



Rizzetta & Company

Talavera Community Development District

**Board of Supervisors
Regular Meeting
May 20, 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	Whitney Sousa	Straley Robin Vericker
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

May 12, 2026

**Board of Supervisors
Talavera Community
Development District**

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Talavera Community Development District will be held on **Wednesday, May 20, 2026, at 6:00 p.m.** at the Talavera Amenity Center located at 18955 Rococo Road, Spring Hill, Florida 34610. The following is the agenda for the meeting:

BOS MEETING:

1. **CALL TO ORDER**
2. **AUDIENCE COMMENTS ON AGENDA ITEMS**
 - i. Consideration of Proposal for FLOCK Safety Platform Tab 1
3. **STAFF REPORTS**
 - A. FLA Landscapes and Lawns
 - i. Review of the Landscaper Report Tab 2
 - ii. Consideration of Proposal for Mulch Installation
in all common areas of the Community Tab 3
 - B. Solitude
 - i. Review of the Aquatics Report Tab 4
 - C. Clubhouse Manager
 - i. Review of Clubhouse Manager’s Report Tab 5
 - D. District Engineer
 - i. Consideration of Proposals for Traffic Calming
Measures (Under Separate Cover)
 - E. District Counsel
 - F. District Manager
 - i. Review of the District Manager’s Report Tab 6
 - ii. Presentation of Voter Registration Statistics..... Tab 7
 - iii. Presentation of 1st Quarter Website Compliance
Audit Report Tab 8
4. **BUSINESS ITEMS**
 - A. Ratification of Audit Engagement Letter Tab 9
 - B. Ratification of Engagement Letter for District Counsel Tab 10
 - C. Ratification of ADA Truncated Dome Repairs Tab 11

- E. Presentation of 2026-2027 Proposed Budget Tab 12
 - i. Consideration of Resolution 2026-03; Approving
FY 2026-2027 Proposed Budget & Setting Public
Hearing Tab 13
- 5. **BUSINESS ADMINISTRATION**
- A. Consideration of Minutes of the Board of Supervisors'
Regular Meeting held on April 15, 2026..... Tab 14
- B. Consideration of Minutes of the Audit Committee Meeting
held on April 15, 2026 Tab 15
- C. Consideration of Operation & Maintenance
Expenditures for March 2026 Tab 16
- 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

Flock Safety + FL - Talavera CDD

Flock Group Inc.
1170 Howell Mill Rd, Suite 210
Atlanta, GA 30318

MAIN CONTACT:
Christian Hillhouse
christian.hillhouse@flocksafety.com
813-694-8869

Created Date: 04/20/2026
Expiration Date: 05/20/2026
Quote Number: Q-200165
PO Number:

flock safety

Budgetary Quote

This document is for informational purposes only. Pricing is subject to change.

Bill To: 12620 US Highway 41 Spring Hill, Florida 34610

Ship To: 12620 US Highway 41 Brooksville, Florida 34610

Billing Company Name: FL - Talavera CDD

Subscription Term: 24 Months

Billing Contact Name:

Payment Terms: Net 15

Billing Email Address:

Retention Period: 30 Days

Billing Phone:

Billing Frequency: Annual Plan - First Year Invoiced at Signing.

Hardware and Software Products

Annual recurring amounts over subscription term

Item	Cost	Quantity	Total
Flock Safety Platform			\$5,000.00
Flock Safety Platform			
Flock Safety Platform - Community	Included	1	Included
Flock Safety LPR Products			
Flock Safety LPR - Neighborhoods, fka Sparrow	Included	2	Included

Professional Services and One Time Purchases

Item	Cost	Quantity	Total
One Time Fees			
Flock Safety Professional Services			
Professional Services - Standard Implementation Fee	\$650.00	2	\$1,300.00

Subtotal Year 1:	\$6,300.00
Annual Recurring Subtotal:	\$5,000.00
Estimated Tax:	\$0.00
Contract Total:	\$11,300.00

Taxes shown above are provided as an estimate. Actual taxes are the responsibility of the Customer. This is not an invoice – this document is a non-binding proposal for informational purposes only. Pricing is subject to change.

