 81.76
Total Invoice Amount	\$ 5,121.76
Previous Balance	\$ 0.00
Balance (Amount Due)	\$ 5,121.76



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

Invoice

Date	Invoice #
2/1/2026	58149

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
	3/3/2026

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

TALAVERA COMMUNITY DEVELOPMENT DISTRICT

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

Check Request

Amount: \$585.00

Date: 2/10/2026

Payable to: HUNT TALENT LLC.

Address: 8501 Philatelic Dr., PO Box 5627
Spring Hill, Fl 34611

Reason: Balance pending of 585.00 from Invoice. 022726
Jonny Show Performance of Feb. 27, 2026

Requester: Evelyn Ocasio Lopez-Clubhouse Manager

Directions for check:

Mail to – 8501 Philatelic Dr., PO box 5627, Spring Hill, Fl
34611

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



INVOICE

BILL TO

Talavera CDD
343 Colwell Avenue
Suite 200
Tampa, FL 33614

INVOICE # 2112

DATE 02/16/2026

DUE DATE 03/01/2026

TERMS Net 15

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

Note:

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

Thank you for doing business with us.

Make all checks payable to: Jerry Richardson

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

If you have any questions concerning this invoice, please contact: Jerry Richardson
Phone 813-390-9578
Email - trapperjerry@gmail.com

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

SUBTOTAL	1,320.00
TAX	0.00
TOTAL	1,320.00
BALANCE DUE	\$1,320.00

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



INVOICE

BILL TO

Talavera CDD
343 Colwell Avenue
Suite 200
Tampa, FL 33614

INVOICE # 2113
DATE 02/16/2026
DUE DATE 03/01/2026
TERMS Net 15

ACTIVITY	QTY	RATE	AMOUNT
State Wildlife Service Service January/February 2025	1	1,320.00	1,320.00

Note:

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

Thank you for doing business with us.

Make all checks payable to: Jerry Richardson

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

If you have any questions concerning this invoice, please contact: Jerry Richardson
Phone 813-390-9578
Email - trapperjerry@gmail.com

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

SUBTOTAL	1,320.00
TAX	0.00
TOTAL	1,320.00
BALANCE DUE	\$1,320.00



NVIROTECT

PEST CONTROL SERVICES

16210 North Florida Avenue
Lutz, FL 33549

Pest Control Division

Office: 813.968.7031
Toll Free:
888.908.8388
www.nvirotect.com

INVOICE

Talavera CDD
12620 US Hwy 41
C/O Rizetta & Company @5844 Old Pasco Road, Suite
100
Spring Hill, FL 34610
Date: 1/21/26

Account Number: 11134

Invoice Number: 383997

Previous Balance: \$0.00

General Household Pests \$70.00

Sales Tax: \$0.00

Service Amount: \$70.00

Check /Cash: _____

Technician(s): NH

Call for a FREE Lawn Care Quote!

Next service FREE for each referral!*

10% Discount with yearly Prepayment!*

* Exclusions apply. Call office for details.

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

General Pest

- Acrobat Ants
- Argentine Ants
- Bed Bugs
- Carpenter Ants
- Crazy Ants
- Drain Flies
- Fire Ants
- Fleas
- German Roaches
- Ghost Ants
- Mosquitos
- Mud Daubers
- Pantry pests
- Paper Wasps
- Pharaoh Ants
- Preventative
- Roaches
- Silverfish
- Spiders
- Ticks
- White Foot Ants
- _____

Treatment

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

PA Prime USE

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

Rodent Control

- Mice
- Rats
- _____

Treatment

- CM Rat Snap Traps
- Contrac Blox Bait .005%
- Final Blox Bait .005%
- Rodent Bait Stations
- T-Rex Rat Snap Traps
- Victor Glue Boards

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

Ask us about Automatic Payments or Paperless Billing.

Instructions: _____



NVIROTECT

PEST CONTROL SERVICES

16210 North Florida Avenue
Lutz, FL 33549

Termite Division

Office: 813.968.7031

Toll Free:

888.908.8388

www.nvirotect.com

INVOICE

Talavera CDD
12620 US Hwy 41
C/O Rizetta & Company @5844 Old Pasco Road, Suite
100
Spring Hill, FL 34610
Date: 2/20/26

Account Number: 11134

Invoice Number: 385895

Previous Balance: \$70.00

Commercial Subterranean Renewal \$125.00

Sales Tax: \$0.00

Service Amount: \$125.00

Check /Cash: _____

Technician(s): Juan M.

Call for a FREE Pest Control Quote!

Call for a FREE Lawn Care Quote!

Treatment Area	Structure	Frequency	Type of Service
<input type="checkbox"/> Attic	<input type="checkbox"/> Bank	<input type="checkbox"/> Annual	<input type="checkbox"/> Baiting Monitoring
<input type="checkbox"/> Garage	<input type="checkbox"/> Industrial	<input type="checkbox"/> Bi-Annual	<input type="checkbox"/> Baiting System Install
<input type="checkbox"/> Interior	<input type="checkbox"/> Medical	<input type="checkbox"/> Every Other Month	<input type="checkbox"/> Drywood Spot Treatment
<input type="checkbox"/> Office Space	<input checked="" type="checkbox"/> Professional	<input type="checkbox"/> Monthly	<input type="checkbox"/> Liquid Subterranean Treatment
<input checked="" type="checkbox"/> Perimeter	<input type="checkbox"/> Residence	<input type="checkbox"/> Quarterly	<input type="checkbox"/> Pre Construction Treatment
<input type="checkbox"/> Restroom	<input type="checkbox"/> Retail		<input checked="" type="checkbox"/> Termite Renewal
			<input type="checkbox"/> WDO Inspection

Type of Termites/Pests	Treatment	
<input type="checkbox"/> Carpenter Bees	<input type="checkbox"/> Bora Care 40%	<input type="checkbox"/> Sentricon Always Active
<input type="checkbox"/> Drywood Termites	<input type="checkbox"/> Hex Pro	<input type="checkbox"/> Shatter Bait .5%
<input checked="" type="checkbox"/> Eastern Subterranean Termites	<input type="checkbox"/> Premise II 21.4%	<input type="checkbox"/> Taurus SC 9.1%
<input type="checkbox"/> Formosan Subterranean Termites	<input type="checkbox"/> Premise Pre 21.4%	<input type="checkbox"/> Termidor Dry .5%
<input type="checkbox"/> Wood Decaying Fungi	<input type="checkbox"/> Recruit AG	<input type="checkbox"/> Termidor Foam .005%
<input type="checkbox"/> Wood Destroying Beetles	<input type="checkbox"/> Recruit HD	<input checked="" type="checkbox"/> <u>JWS.</u>

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

Ask us about Automatic Payments or Paperless Billing.

Instructions: _____



NVIROTECT

PEST CONTROL SERVICES

16210 North Florida Avenue
Lutz, FL 33549

Pest Control Division

Office: 813.968.7031

Toll Free:
888.908.8388

www.nviroTECT.com

INVOICE

Talavera CDD
12620 US Hwy 41
C/O Rizetta & Company @5844 Old Pasco Road, Suite
100
Spring Hill, FL 34610
Date: 2/28/26

Account Number: 11134

Invoice Number: 386869

Previous Balance: \$70.00

General Household Pests \$70.00

Sales Tax: \$0.00

Service Amount: \$70.00

Check /Cash: _____

Technician(s): NH

Call for a FREE Lawn Care Quote!

Next service FREE for each referral!*

10% Discount with yearly Prepayment!*

* Exclusions apply. Call office for details.

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

General Pest

- Acrobat Ants
- Argentine Ants
- Bed Bugs
- Carpenter Ants
- Crazy Ants
- Drain Flies
- Fire Ants
- Fleas
- German Roaches
- Ghost Ants
- Mosquitos
- Mud Daubers
- Pantry pests
- Paper Wasps
- Pharaoh Ants
- Preventative
- Roaches
- Silverfish
- Spiders
- Ticks
- White Foot Ants
- _____

Treatment

- Advion Ant Bait Station .1%
- Advion Ant Gel Bait .05%
- Advion Roach Bait Stn .5%
- Advion Roach Gel Bait .6%
- Alpine Aerosol .25%
- Biozyme
- CM Insect Monitors
- Dekko Silver Fish Paks 20%
- D-Fense Dust .05%
- Gentrol Liquid 9%
- Inspection
- Maxforce Quantum .03%
- Niban FG 5%
- Nyguard IGR 10%
- Onslaught 6.4%
- Perimeter Sweep
- Taurus .06%
- Talstar Xtra .25%
- Transport GHP .11%
- Transport Mikron .11%
- Vector Bio 5
- Wasp Freeze .1%
- Web Out 10.5%
- _____

Rodent Control

- Mice
- Rats
- _____
- CM Rat Snap Traps
- Contrac Blox Bait .005%
- Final Blox Bait .005%
- Rodent Bait Stations
- T-Rex Rat Snap Traps
- Victor Glue Boards

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

Ask us about Automatic Payments or Paperless Billing.