Billing Schedule

Billing Schedule	Amount (USD)
Year 1	
At Contract Signing	\$6,300.00
Annual Recurring after Year 1	\$5,000.00
Contract Total	\$11,300.00

*Tax not included

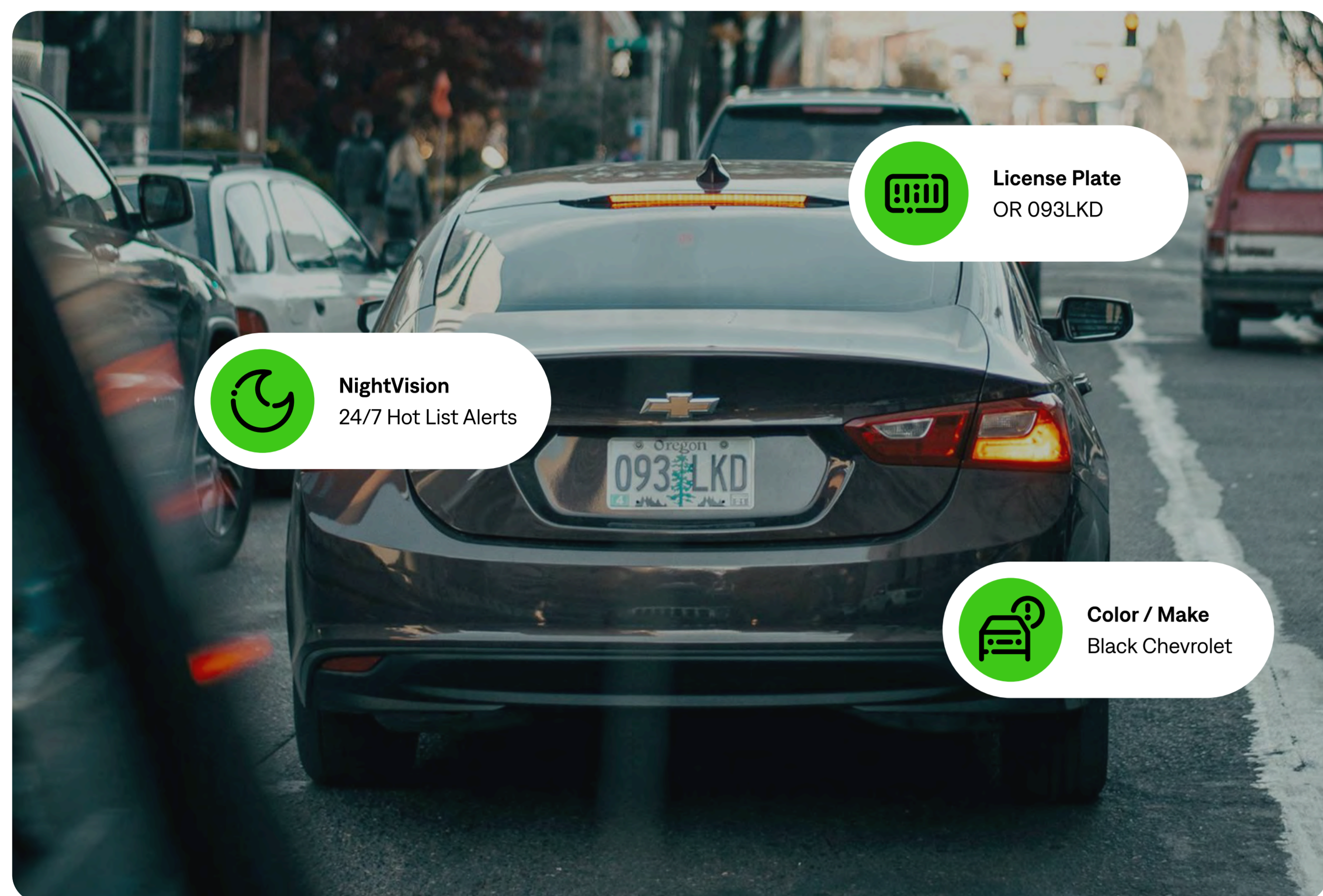
Product and Services Description

FlockOS Features	Description
Flock Safety Platform - Community	An integrated public safety platform that detects, centralizes and decodes actionable evidence to increase safety, improve efficiency, and connect the community.
Flock Safety LPR - Neighborhoods, fka Sparrow	Residential grade infrastructure-free (solar power + LTE) license plate recognition camera with Vehicle Fingerprint™ technology (proprietary machine learning software) and real-time alerts for unlimited users.
Professional Services - Standard Implementation Fee	One-time Professional Services engagement. Includes site and safety assessment, camera setup and testing, and shipping and handling in accordance with the Flock Safety Standard Implementation Service Brief.