Instructions: _____



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

RECEIVED
 FEB - 9 2026



244 0 1
 22-70346

TALAVERA CDD

Service Address: **18955 ROCOCO ROAD**

Bill Number: 23875306

Billing Date: 2/4/2026

Billing Period: 12/15/2025 to 1/13/2026

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	12/15/2025	3393	1/13/2026	3425	29	32

Usage History

Month	Usage
January 2026	32
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

Transactions

Previous Bill	464.60
Payment 01/26/26	-464.60 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	7.0 Thousand Gals X \$3.47 = 24.29
Sewer	
Sewer Base Charge	103.45
Sewer Charges	32.0 Thousand Gals X \$7.20 = 230.40
Total Current Transactions	453.93
TOTAL BALANCE DUE	\$453.93



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasy pay.pascocountyfl.net

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

Account # 0940045
 Customer # 01366786
 Balance Forward 0.00
 Current Transactions 453.93

Total Balance Due	\$453.93
Due Date	2/23/2026

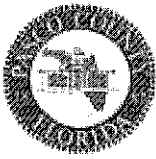
10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 02/23/2026.

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

013667863094004502387530640000453932



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

RECEIVED
 FEB - 9 2026



245 0 1
 22-70346

TALAVERA CDD

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

Bill Number: 23877278

Billing Date: 2/4/2026

Billing Period: 12/15/2025 to 1/13/2026

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/pcirates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Irrig Potable	190492067	12/15/2025	2083	1/13/2026	2083	29	0

Usage History

Irrigation

January 2026	0
December 2025	0
November 2025	0
October 2025	0
September 2025	0
August 2025	0
July 2025	0

Transactions

Previous Bill	22.37
Payment 01/26/26	-22.37 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 pascoeasy pay.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	2/23/2026

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

The Total Due will be electronically transferred on 02/23/2026.

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

01366786310849659238772784000022378

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

Invoice

Date	Invoice #
2/2/2026	INV0000106624

Bill To:

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

Services for the month of	Terms	Client Number
February	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 #
1/30/2026	INV0000106746

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	\$4,649.23	\$4,649.23
Subtotal			\$4,649.23
Total			\$4,649.23

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

Invoice

Date	Invoice #
2/1/2026	INV0000106946

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
Cell Phone	50.00	\$1.00	\$50.00
Auto Mileage & Travel	53.20	\$1.00	\$53.20
Subtotal			\$103.20
Total			\$103.20

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

Invoice

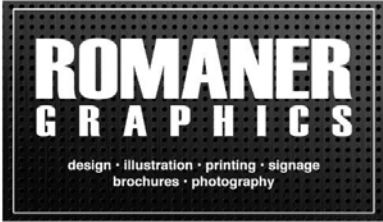
Date	Invoice #
2/13/2026	INV0000106970

Bill To:

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

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

Description	Qty	Rate	Amount
Amenity Management & Oversight	1.00	\$1,104.17	\$1,104.17
Personnel Reimbursement	1.00	\$4,786.21	\$4,786.21
Subtotal			\$5,890.38
Total			\$5,890.38



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

INVOICE # 23007

TO: Talavera
COMPANY NAME: _____
DATE: 2/18/26

Reinstall sign at Talavera	
Parkway/Romanesque/Cortez: Breakaway stub,	
lap splice kit, and concrete footer	

TOTAL: \$200.00

ROMANER
GRAPHICS
Thank You,

Site Masters of Florida, LLC
5551 Bloomfield Blvd.
Lakeland, FL 33810
(813) 917-9567
Email: tim.sitemastersofflorida@yahoo.com

INVOICE
#021326-1

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

Date: February 13, 2026

Remediate sidewalk deficiencies by grind and replacing as indicated in District Engineer's Technical Memorandum dated 12/8/25.

TOTAL DUE \$5,955

Business Observer

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

INVOICE

Legal Advertising

Invoice # 26-00288P

Date 02/06/2026

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

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

Description

Amount

Serial # 26-00288P Public Board Meetings RE: Talavera Board of Supervisors Meeting on February 18, 2026 Published: 2/6/2026	\$65.63
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Important Message

Please include our Serial # on your check
Pay by credit card online:
<https://legals.businessobserverfl.com/send-payment/>

Paid	()
Total	\$65.63

Payment is due within 30 days of the 1st publication date of your notice. if payment is not made, affidavits may be held

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

NOTICE

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

Business Observer

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

INVOICE

Legal Advertising

NOTICE OF AUDIT COMMITTEE MEETING AND NOTICE OF REGULAR MEETING OF THE BOARD OF SUPERVISORS OF TALAVERA COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Talavera Community Development District will hold an Audit Committee Meeting and its regular meeting of the Board of Supervisors on Wednesday, February 18, 2026 at 6:00 p.m. at the Talavera Amenity Center, located at 18955 Rococo Road, Spring Hill, FL 34610. The Audit Committee will review, discuss and establish evaluation criteria for any proposals the District receives pursuant to solicitations for auditing services. Immediately following the Audit Committee meeting, the Board of Supervisors of the District will hold its regular meeting to consider any business that properly comes before it.

The meetings are open to the public and will be conducted in accordance with the provisions of Florida law. One or both meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager, c/o Rizzetta and Company, Inc. at 3434 Colwell Avenue, Suite 200, Tampa, FL 33634. There may be an occasion where one or more supervisors will participate by speaker telephone.

Pursuant to provisions of the American with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 994-1001, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 or 711 for aid in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Sean Craft
District Manager
February 6, 2026

26-00288P

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

NOTICE

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



MK-WI-S300 GCFS
1555 N. Rivercenter Drive, Suite 300
Milwaukee, WI 53212

FEB - 2 2021

8052266



000001799 02 SP 106481710456193 P

Talavera CDD
ATTN District Manager
3434 Colwell Ave Ste 200
Tampa, FL 33614
United States





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 8052266
Account Number: 255580000
Invoice Date: 01/23/2026
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

Talavera CDD
ATTN District Manager
3434 Colwell Ave Ste 200
Tampa, FL 33614
United States

TALAVERA CDD 2016

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE \$6,900.00

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

TALAVERA CDD 2016

Invoice Number:	8052266
Account Number:	255580000
Current Due:	\$6,900.00
Direct Inquiries To:	Duffy, Leanne M
Phone:	(407)-835-3807

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 8052266
Invoice Date: 01/23/2026
Account Number: 255580000
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

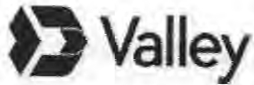
TALAVERA CDD 2016

Accounts Included 255580000 255580001 255580002 255580003 255580004 255580007
in This Relationship: 255580008 255580009 255580010 255580011 255580012

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	6,900.00	100.00%	\$6,900.00
Subtotal Administration Fees - In Advance 01/01/2026 - 12/31/2026				\$6,900.00
TOTAL AMOUNT DUE				\$6,900.00





0 TALAVERA CDD 0

ACCOUNT SUMMARY

Credit Limit	\$10,000.00
Credit Available	\$8,331.00
Statement Closing Date	January 31, 2026
Days in Billing Cycle	31
Previous Balance	\$720.16
Payments & Credits	\$720.16
Purchases & Other Charges	\$1,668.91
Balance Transfer	\$0.00
FEES CHARGED	\$0.00
INTEREST CHARGED	\$0.00
New Balance	\$1,668.91

Questions? Call Customer Service
Toll Free - 1-844-626-6581
International Collect - 1-301-665-4442
TTY 1-301-665-4443

PAYMENT INFORMATION

New Balance	\$1,668.91
Minimum Payment Due	\$1,668.91
Payment Due Date	February 25, 2026

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			TOTAL	\$720.16-
01/26	01/26	F151500DA00CHGDDA	AUTOMATIC PAYMENT - THANK YOU	720.16-
		EVELYN OCASIO LOPEZ	TOTAL	\$1,668.91
01/01	01/01	5543286QH5W7VGD8S	AMAZON PRIME*M15JX14P3 SEATTLE WA MCC: 5968 MERCHANT ZIP:	139.00
01/02	01/02	5543286QJ5WDQTYGM	AMAZON MKTPL*L54ZC9V73 SEATTLE WA MCC: 5942 MERCHANT ZIP:	149.99
01/03	01/03	5543286QK5WRNT2ZP	AMAZON MKTPL*ZP3BZ95Z3 SEATTLE WA MCC: 5942 MERCHANT ZIP:	159.99
01/03	01/03	5543286QK5WVR30K9	AMAZON MKTPL*OL6172Z23 SEATTLE WA MCC: 5942 MERCHANT ZIP:	68.37
01/03	01/03	5543286QK5WWZWR3Q	AMAZON MKTPL*SD6AW6WX3 SEATTLE WA MCC: 5942 MERCHANT ZIP:	37.89
01/06	01/06	0541601QN43AQ44W5	WAL-MART #6207 SPRING HILL FL MCC: 5411 MERCHANT ZIP:	78.27

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	February 25, 2026
New Balance	\$1,668.91
Minimum Payment Due	\$1,668.91
Past Due Amount	\$0.00

Make Check
Payable to:

Amount Enclosed:

\$

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

Valley Bank
PLEASE DO NOT MAIL CHECKS
St Petersburg FL 33716

TRANSACTIONS (continued)

Tran Date	Post Date	Reference Number	Transaction Description	Amount
01/10	01/10	1230202QS00F0LKRE	MAILCHIMP ATLANTA GA MCC: 5818 MERCHANT ZIP:	26.50 ✓
01/13	01/13	5543286QX5X7HSB2Q	AMAZON MKTPL*H78M81VA3 SEATTLE WA MCC: 5942 MERCHANT ZIP:	17.99
01/14	01/14	5543286QY5XGEJNE2	AMAZON MKTPL*3E4CU6EJ3 SEATTLE WA MCC: 5942 MERCHANT ZIP:	14.99
01/14	01/14	5543286QY5XGESS32	AMAZON MKTPL*BR8C64TT3 SEATTLE WA MCC: 5942 MERCHANT ZIP:	55.98
01/16	01/16	5543286D05YAPS5WD	AMAZON MKTPL*7Y1OW7OL3 SEATTLE WA MCC: 5942 MERCHANT ZIP:	19.99 ✓
01/16	01/16	5543286D05Y4ZA8PH	AMAZON.COM*F519D64P3 SEATTLE WA MCC: 5942 MERCHANT ZIP:	* 12.60 ✓
01/16	01/16	5543286D05Y6MEYW1	AMAZON.COM*W44W47MS3 SEATTLE WA MCC: 5942 MERCHANT ZIP:	4.97 ✓
01/16	01/16	5543286D05Y6M1B8J	AMAZON.COM*9P2B93AO3 SEATTLE WA MCC: 5942 MERCHANT ZIP:	9.99 ✓
01/16	01/16	5543286D05Y8KY5VQ	AMAZON MKTPL*R34ZY53B3 SEATTLE WA MCC: 5942 MERCHANT ZIP:	192.13 ✓
01/16	01/16	5543286D05Y8V99J2	AMAZON MKTPL*QJ2VF5T83 SEATTLE WA MCC: 5942 MERCHANT ZIP:	55.96 ✓
01/17	01/17	5543286D15YNGR8HP	AMAZON MKTPL*X20ZS1S93 SEATTLE WA MCC: 5942 MERCHANT ZIP:	54.39 ✓
01/17	01/17	5543286D15YRTD0KA	AMAZON.COM*UX0Q83K03 SEATTLE WA MCC: 5942 MERCHANT ZIP:	5.78 ✓
01/18	01/18	5543286D25YZETMPS	AMAZON.COM*BH9D489X3 SEATTLE WA MCC: 5942 MERCHANT ZIP:	* 34.81 ✓
01/20	01/20	5543286D45ZF9GBFE	AMAZON.COM*MF8DA04T3 SEATTLE WA MCC: 5942 MERCHANT ZIP:	91.11 ✓
01/21	01/21	5543286D55ZDXJ40	AMAZON MKTPL*RV9F09SH3 SEATTLE WA MCC: 5942 MERCHANT ZIP:	12.40 ✓
01/21	01/21	5543286D5600S8PFJ	AMAZON MKTPL*DK94L4CS3 SEATTLE WA MCC: 5942 MERCHANT ZIP:	16.99
01/21	01/21	5543286D560003X3Q	AMAZON MKTPL*2Z7AB6RX3 SEATTLE WA MCC: 5942 MERCHANT ZIP:	36.98 ✓
01/21	01/21	0230537D600GDMK37	PUBLIX #1142 LAND O LAKES FL MCC: 5411 MERCHANT ZIP: 34638	48.67 ✓
01/22	01/22	5543286D66049PSLX	AMAZON MKTPL*X35B25SK3 SEATTLE WA MCC: 5942 MERCHANT ZIP:	27.80
01/22	01/22	5543286D66065WFDL	AMAZON.COM*DK6YS8O73 SEATTLE WA MCC: 5942 MERCHANT ZIP:	60.65 ✓
01/23	01/23	7545491D7S66JDQYE	CES 159 LUTZ FL MCC: 5065 MERCHANT ZIP: 33558	180.00 ✓
01/23	01/23	5543286D760BPBSAT	AMAZON MKTPL*6H13M6SL3 SEATTLE WA MCC: 5942 MERCHANT ZIP:	9.99 ✓
01/24	01/24	5543286D860ZBGWYW	AMAZON MKTPL*HN4264U53 SEATTLE WA MCC: 5942 MERCHANT ZIP:	9.99 ✓
01/25	01/25	1230202D900J7Y9Z4	ADOBE SAN JOSE CA MCC: 5817 MERCHANT ZIP: zz	19.99 ✓
01/27	01/27	0543684DQBLHZL8A0	WM SUPERCENTER #6207 SPRING HILL FL MCC: 5411 MERCHANT ZIP: 34609	14.75 ✓

MICHELLE WHITE

\$0.00

* AMAZON Billed Separated Invoice Budget
 You will see 2 Copies of Invoice same
 EW

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

				Dog Waste Station Supplies	Office Supplies	Clubhouse Maintenance & Repair	Special Events	
				57200-4906	57200-5101	57200-4705	57200-4775	
Date	Vendor Name	Reason for Expenditure	Amount					
								0.00
1/1/2026	Amazon	Prime Yearly membership	\$ (139.00)		\$ (139.00)			(139.00)
1/2/2026	Amazon	Dog waste bags/Air wick scent	\$ (68.37)	\$ (43.49)	\$ (24.88)			(68.37)
1/2/2026	Amazon	Urinal Screen Deodorizer, Gel Beads	\$ (37.89)			\$ (22.90)	\$ (14.99)	(37.89)
1/2/2026	Amazon	Aluminum Shed Ramp	\$ (149.99)			\$ (149.99)		(149.99)
1/2/2026	Amazon	71" Aluminum Backless Bench-Basketbl	\$ (159.99)			\$ (159.99)		(159.99)
1/2/2026	Amazon	Sm Christmas Tree Storage Bag	\$ (17.99)			\$ -		0.00
1/6/2026	Walmart	Cookies/etc Cookie Wed Janusary	\$ (78.27)				\$ (78.27)	(78.27)
1/10/2026	Mail Chimp	Monthly Fee	\$ (26.50)		\$ (26.50)	\$ -		(26.50)
1/13/2026	Amazon	Kids Craft	\$ (14.99)				\$ (14.99)	(14.99)
1/13/2026	Amazon	Bolts & LED lights bathrooms	\$ (55.98)			\$ -		0.00
1/15/2026	Amazon	Metal Cable Zip Ties Bench/ Chairs	\$ (19.99)			\$ -		0.00
1/15/2026	Amazon	Clorox, Lysol, Glade Spray Family bath	\$ (91.11)			\$ (91.11)		(91.11)
1/15/2026	Amazon	Maintenance Items & Dog Station Bag	\$ (192.13)	\$ (86.98)		\$ (105.15)		(192.13)
1/15/2026	Amazon	Wasp & Hornet Keller 2pk)	\$ (9.99)			\$ (9.99)		(9.99)
1/15/2026	Amazon	2Box Dog Station Can Liners & Brillos	\$ (55.96)	\$ (45.98)		\$ (9.98)		(55.96)
1/15/2026	Amazon	2 Btl)Lysol Toilet Bowl Cleaner	\$ (4.97)			\$ (4.97)		(4.97)
1/15/2026	Amazon	Binders for 2026 Records	\$ (12.60)		\$ (12.60)			(12.60)
1/15/2026	Amazon	Binders for 2026 Records	\$ (34.81)		\$ (34.81)			(34.81)
1/15/2026	Amazon	Binder Dividers	\$ (5.78)		\$ (5.78)			(5.78)
1/17/2026	Amazon	Baby Changing Sta. Sanitary Bed Liner	\$ (54.39)			\$ (54.39)		(54.39)
1/20/2026	Amazon	LED Bathroom lights/wire connectors	\$ (36.98)			\$ (36.98)		(36.98)
1/20/2026	Amazon	Triple grip #8 screws w/drill bid	\$ (12.40)			\$ (12.40)		(12.40)
1/21/2026	Amazon	2pk Photo Cell	\$ (16.99)			\$ (16.99)		(16.99)
1/21/2026	Publix	CDD meeting	\$ (48.67)				\$ (48.67)	(48.67)
1/21/2026	Amazon	Silicone Max Kitchen & Bath	\$ (27.80)			\$ (27.80)		(27.80)
1/21/2026	Amazon	Battery	\$ (60.65)		\$ (60.65)			(60.65)
1/22/2026	Amazon	outdoor outlet cover Splash pad	\$ (9.99)			\$ (9.99)		(9.99)
1/23/2026	CES	3 Fld Spot Lights Monuments	\$ (180.00)			\$ (180.00)		(180.00)
1/24/2026	Amazon	Door Stoppers replacement rubbers 5	\$ (9.99)			\$ (9.99)		(9.99)
1/25/2026	Adobe	Monthly Fee	\$ (19.99)			\$ (19.99)		(19.99)
1/27/2026	Walmart	Cookies Feb	\$ (14.75)				\$ (14.75)	(14.75)
			\$ (1,668.91)	\$ (176.45)	\$ (304.22)	\$ (1,016.57)	\$ (171.67)	(1,668.91)

From: Amazon Prime <prime@amazon.com>
Sent: Friday, December 26, 2025 4:48 PM
To: manager talaveraclub.com
Subject: Confirmation of Prime membership change



Your plan has been updated

Hello Clubhouse Manager,

You've successfully changed your Prime payment option from billing every month to billing every year at \$139.00 per year plus tax. Please review our **cancellation policy below**.