FlockOS Features & Description

FlockOS Features	Description
Community Network Access	The ability to request direct access to feeds from privately owned Flock Safety LPR cameras located in neighborhoods, schools, and businesses in your community, significantly increasing actionable evidence that clears cases.
Unlimited Users	Unlimited users for FlockOS
Time & Location Based Search	Search full, partial, and temporary plates by time at particular device locations
License Plate Lookup	Look up specific license plate location history captured on Flock devices
Vehicle Fingerprint Search	Search footage using Vehicle Fingerprint™ technology. Access vehicle type, make, color, license plate state, missing / covered plates, and other unique features like bumper stickers, decals, and roof racks.
Real-Time NCIC alerts sent to Shared Agencies	Alert sent to any shared community Law Enforcement agency when a vehicle entered into the NCIC crime database passes by a Flock camera
Unlimited Custom Hot Lists	Create a list of vehicles of interest and receive real-time alerts when they're detected by your Flock LPR cameras.

Protect Your Neighborhood with Flock Safety LPR Cameras



License plate readers (LPRs) improve resident safety and peace of mind by:

- Generating actionable, investigative leads to help law enforcement solve crimes more quickly
- Helping to intercepting potential threats before they escalate

Why neighborhoods & HOAs choose Flock Safety's solutions



INFRASTRUCTURE FREE

Cameras run on solar power and LTE so they can be placed almost anywhere on your property with no additional utility bills.



24/7 PROTECTION

Flock LPR cameras never sleep — **capturing license plates and vehicle details 24/7** to keep your neighborhood secure.



OPTIONAL PARTNERSHIP WITH LAW ENFORCEMENT

Choose to share your camera's data with law enforcement so they can be notified when known wanted vehicles or known offenders enter your neighborhood.



HASSLE-FREE SUBSCRIPTION SERVICE MODEL

Flock Safety's annual subscription **includes hardware, permitting, installation, maintenance and software training.**



Larry Hubbard
HOA Board Member
Collierville, Tennessee

“Just knowing that we have a way to deter crime, and if crime did happen — we have a way to solve crime. That's the number one thing that I like.”



Flock Safety

Join thousands of neighborhoods and HOAs across the U.S. that already trust Flock Safety to **protect their community**



2800+

Crimes Solved Weekly
Using Flock Safety

1000+

Missing Persons Have Been
Located with Flock Technology

5000+

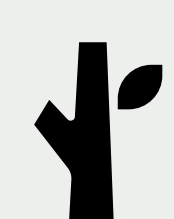
Communities Use
Flock Safety

Flock's LPR cameras proactively help proactively address issues including:

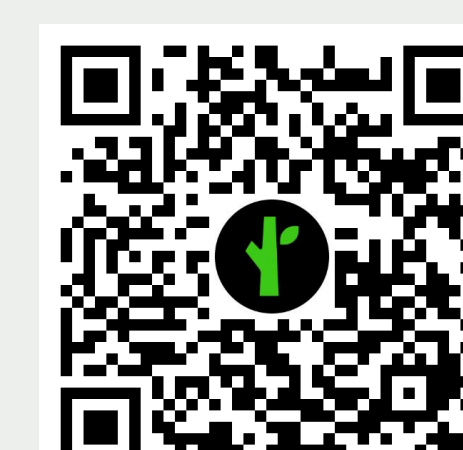
- Vehicle Theft
- Mail & Package Theft
- Illegal Dumping
- Amber Alerts
- Unauthorized Access
- Violent Crimes
- Gate Damage
- Vandalism
- Burglaries

Captain Ryan Smith
St. Johns County
Sheriff's Office

"I've been in law enforcement about 20 years. And it is the single greatest law enforcement tool I've ever seen."