Thank you,
Amazon Customer Service

Continue enjoying all of Prime



Fast, free delivery



Exclusive deals



Prime Video

[Explore all benefits](#)

Here's your cancellation policy


You can cancel Prime at any time by visiting [Your Account](#), clicking 'end membership' under 'Manage Membership' and following the instructions on screen. Cancel before your renewal date to avoid the next charge or [set a renewal reminder](#). For more details, see the [Amazon Prime Terms](#). We will notify you in advance if the price of Prime ever changes.

Order Summary


Order placed January 2, 2026 Order # 112-4281260-1712261

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: \$68.37 Shipping & Handling: \$2.99 Free Shipping: -\$2.99 Total before tax: \$68.37 Estimated tax to be collected: \$0.00 Grand Total: \$68.37

Arriving tomorrow 10 AM – 3 PM



Air Wick Scented Oils 0+10 Apple Cinnamon Medley *Office*
Sold by: Amazon.com
Supplied by: Other
\$24.88



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 *- Dog Waste*
Sold by: Zero Waste USA
Supplied by: Other
\$43.49

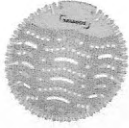
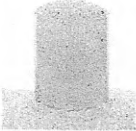
[Back to top](#)

Order Summary

Order placed January 2, 2026 Order # 112-3404221-8459428

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: \$37.89 Shipping & Handling: \$0.00 Total before tax: \$37.89 Estimated tax to be collected: \$0.00 Grand Total: \$37.89
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Arriving Sunday

	Urinal Screen Deodorizer (12 Pack) Urinal Mats Anti-Splash Toilet Smell Refresher protection for Bathroom Office Stadiums Schools with Free Gloves - 12pcs Yellow Lemon Sold by: Fincci US Supplied by: Other \$22.90	<i>- Maintenance</i> <i>- Special Event</i>
	ZTML MS 140,000 Pieces Clear Water Gel Jelly Beads, Clear Water Beads, Vase Filler Beads, Non Toxic Water Beads for Soilless Planting, Wedding Centerpiece, Floral Arrangement, Vase Filler (Clear) Sold by: ZTML MS Supplied by: Other \$14.99	


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Order Summary

Order placed December 26, 2025 Order # 112-2297743-2541825

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: \$149.99 Shipping & Handling: \$0.00 Total before tax: \$149.99 Estimated tax to be collected: \$0.00 Grand Total: \$149.99

Arriving January 2



KOLOTOOL Aluminum Shed Ramp 55" L x 11" W Loading Ramps 3000 Lbs Capacity
Lightweight Portable Ramp Anti-Slip Waterproof for ATV Lawn Mower Golf Cart
Dirt Bike Motorcycle Garden Tractor 2Pcs
Sold by: KOLOTOOL Direct
Supplied by: Other
\$149.99

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Order Summary

Order placed January 2, 2026 Order # 112-0853304-1825849

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: \$159.99 Shipping & Handling: \$0.00 Total before tax: \$159.99 Estimated tax to be collected: \$0.00 Grand Total: \$159.99

Arriving January 7 - January 8



TECSPACE 71 Inches Aluminum Outdoor Weatherproof Bench Backless, 550 LBS
Bearing Capacity Garden Porch Bench, Black
Sold by: TECSPACE
Supplied by: Other
\$159.99

Basket Ball area

[Back to top](#)

Give us feedback @ survey.walmart.com
Thank you! ID #:7WQJQQ256MD1



Neighborhood Market
352-587-6950 Mgr. ISAAC
14344 SPRING HILL DR
SPRING HILL FL 34609
ST# 06207 OP# 009006 TE# 06 TR# 03285

ITEMS SOLD 16
TC# 0139 6576 7473 1376 1156



CREAMER	041271025900 F	3.74 N
CREAMER	041271009740 F	3.74 N
TWG HBVTY 20	070177187600 F	3.97 N
BAKING SODA	033200011300 F	0.87 N
KCUP COFFEE	611247374010 F	14.67 N
GV MINI MRSH	078742242010 F	1.68 N
GV MINI MRSH	078742242010 F	1.68 N
BREADLPANS	076753045580	7.97 N
CAKEPANS	076753045560	10.38 N
SM HCM MLK	070920476510 F	8.97 N
WHT CUTLERY	681131573930	1.98 N
CREAMER	041271025910 F	3.74 N
GV ICED OAT	078742159870 F	1.97 N
GV ICED OAT	078742159870 F	1.97 N
GV ICED OAT	078742159870 F	1.97 N
SM HCM MLK	070920476510 F	8.97 N

*Cookie & Hot Chocolate
Coffee w/ds*
Cookie Day w/d 1/7

..SUBTOTAL 78.27
TOTAL 78.27
MCARD TEND 78.27
CHANGE DUE 0.00

MASTERCARD- 4420 I 1 APPR#006595
78.27 TOTAL PURCHASE
REF # 600605384457
AID A0000000041010
TERMINAL # 26918387
*No Signature Required
01/06/26 08:32:20

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

Single Purchase Exemption
Consumer's Certificate of Exemption
DR-14
Issued Pursuant to Chapter 212,
Florida Status
Certificate Number: 85-8013730746C-2
Expiration Date: 2027-01-31
This Certifies that:
TALAVERA COMMUNITY DEVELOPEMENT
STATE ROAD 52
DADE CITY FL 33525
is exempt from the payment of Florida
sales and use tax on real property
rented, transient rental property
rented, tangible personal property
purchased or rented, or services
purchased.



Get free delivery
from this store
with Walmart+

Scan for 30-day free trial.

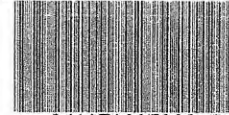
Low prices You Can Trust. Every Day.
01/06/26 08:32:45

Give us feedback @ survey.walmart.com
Thank you! ID #:7WQJQQ256MD1



Neighborhood Market
352-587-6950 Mgr. ISAAC
14344 SPRING HILL DR
SPRING HILL FL 34609
ST# 06207 OP# 009006 TE# 06 TR# 03285

ITEMS SOLD 16
TC# 0139 6576 7473 1376 1156



CREAMER	041271025900 F	3.74 N
CREAMER	041271009740 F	3.74 N
TWG HBVTY 20	070177187600 F	3.97 N
BAKING SODA	033200011300 F	0.87 N
KCUP COFFEE	611247374010 F	14.67 N
GV MINI MRSH	078742242010 F	1.68 N
GV MINI MRSH	078742242010 F	1.68 N
BREADLPANS	076753045580	7.97 N
CAKEPANS	076753045560	10.38 N
SM HCM MLK	070920476510 F	8.97 N
WHT CUTLERY	681131573930	1.98 N
CREAMER	041271025910 F	3.74 N
GV ICED OAT	078742159870 F	1.97 N
GV ICED OAT	078742159870 F	1.97 N
GV ICED OAT	078742159870 F	1.97 N
SM HCM MLK	070920476510 F	8.97 N

SUBTOTAL 78.27
TOTAL 78.27
MCARD TEND 78.27
CHANGE DUE 0.00

MASTERCARD- 4420 I 1 APPR#006595
78.27 TOTAL PURCHASE
REF # 600605384457
AID A0000000041010
TERMINAL # 26918387
*No Signature Required
01/06/26 08:32:20

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

Single Purchase Exemption
Consumer's Certificate of Exemption
DR-14
Issued Pursuant to Chapter 212,
Florida Status
Certificate Number: 85-8013730746C-2
Expiration Date: 2027-01-31
This Certifies that:
TALAVERA COMMUNITY DEVELOPEMENT
STATE ROAD 52
DADE CITY FL 33525
is exempt from the payment of Florida
sales and use tax on real property
rented, transient rental property
rented, tangible personal property
purchased or rented, or services
purchased.



Get free delivery
from this store
with Walmart+

Scan for 30-day free trial.

Low prices You Can Trust. Every Day.
01/06/26 08:32:45

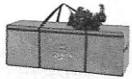
Order Summary

Order placed January 2, 2026 Order # 112-5003094-5457859

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: \$17.99 Shipping & Handling: \$0.00 Total before tax: \$17.99 Estimated tax to be collected: \$0.00 Grand Total: \$17.99

Delivered January 15

Your package was delivered. It was handed directly to a resident.



SJQYWDW Small Christmas Tree Storage Bag 4ft/5ft – Heavy Duty Reusable Tree Storage Bag with Reinforced Handles, Thickened PE Material Moisture-resistant Tearproof for Short Holiday Trees (Red)
Sold by: kingtour
Return or replace items: Eligible through February 15, 2026
\$17.99

[Back to top](#)

Mailchimp Receipt MC11992843

Issued to

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

Issued by

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

Details

Order# 11992843
Date Paid: January 10, 2026 01:33 AM New York

Billing statement

Essentials plan	\$26.50
1,500 contacts	
<hr/>	
Paid via Mast ending in 4420 which expires 05/2027 on January 10, 2026	\$26.50

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

[Looking for our United States Residency
Certificate?](#)

Balance as of January 10, 2026	\$0.00
--------------------------------	--------

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

Sales Tax was not applied to this purchase.

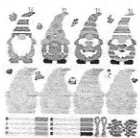


Order Summary

Order placed January 13, 2026 Order # 112-8569908-2150668

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: \$14.99 Shipping & Handling: \$0.00 Total before tax: \$14.99 Estimated tax to be collected: \$0.00 Grand Total: \$14.99
---	---	---

Delivered January 14
It was handed directly to a receptionist or someone at a front desk.



Censen 40 Sets Valentine's Day Unfinished Wooden Gnome Ornament Craft Kits to Paint DIY Include Blank Gnome Cutout Hanging Slices, Colored Marker, Bells for Kids St. Patrick's Day Tree All Festival
Sold by: Bandyah
Return or replace items: Eligible through February 13, 2026
\$14.99

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Order Summary

Order placed January 13, 2026 Order # 112-7712524-5220234

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: \$55.98 Shipping & Handling: \$0.00 Total before tax: \$55.98 Estimated tax to be collected: \$0.00 Grand Total: \$55.98

Delivered January 14

It was handed directly to a receptionist or someone at a front desk.



Besitu 252Pcs Hex Bolts and Nuts Assortment Kit, 1/4-20, 5/16-18, 3/8-16 Assorted Bolts Nuts and Washers Kit, 304 Stainless Steel Machine Screw Sets with Case

Sold by: Besitu

Return or replace items: Eligible through February 13, 2026
\$24.99

Delivered January 17

Your package was left near the front door or porch.



JESLED 2FT T8 LED Tube Light, 10W(24W Equiv.), 5000K Daylight, 1120LM, 24 Inch Type A+B LED Bulb, Plug & Play or Ballast Bypass, Double-Ended, F17T8 Fluorescent Replacement, Clear, 4 Pack, ETL

Sold by: JESLED

Return or replace items: Eligible through February 15, 2026
\$30.99


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Order Summary

Order placed January 15, 2026 Order # 112-2097360-9619428

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 Saturday



Pijaborg 24 Inch Metal Cable Zip Ties, Stainless Steel Zip Ties Long, 500 Lbs Heavy Duty Self-Locking Strap Ties, Steel Cable Tie, 40 PCS Strength for Exhaust Wrap, Garden Ties, UV Resistant Cable Ties

Sold by: Biyaboge
Supplied by: Other
\$19.99

*For Secure Basket Ball
Blowke
f Tennis Chinas
for*

[Back to top](#)

Order Summary

Order placed January 15, 2026 Order # 112-3525989-2960244

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: \$47.41 Shipping & Handling: \$0.00 Total before tax: \$47.41 Estimated tax to be collected: \$0.00 Grand Total: \$47.41
---	---	---

Delivered January 21

Your package was delivered. It was handed directly to a resident.



Samsill Durable 6 inch 3 Ring Binder, Made in USA, Locking D Ring FSC 100% Recycled Chipboard, White, 2 Pack

Sold by: Amazon.com

Supplied by: Other

Return or replace items: Eligible through February 20, 2026
\$34.81

Delivered January 16

Your package was delivered. It was handed directly to a resident.



Amazon Basics 3 Ring Binders, 3 Inch, 2 Pack, D-Ring Organizer for School, Home Office, White

Sold by: Amazon.com

Supplied by: Other

Return or replace items: Eligible through February 15, 2026
\$12.60

Amazon Billed Separate 12.60

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Order Summary

Order placed January 15, 2026 Order # 112-3525989-2960244

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: \$47.41 Shipping & Handling: \$0.00 Total before tax: \$47.41 Estimated tax to be collected: \$0.00 Grand Total: \$47.41 <i>34.81</i>
---	---	---

Delivered January 21
Your package was delivered. It was handed directly to a resident.

Samsill Durable 6 inch 3 Ring Binder, Made in USA, Locking D Ring FSC 100% Recycled Chipboard, White, 2 Pack
Sold by: Amazon.com
Supplied by: Other
Return or replace items: Eligible through February 20, 2026
\$34.81

34.81

AMAZON Billed Separate

Delivered January 16
Your package was delivered. It was handed directly to a resident.

Amazon Basics 3 Ring Binders, 3 Inch, 2 Pack, D-Ring Organizer for School, Home Office, White
Sold by: Amazon.com
Supplied by: Other
Return or replace items: Eligible through February 15, 2026
\$12.60

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Order Summary

Order placed January 15, 2026 Order # 112-0374424-3971456

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:	\$91.11
Shipping & Handling:	\$0.00
Total before tax:	\$91.11
Estimated tax to be collected:	\$0.00
Grand Total:	\$91.11

Arriving Tuesday



Clorox Clean-Up Multi-Surface Cleaner with Bleach, Original, Spray Bottle, 32 Fl Oz., Pack of 3

Sold by: Amazon.com
Supplied by: Other
\$13.47

Arriving Saturday



Glade Automatic Spray Refill and Holder Kit, Air Freshener for Home and Bathroom, Cashmere Woods, 6.2 Oz, 2 Count

Sold by: Amazon.com
Supplied by: Other

2 \$22.51



Lysol Disinfectant Spray, Sanitizing and Antibacterial Spray, For Disinfecting and Deodorizing, Lemon Breeze, 19 Fl Oz (Pack of 2), Packaging May Vary

Sold by: Amazon.com
Supplied by: Other
\$14.98



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

Sold by: Amazon.com
Supplied by: Other
\$17.64

Maintenance

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Order Summary

Order placed January 15, 2026 Order # 112-0462583-0778618

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: \$192.13 Shipping & Handling: \$2.99 Free Shipping: -\$2.99 Total before tax: \$192.13 Estimated tax to be collected: \$0.00 Grand Total: \$192.13

Arriving tomorrow 10 AM – 3 PM



KIISIISO Toilet Bowl Cleaner Tablets 50 PACK, Automatic Bleach Toilet Tank Cleaners, Bathroom Long-Lasting Freshness, Slow-Releasing Powerful Deodorizing & Descaling
Sold by: KIISIISO
Supplied by: Other
\$19.98

Arriving tomorrow 10 AM – 3 PM



Ortho Orthene Fire Ant Killer¹, Kills the Queen and Destroys Mounds, Begins Working in 60 minutes, 12 oz., 2-Pack
Sold by: Amazon.com
Supplied by: Other
\$20.47



Zero Waste USA 2,000 Commercial Grade Dog Waste Station Refill Roll Bags - (Most Popular) - 40% Thicker than competitor brands - Fits Any Dog Waste Station - 10 Rolls of 200 bags per roll
Sold by: Zero Waste USA
Supplied by: Other
\$43.49



Amazon Basics Dish Soap, Fresh Scent, 50 FL Oz, Pack of 1
Sold by: Amazon.com
Supplied by: Other
\$5.38



STP Premium Small Engine 4 Cycle Oil Formula, SAE10W-30 Small Engine Oil Engine Care Formula Reduces Wear for Lawnmower, Push Mower, Tractor, 32 Oz, STP
Sold by: Amazon.com
Supplied by: Other
\$12.35



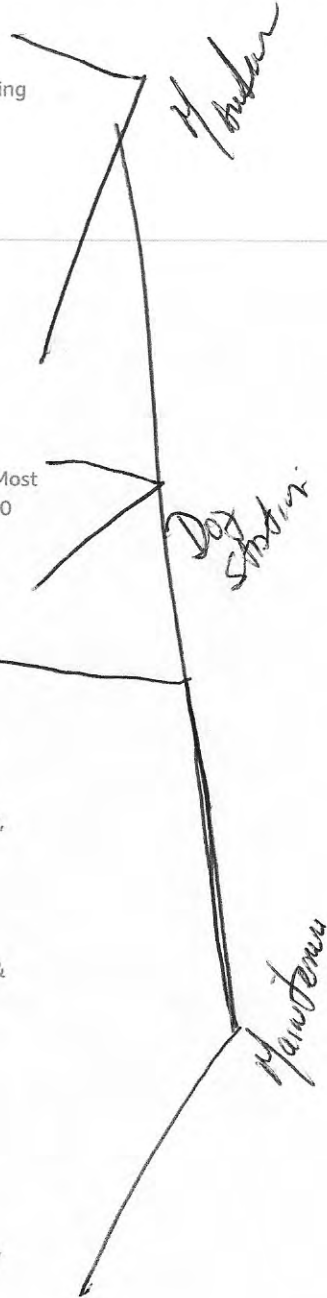
Ginger Lily Farms Botanicals All-Purpose Liquid Hand Soap Refill, 100% Vegan & Cruelty-Free, Apple Pear Scent, 1 Gallon (128 fl. oz.)
Sold by: TNG Worldwide
Supplied by: Other
\$23.99