flocksafety.com (866) 901-1781 | support@flocksafety.com



Tab 2



Talavera CDD Landscape Report 5/12/26

Baked Alaska Season

Maintenance: The drought has drastically affected turf growth through the community. Ponds are on an as-need basis for mowing to help prevent track erosion from the equipment. The week of 5/4/26 I suspended mowing of the common area along Talavera Parkway as the growth was minimal and I did not want to cause any damage to the turf due to lack of rain. Some pond areas were spot mowed to keep the field grass looking clean. As the crew did not mow that week, the focus was on cleaning out the remaining African Iris's and liriopoe of old, dead growth as well as lifting trees and clearing suckers. With anticipated rain 5/12-5/13, we will be mowing the parkway on Friday 5/15 service visit.

Irrigation: No major irrigation issues were identified. Inspection at end of April netted the normal amount of breaks and adjustments, all within the contract enhanced scope (no billable repairs). Still getting good "eyes on" from residents when they see something, either contacting Board or more often clubhouse manager.

Fertilization: Application of turf fertilizer with insect control will be applied towards the end of the month. With the excessive heat/dry conditions, we feel its best to wait until more consistent rain comes prior to the granular application.

Flowers: April change out of flowers are completed. This was done the 29th of April. The existing flowers were offered up to residents the weekend prior.

Landscape: The installation of the plant material in the raised ring at clubhouse is scheduled for Thursday 5/14.

In regard to updated proposal for more cold tolerant plants, our landscape manager has fallen behind on getting his work completed, but will get this to the Board as soon as possible! Our apologies for the delay.

Lastly, due to a conflict, I will not be able to attend the Board meeting this month. A previous obligation has me booked at the same time. There is a possibility that I will finish early and can make it before the meeting is over, if you wish to push Landscape to the end of the meeting.

Respectfully submitted,

Dave Doreo

FLA Landscapes and Lawns

Tab 3

Tab 4

SOLITUDE

LAKE MANAGEMENT



Talavera CDD Waterway Inspection Report

Reason for Inspection: Monthly required

Inspection Date: 2026-05-07

Prepared for:

Sean Craft
Rizzetta & Company

Prepared by:

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

TABLE OF CONTENTS

Pg

SITE ASSESSMENTS

PONDS SPW1, FPC1, FPC2 _____ 3

PONDS FPC3, 220, 230 _____ 4

PONDS 260, 270, 280 _____ 5

PONDS 290, 320, 330 _____ 6

PONDS 340, 350, SPW2 _____ 7

PONDS _____

PONDS _____

MANAGEMENT/COMMENTS SUMMARY _____ 8 - 9

SITE MAP _____ 10

Site: SPW1

Comments:

Site looks good

Site is very dry. This area is being maintained to ensure no nuisance growth takes over the site.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: FPC1

Comments:

Normal growth observed

Invasive growth is responding well with our treatments. Follow up treatment will be conducted during next visit.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: FPC2

Comments:

Treatment in progress

Growth within site. Flow structure looks good.



Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

Site: FPC3

Comments:

Normal growth observed

This site is experiencing submersed vegetation. Water level is very low.



Action Required:

Routine maintenance next visit

Target:

Submersed vegetation

Site: 220

Comments:

Site looks good

Site has a perimeter of beneficial GSR. No nuisance growth taking over the flow structure.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 230

Comments:

Normal growth observed

Growth within site where water would normally be present. Structure is in good condition.



Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

Site: 260

Comments:

Site looks good
Site has some shoreline growth.
Erosion is present on the homeowners shoreline seen in right photo.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



Site: 270

Comments:

Normal growth observed
Minor algae within site. Erosion present on the homeowners shoreline.

Action Required:

Routine maintenance next visit

Target:

Surface algae



Site: 280

Comments:

Normal growth observed
Bio film present. Shorelines are looking well. Flow structure seems to be cracked and erosion is beginning on the top of structure.

Action Required:

Routine maintenance next visit

Target:

Surface algae



Site: 290

Comments:

Normal growth observed
PA starting in this site. Low water level. Flow structure looks good.



Action Required:

Routine maintenance next visit

Target:

Planktonic algae

Site: 320

Comments:

Normal growth observed
Shoreline weeds present on this site.



Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

Site: 330

Comments:

Normal growth observed
Site has low water level.
Shoreline weeds are present.



Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

Site: 340

Comments:

Site looks good
Site is looking well.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 350

Comments:

Normal growth observed
Minor algae and shoreline grasses present. Flow structure is in good condition.



Action Required:

Routine maintenance next visit

Target:

Surface algae

Site: SPW2

Comments:

Site looks good
Beneficials along shoreline. No nuisance growth present.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Management Summary

This May sites have some shoreline growth within them and we are still seeing very low water levels throughout most sites. Beneficials coming in are looking great 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 #290 and #280. We are working to stay on top of any submersed/shoreline growth that occurs while the sites are dry. Please allow 10-14 days for treatments to be in full effect.

We are looking forward to getting some rain to see these sites fill back up with water!

Sites #260, #270, and #280 will need to be monitored as erosion is present and may continue up the pond banks.

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

Email: emalina.robinson@solitudelake.com

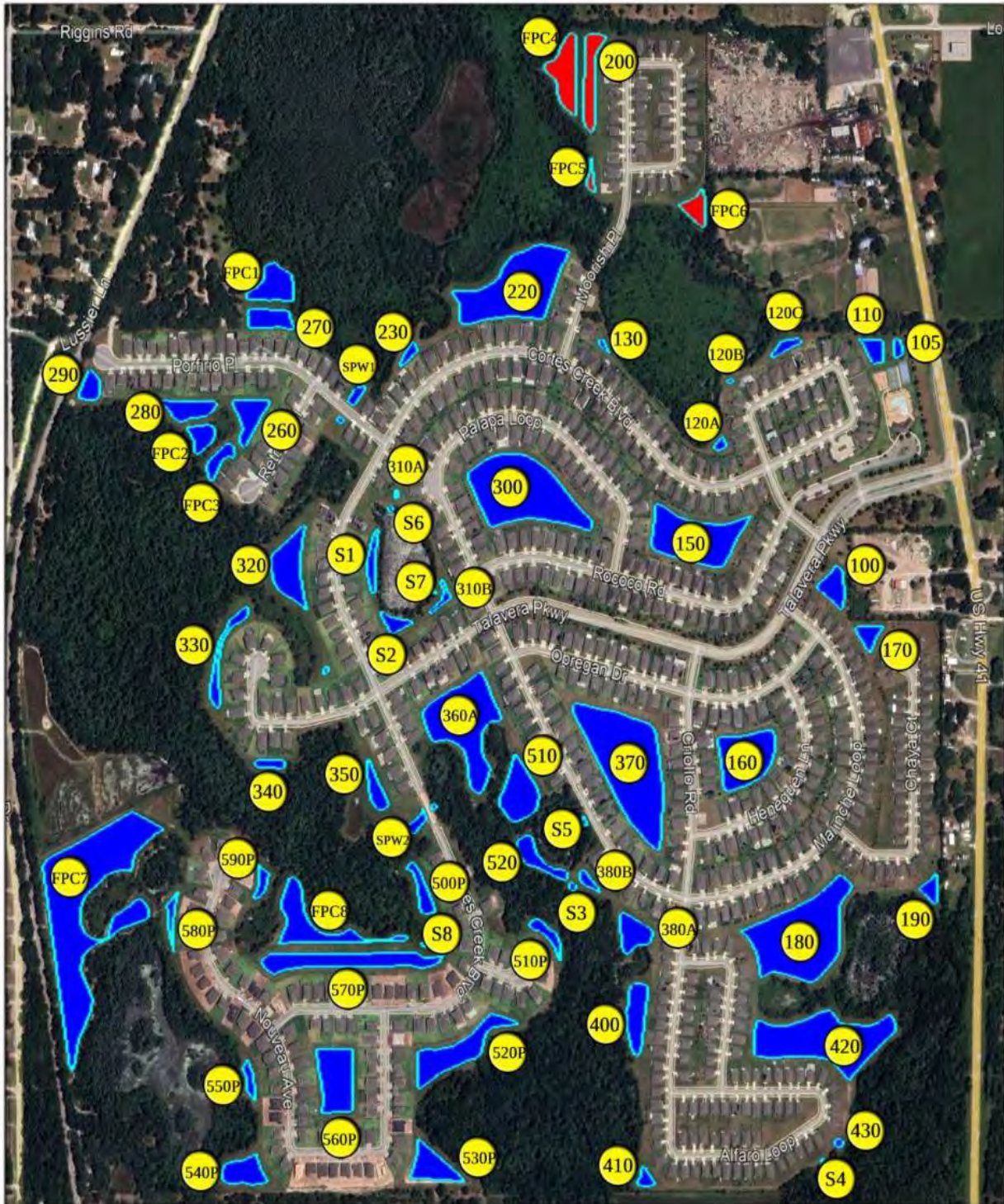
Thank You For Choosing SOLitude Lake Management.