MR.SIGA Microfiber Cleaning Cloth, Pack of 12, Size: 12.6" x 12.6"
Sold by: Mr SIGA USA
Supplied by: Other
\$13.99



Holaloha Toilet Brush, 2 Pack Toilet Brush and Holder Set Bathroom Accessories, Toilet Bowl Brush and Holder for Bathroom, White
Sold by: Suy Store
Supplied by: Other
\$8.99




Order Summary

Order placed January 15, 2026 Order # 112-3233805-0857815

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: \$9.99 Shipping & Handling: \$0.00 Total before tax: \$9.99 Estimated tax to be collected: \$0.00 Grand Total: \$9.99
---	---	--

Arriving Sunday



Raid Wasp & Hornet Killer Spray, Bug Killer Kills the Entire Nest, 14 Oz, 2 Count
Sold by: Amazon.com
Supplied by: Other
\$9.99

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Order Summary

Order placed January 15, 2026 Order # 112-5959556-6151463

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: \$55.96 Shipping & Handling: \$0.00 Total before tax: \$55.96 Estimated tax to be collected: \$0.00 Grand Total: \$55.96

Arriving Sunday

Brillo Heavy Duty Steel Wool Soap Pads, Original Red Scent (Heavy Duty, 10 Count (Pack of 1))
Sold by: TECHNOLOGISTIC CD
Supplied by: Other
\$9.98

Zero Waste USA - Commercial Grade Dog Waste Station Can Liners -1 Roll of 50 bags - Standard Size 26" W x 33" L (10-13 gallons) - Heavy Duty, Thicker than competitors' bags (1.1 mil)
Sold by: Zero Waste USA
Supplied by: Other
\$22.99

Handwritten notes:
- Next to Brillo: *Handwritten scribble*
- Next to Zero Waste USA: *Dog shirts*

[Back to top](#)

Order Summary

Order placed January 15, 2026 Order # 112-7048970-9334613

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: \$4.97 Shipping & Handling: \$0.00 Total before tax: \$4.97 Estimated tax to be collected: \$0.00 Grand Total: \$4.97

Arriving Sunday

Lysol Toilet Bowl Cleaner, Max Strength Bathroom Cleaning Supplies, Toilet Bowl Cleaner Clinging Gel, Home Essential, Instant Stain Removal, Disinfecting and Deodorizing, Bleach Free, 24 oz (2 ct)
Sold by: Amazon.com
Supplied by: Other
\$4.97

Maintenance

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Order Summary

Order placed January 15, 2026 Order # 112-1127385-7265040

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: \$5.78 Shipping & Handling: \$0.00 Total before tax: \$5.78 Estimated tax to be collected: \$0.00 Grand Total: \$5.78

Arriving Sunday



Avery Binder Dividers - 5-Tab Insertable Multicolor Big Tabs for Binders, 6 Sets of Dividers (11109)
Sold by: Amazon.com
Supplied by: Other
\$5.78

Office

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Order Summary

Order placed January 17, 2026 Order # 112-1710736-4485045

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: \$54.39 Shipping & Handling: \$0.00 Total before tax: \$54.39 Estimated tax to be collected: \$0.00 Grand Total: \$54.39

Arriving January 22 - January 23

KKPKB15099 Baby Changing Station Sanitary Bed Liners, White
Sold by: Shoplet
Supplied by: Other
\$54.39

of 500 QTY

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Order Summary

Order placed January 20, 2026 Order # 112-4703923-7123429

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: \$12.40 Shipping & Handling: \$0.00 Total before tax: \$12.40 Estimated tax to be collected: \$0.00 Grand Total: \$12.40
---	---	---

Arriving January 30



TRIPLEGRIP#8 GREY+SCREWS
Sold by: bestbrandsupply
Supplied by: Other
\$12.40

Mastercard

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Order Summary

Order placed January 20, 2026 Order # 112-3270507-8459408

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: \$36.98 Shipping & Handling: \$0.00 Total before tax: \$36.98 Estimated tax to be collected: \$0.00 Grand Total: \$36.98
---	---	---

Arriving Thursday



JESLED 2FT T8 LED Tube Light, 10W(24W Equiv.), 5000K Daylight, 1120LM, 24 Inch Type A+B LED Bulb, Plug & Play or Ballast Bypass, Double-Ended, F17T8 Fluorescent Replacement, Clear, 4 Pack, ETL

Sold by: JESLED
Supplied by: Other
\$29.99



180 PCS Wire Connectors, Insulating Insert Twist Electrical Wire Connectors with Spring, Portable Wire Caps for Quick Connection, Colorful Wire Caps Electrical

Sold by: SZLPD
Supplied by: Other
\$6.99

Ballastless
Master

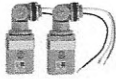
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Order Summary

Order placed January 21, 2026 Order # 112-8872008-9925032

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: \$16.99 Shipping & Handling: \$0.00 Total before tax: \$16.99 Estimated tax to be collected: \$0.00 Grand Total: \$16.99
---	---	---

Delivered January 22
Your package was delivered. It was handed directly to a resident.



FIMXSD 2 Pack Photo Cell for Outdoor Lighting Dusk to Dawn Sensor Photoelectric Switch for Porch Yard LED Flood Lights, 120VAC 50/60Hz Photocell Sensor IP54
Waterproof
Sold by: FIMXSD
Return or replace items: Eligible through February 21, 2026
\$16.99

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Publix

Arbor Square at Connerton
7830 Land O Lakes Blvd.
Land O Lakes, FL 34638
Store Manager: David Jones
813-996-3391

CHIX QUESADILLA	15.99	F
PBX PLTTR PINWHEEL	15.99	T F
OREO FROSTED CKIE	5.99	F
BLK & WHT COOKIES	4.79	F
BLK & WHT COOKIES	4.79	F
Order Total	47.55	
Sales Tax	1.12	
Grand Total	48.67	
Credit	Payment	48.67
Change	0.00	

*CDD Meeting
1/21/26
202*

Receipt ID: 1142 1LR 719 190

PRESTO!
Trace #: 713337
Reference #: 1177048814
Acct #: XXXXXXXXXXXX4420
Purchase Mastercard
Amount: \$48.67
Auth #: 021718

CREDIT CARD	PURCHASE
A0000000041010	Mastercard
Entry Method:	Chip Read
Mode:	Issuer

Your cashier was Self-Checkout Lane 1
01/21/2026 13:18 S1142 R171 9190 C0771

Join the Publix family!
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Publix Super Markets, Inc.



Publix

Arbor Square at Connerton
7830 Land O Lakes Blvd.
Land O Lakes, FL 34638
Store Manager: David Jones
813-996-3391

CHIX QUESADILLA	15.99	F
PBX PLTTR PINWHEEL	15.99	T F
OREO FROSTED CKIE	5.99	F
BLK & WHT COOKIES	4.79	F
BLK & WHT COOKIES	4.79	F
Order Total	47.55	
Sales Tax	1.12	
Grand Total	48.67	
Credit	Payment	48.67
Change	0.00	

Receipt ID: 1142 1LR 719 190

PRESTO!
Trace #: 713337
Reference #: 1177048814
Acct #: XXXXXXXXXXXX4420
Purchase Mastercard
Amount: \$48.67
Auth #: 021718

CREDIT CARD	PURCHASE
A0000000041010	Mastercard
Entry Method:	Chip Read
Mode:	Issuer

Your cashier was Self-Checkout Lane 1
01/21/2026 13:18 S1142 R171 9190 C0771

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Publix Super Markets, Inc.



Order Summary

Order placed January 21, 2026 Order # 112-6556192-5691416

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:	\$27.80
Shipping & Handling:	\$2.99
Free Shipping:	-\$2.99
Total before tax:	\$27.80
Estimated tax to be collected:	\$0.00
Grand Total:	\$27.80

Delivered January 22

Your package was delivered. It was handed directly to a resident.



2

Silicone Max Kitchen and Bath Silicone Sealant, Almond, 10.1-oz.

Sold by: Fat Boy Tools

Return or replace items: Eligible through February 21, 2026

\$13.90

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Order Summary

Order placed January 21, 2026 Order # 112-7312653-2317807

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: \$60.65 Shipping & Handling: \$2.99 Free Shipping: -\$2.99 Total before tax: \$60.65 Estimated tax to be collected: \$0.00 Grand Total: \$60.65

Arriving tomorrow 10 AM – 3 PM



Duracell 21/23 12V Battery, 2 Count (Pack of 1), 21/23 12 Volt Alkaline Batteries, Long-Lasting, Key Fob, Alarm Sensor, Garage Door Openers, and More

Sold by: Amazon.com
Supplied by: Other
\$5.85



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
\$18.64



Duracell Coppertop AAA Batteries with Power Boost Ingredients, 24 Count Pack Triple A Battery with Long-Lasting Power, Alkaline AAA Battery for Household and Office Devices

Sold by: Amazon.com
Supplied by: Other
\$17.98



Duracell Coppertop 9V Battery, 4 Count (Pack of 1), Long-lasting All-Purpose Alkaline 9V Batteries for Household and Office Devices

Sold by: Amazon.com
Supplied by: Other
\$18.18

Meeting Fan Coppertop Batteries

All Coppertop Clock

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Order Summary

Order placed January 22, 2026 Order # 112-9691537-3647459

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:	\$9.99
Shipping & Handling:	\$0.00
Total before tax:	\$9.99
Estimated tax to be collected:	\$0.00
Grand Total:	\$9.99

Arriving tomorrow



ENERLITES Outdoor Outlet Cover Extra-Duty in-Use Weatherproof Outdoor Decorator/GFCI Receptacle Outlets, Weatherproof Enclosure, 1-Gang 6.25" H x 3.5" W x 3.25" D, Clear Cover, IUC1V-D

Sold by: TAKETEK

Supplied by: Other

\$9.99

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CES 159
 21147 LEONARD ROAD
 LUTZ, FL 33558
 813-909-8776

SALE

01/23/2026 12:43
 Trans #8 Batch #162
 MASTERCARD CONTACTLESS
 *****4420
 Base Amt: \$180.00
 RESP: APPROVAL 023159 .00
 CODE: 0231 59
 REF #: 602317848052
 TRANSID: 0123MCO3KD97
 App Name: Mastercard
 AID: A0000000041010
 TVR: 0000008001
 Invoice No: 79344

Cardholder acknowledges receipt of goods
 and obligations set forth by the cardholder's
 agreement with issuer.

CUSTOMER COPY

C.E.S. (Land O Lakes)
 21147 Leonard Road, Suite 12,
 Lutz, FL, 33558.
 Phone: 813-909-8776
 Fax: 813-909-8775
 Email: LandO.lakes@cityelectricssupply.com

Delivery Details
 PALAVER COMMUNITY
 EVELYN LOPEZ 352-345-7353
 STATE ROAD 52
 DADE CITY FL
 33525

Entered by: Miguel Romero
 Account: 015992000001
 Tax Exempt #: 85-80137307460-
 Order Number: LANDSCAPE

CASH SALE
 01/079344

Date: 23 Jan 2026

Page 1/1

0 FLD-20WS-3CS-BZ
 (3 Back Ordered)
 1

Description
 3 X FLD-20WS-3CS-BZ FLD 20/15/10/SW 120-
 Deposit for goods

\$ Price Per
 \$ Goods

60.00 E
 180.00 E
 180.00

Credit Card No. 4420
 Payment \$180.00

Goods Total: \$180.00
 Tax Total: \$0.00
 Total: \$180.00

Signature: *Evelyn Lopez*

Print Name: Evelyn Deasio Lopez

Order Summary

Order placed January 24, 2026 Order # 112-1338937-9445055

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:	\$9.99
Shipping & Handling:	\$0.00
Total before tax:	\$9.99
Estimated tax to be collected:	\$0.00
Grand Total:	\$9.99

Arriving tomorrow



Door Stopper Replacement Rubber Tips - Ribbed Rubber Foot Door Stop Tips for Kickdown/Drop Down Door Stop Holder - Pack of 5 Durable Rubber Door Stoppers with Screws - Grey

Sold by: Ez_Shop

Supplied by: Other

\$9.99

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

ORIGINAL

Invoice Information

Invoice Number 3347115072
 Invoice Date 25-JAN-2026
 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-JAN-2026 to 24-FEB-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

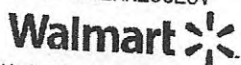
Comments:

Billing Contact

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

Thank you for your business!

Give us feedback @ survey.walmart.com
Thank you! ID #:7WQLXN256LOV



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

ST# 06207 OP# 009012 TE# 12 TR# 01977

ITEMS SOLD 5

TC# 6614 3632 0116 8706 3893



GV CHOCCHIP	078742259920 F	2.07 N
GV CHOCCHIP	078742259920 F	2.07 N
GV CHOCCHIP	078742259920 F	2.07 N
GV CHOCCHIP	078742259920 F	2.07 N
FG COOKIE	194346001100 F.	6.47 N

SUBTOTAL	14.75
TOTAL	14.75
MCARD TEND	14.75
CHANGE DUE	0.00

ACCOUNT #- 4420 F O APPR#027472
EXPIRATION DATE 05/27
14.75 TOTAL PURCHASE
REF # U454jb082540
TERMINAL # 26862663
01/27/26 17:42:30



Get free delivery
from this store
with Walmart+

Scan for 30-day free trial.

Low prices You Can Trust. Every Day.
01/27/26 17:42:40

*Cookies for
Job Wed's
EOT.*

Give us feedback @ survey.walmart.com
Thank you! ID #:7WQLXN256LOV



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

ST# 06207 OP# 009012 TE# 12 TR# 01977

ITEMS SOLD 5

TC# 6614 3632 0116 8706 3893



GV CHOCCHIP	078742259920 F	2.07 N
GV CHOCCHIP	078742259920 F	2.07 N
GV CHOCCHIP	078742259920 F	2.07 N
GV CHOCCHIP	078742259920 F	2.07 N
FG COOKIE	194346001100 F	6.47 N

SUBTOTAL	14.75
TOTAL	14.75
MCARD TEND	14.75
CHANGE DUE	0.00

ACCOUNT #- 4420 F O APPR#027472
EXPIRATION DATE 05/27
14.75 TOTAL PURCHASE
REF # U454jb082540
TERMINAL # 26862663
01/27/26 17:42:30



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01/27/26 17:42:40

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

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

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

Bill Date **02/05/2026**
Amount Due **64.11**
Current Charges Due **03/02/2026**

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				
01/05	28080	02/03	28307				227

Comparative Usage Information

Period	Days	Average kWh Per Day
Feb 2026	29	8
Jan 2026	34	14
Feb 2025	31	7

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 **90.09**
Payment **90.09CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 227 KWH @ 0.06090 **13.82**
Fuel Adjustment 227 KWH @ 0.04200 **9.53**
FL Gross Receipts Tax **1.60**

Total Current Charges **64.11**
Total Due **64.11** E.F.T.



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DO NOT PAY

Total amount will be electronically transferred on or after 02/20/2026.

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P.O. Box 278 • Dade City, Florida 33526-0278

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

See Reverse Side For Mailing Instructions

Bill Date: **02/05/2026**

District: BP04

Use above space for address change ONLY.



1707187 BP04
TALAVERA COMM DEV DIST
PO BOX 32414
CHARLOTTE NC 28232-2414

Electronic Funds Transfer on or after 02/20/2026
TOTAL CHARGES DUE 64.11
DO NOT PAY



000170718700000641100000641107

CUSTOMER INFORMATION

Bill Payment Procedure

When paying by mail, please detach the lower portion and enclose it with your payment. Include your Account number on your check or other correspondence. Never mail cash.

When paying in person, please bring the entire bill with you. The upper portion will be stamped "paid" to serve as your receipt.

You can pay by phone using your credit card by dialing (855) 938-3431. This is WREC's Secure Pay-By-Phone System.

Definitions

KWH: Kilowatt-hour - the basic measurement of electric energy use. One KWH will light ten 100-watt bulbs for one hour.

ESTIMATED: If we were unable to read your electric meter, your KWH was estimated. If this is the case, your electrical use has been calculated on the basis of past usage.

CUSTOMER

CHARGE: A fixed monthly amount to cover the cost of providing service to your location. This charge is applicable whether or not any electricity is used.

ENERGY: An amount to recover the remaining cost of distributing energy.

DEMAND (General Service customers only)

CHARGE: A charge based on a customer's peak power energy requirement during any 15-minute billing interval.

SERVICE

CHARGE: A charge for additional services such as connection of service, outdoor lights, or returned checks.

FUEL: To recover or return that amount of fuel cost not included in the energy amount.

About Customer Assistance Plans

Budget Bill Plan

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Medically Essential Service

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About Employees

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Wrec Net



Street Light
Repair

If Your Power Goes Off

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About Refunds

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Contact Information

Corporate Office	One Pasco Center	Bayonet Point
14651 21st Street Dade City (352) 567-5133	30461 Commerce Dr. San Antonio (352) 588-5115	12013 Hays Road Shady Hills (727) 868-9465

West Hernando

10005 Cortez Blvd.
Weeki Wachee
(352) 596-4000

Crystal River

5330 W. Gulf to Lake Hwy.
Lecanto
(352) 795-4382

Telephone Access If Calling From:

Sumter County to West Hernando	(352) 793-7813
Dunnellon to Crystal River	(352) 489-6818
Tampa to One Pasco Center	(813) 979-9732
Polk County to One Pasco Center	(863) 687-4396
East Hernando County to One Pasco Center	(352) 596-3360
Central Pasco County to Bayonet Point Verizon	(813) 972-9233

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Withlacoochee River Electric Cooperative, Inc.
P.O. Box 100
Dade City, FL 33526-0100

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www.wrec.net

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COOPERATIVE, INC.**

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P.O. Box 278 • Dade City, Florida 33526-0278

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

Bill Date **02/05/2026**
Amount Due **8,096.64**
Current Charges Due **03/02/2026**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

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

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

Comparative Usage Information		
Average kWh		
Period	Days	Per Day

**BILLS ARE DUE
WHEN RENDERED**
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less than \$5, late charge
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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**

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 02/20/2026.

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P.O. Box 278 • Dade City, Florida 33526-0278

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

See Reverse Side For Mailing Instructions

Bill Date: **02/05/2026**

Use above space for address change ONLY.

District: BP04

1707189 **BP04**
TALAVERA COMM DEV DIST
PO BOX 32414
CHARLOTTE NC 28232-2414

Electronic Funds Transfer on or after 02/20/2026
TOTAL CHARGES DUE 8,096.64
DO NOT PAY

000170718900080966400080966407

CUSTOMER INFORMATION

Bill Payment Procedure

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Wrec Net



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Repair

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West Hernando

10005 Cortez Blvd.
Weeki Wachee
(352) 596-4000

Crystal River

5330 W. Gulf to Lake Hwy.
Lecanto
(352) 795-4382

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Dunnellon to Crystal River	(352) 489-6818
Tampa to One Pasco Center	(813) 979-9732
Polk County to One Pasco Center	(863) 687-4396
East Hernando County to One Pasco Center	(352) 596-3360
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Dade City, FL 33526-0100

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**WITHLACOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

Bill Date **02/05/2026**
 Amount Due **1,279.80**
 Current Charges Due **03/02/2026**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

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

From		To		Multiplier	Dem. Reading	KW Demand	KWh Used
Date	Reading	Date	Reading				
01/05	39947	02/03	51693		23.80	24	11746

Comparative Usage Information
Average kWh

Period	Days	Per Day
Feb 2026	29	405
Jan 2026	34	396
Feb 2025	31	109

**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 1,249.03
Payment 1,249.03CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 11,746 KWH @ 0.06090 715.33
Fuel Adjustment 11,746 KWH @ 0.04200 493.33
FL Gross Receipts Tax 31.98

Total Current Charges 1,279.80
Total Due **E.F.T.** 1,279.80



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DO NOT PAY

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**WITHLACOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

See Reverse Side For Mailing Instructions

Bill Date: 02/05/2026

District: BP04

Use above space for address change ONLY.

1707190 BP04
 TALAVERA COMM DEV DIST
 PO BOX 32414
 CHARLOTTE NC 28232-2414

Electronic Funds Transfer on or after **02/20/2026**
TOTAL CHARGES DUE 1,279.80
DO NOT PAY

000170719000012798000012798007

CUSTOMER INFORMATION

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Wrec Net



Street Light
Repair

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West Hernando	Crystal River	
10005 Cortez Blvd. Weeki Wachee (352) 596-4000	5330 W. Gulf to Lake Hwy. Lecanto (352) 795-4382	

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Dunnellon to Crystal River	(352) 489-6818
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Polk County to One Pasco Center	(863) 687-4396
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Central Pasco County to Bayonet Point Verizon	(813) 972-9233

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P.O. Box 100
Dade City, FL 33526-0100

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

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

Bill Date **02/05/2026**
 Amount Due **182.11**
 Current Charges Due **03/02/2026**

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**

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
01/05	8487	02/03	9832				1345

Comparative Usage Information
Average kWh

Period	Days	Per Day
Feb 2026	29	46
Jan 2026	34	42
Feb 2025	31	55

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



1 0 4 6 9 4 9 7

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Previous Balance 191.51
Payment 191.51CR
Balance Forward 0.00

Customer Charge 39.16
 Energy Charge 1,345 KWH @ 0.06090 81.91
 Fuel Adjustment 1,345 KWH @ 0.04200 56.49
 FL Gross Receipts Tax 4.55

Total Current Charges 182.11
Total Due E.F.T. 182.11

DO NOT PAY

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WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

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P.O. Box 278 • Dade City, Florida 33526-0278

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Bill Date: 02/05/2026

Use above space for address change ONLY.

District: BP04

1707191 BP04
 TALAVERA COMM DEV DIST
 PO BOX 32414
 CHARLOTTE NC 28232-2414

Electronic Funds Transfer on or after 02/20/2026
TOTAL CHARGES DUE 182.11
DO NOT PAY

000170719100001821100001821106

CUSTOMER INFORMATION

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

Bill Date **02/05/2026**
 Amount Due **47.88**
 Current Charges Due **03/02/2026**

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				
01/05	11524	02/03	11597				73

Comparative Usage Information

Period	Days	Average kWh Per Day
Feb 2026	29	3
Jan 2026	34	3
Feb 2025	31	2

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

Previous Balance **49.34**
 Payment **49.34CR**
 Balance Forward **0.00**



1 0 4 6 9 4 9 7

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Customer Charge **39.16**
 Energy Charge 73 KWH @ 0.06090 **4.45**
 Fuel Adjustment 73 KWH @ 0.04200 **3.07**
 FL Gross Receipts Tax **1.20**

Total Current Charges **47.88**
 Total Due **47.88** E.F.T.

DO NOT PAY

Total amount will be electronically transferred on or after 02/20/2026.

**WITHLACOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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P.O. Box 278 • Dade City, Florida 33526-0278

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

See Reverse Side For Mailing Instructions

Bill Date: **02/05/2026**

District: BP04

Use above space for address change ONLY.

1707192 BP04
 TALAVERA COMM DEV DIST
 PO BOX 32414
 CHARLOTTE NC 28232-2414

Electronic Funds Transfer on or after 02/20/2026
TOTAL CHARGES DUE 47.88
DO NOT PAY

000170719200000478800000478800

CUSTOMER INFORMATION

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CUSTOMER

CHARGE: A fixed monthly amount to cover the cost of providing service to your location. This charge is applicable whether or not any electricity is used.

ENERGY: An amount to recover the remaining cost of distributing energy.

DEMAND (General Service customers only)

CHARGE: A charge based on a customer's peak power energy requirement during any 15-minute billing interval.

SERVICE

CHARGE: A charge for additional services such as connection of service, outdoor lights, or returned checks.

FUEL: To recover or return that amount of fuel cost not included in the energy amount.

About Customer Assistance Plans

Budget Bill Plan

(Year-round Residential accounts only) This eliminates the inconvenience of high bills and makes budgeting much easier.

Medically Essential Service

If electricity is essential to the health or life of a member of your household, please contact your district office.

About Employees

Withlacoochee River Electric Coop., Inc. employees rarely are required to enter a customer's home, but, should this be necessary, insist that you see his or her employee identification card which carries both name and photograph.



Wrec Net



Street Light
Repair

If Your Power Goes Off

1. Check to see if your neighbor or part of your home still has power. If so, chances are that you have blown a fuse or tripped a circuit breaker.
2. Please wait at least two minutes before reporting an interruption to see if service is restored.
3. Please remember that during severe weather, interruptions may be widespread.

About Refunds

It is important that you keep us informed of your current mailing address so we may insure proper delivery of future refunds. Failure to negotiate a refund check or otherwise claim an amount due you from the Cooperative will result in a \$1.00 per month maintenance fee being charged. Said fee will commence not less than 120 days following the date of refund.

NOTE: This information is provided to assist you in understanding some of our terms and basic billing procedures. If you require additional information, please contact any of our customer service personnel.

Contact Information

Corporate Office	One Pasco Center	Bayonet Point
14651 21st Street Dade City (352) 567-5133	30461 Commerce Dr. San Antonio (352) 588-5115	12013 Hays Road Shady Hills (727) 868-9465
West Hernando	Crystal River	
10005 Cortez Blvd. Weeki Wachee (352) 596-4000	5330 W. Gulf to Lake Hwy. Lecanto (352) 795-4382	

Telephone Access If Calling From:

Sumter County to West Hernando	(352) 793-7813
Dunnellon to Crystal River	(352) 489-6818
Tampa to One Pasco Center	(813) 979-9732
Polk County to One Pasco Center	(863) 687-4396
East Hernando County to One Pasco Center	(352) 596-3360
Central Pasco County to Bayonet Point	Verizon (813) 972-9233

When Mailing Payments, Mail To:

Withlacoochee River Electric Cooperative, Inc.
P.O. Box 100
Dade City, FL 33526-0100

Visit us on the internet at
www.wrec.net