Site	Comments	Target	Action Required
SPW1	Site looks good	Species non-specific	Routine maintenance next visit
FPC1	Normal growth observed	Species non-specific	Routine maintenance next visit
FPC2	Treatment in progress	Shoreline weeds	Routine maintenance next visit
FPC3	Normal growth observed	Submersed vegetation	Routine maintenance next visit
220	Site looks good	Species non-specific	Routine maintenance next visit
230	Normal growth observed	Shoreline weeds	Routine maintenance next visit
260	Site looks good	Shoreline weeds	Routine maintenance next visit
270	Normal growth observed	Surface algae	Routine maintenance next visit
280	Normal growth observed	Surface algae	Routine maintenance next visit
290	Normal growth observed	Planktonic algae	Routine maintenance next visit
320	Normal growth observed	Shoreline weeds	Routine maintenance next visit
330	Normal growth observed	Shoreline weeds	Routine maintenance next visit
340	Site looks good	Species non-specific	Routine maintenance next visit
350	Normal growth observed	Surface algae	Routine maintenance next visit
SPW2	Site looks good	Species non-specific	Routine maintenance next visit



Talavera CDD Spring Hill, FL

1-888-480-5253



NPM 04/2024

Tab 5



Monthly Operations Report April 21, 2026 - (April 21 to May 20, 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 May 21-2026 - 1270 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. Completed the paint touch up the pool tables and chairs.
2. Mail Kiosk cleaning, the brushed & wipe the ceiling, walls. Power wash the the culloms, floors. Wipe down the Mail boxes and sprayed with Stainless Steel.
3. Inventory community of truncated domes. List of the ones need to be address enclosed proposals - for approval see exhibit D

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

Turner Pest Control May 1, 2026 Inspection Report - Exhibit C

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

1. Proposal for the truncated dome \$4,920.00- Exhibit D

CALENDAR UPCOMING EVENTS, MEETING & FOOD TRUCKS

May 2026

SUN	MON	TUE	WED	THU	FRI	SAT
					1	2 Private Party 11:30 - 4:30 pm Food Truck 5 - 7:30 pm
3	4	5 Arts & Craft 10am-1pm Spirit Meeting 6:30-8:30 pm	6 Cookie Day 12 pm- 4 pm	7	8 Food Truck 5 - 7:30 pm	9 Private Party 11 am - 4 pm
10	11	12	13 Cookie Day 12 pm - 4 pm	14	15	16 Spirit Basket ball gam
17 Private Party 11 am- 4 pm	18	19 add your text	20 Cookie Day 12 pm - 4 pm CDD Meeting 6 pm - 8:30 pm	21	22 Food Truck 5 - 7:30 pm	23 CDD-Family Painting/Joe 1:30pm
24	25	26	27 Cookie Day 12 - 4	28	29	30 Food Truck 5 - 7:30 pm
31						

EXHIBIT A

Master Data Report



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

SUMMARY TABLE 15 MIN SEGMENT RECORDS

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

DATE	Vehicle Count	Speeder Count based on Avg. Spd.	Speeder Count % 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
Apr 1	1200	247	21%	48	3	1	3:15p	154	23	2	35	25.3
Apr 2	1188	220	19%	43	7	0	7:00p	134	24	0	35	24.8
Apr 3	1229	234	19%	46	4	0	2:30p	142	22	1	35	24.4
Apr 4	1262	236	19%	48	6	1	2:45p	151	27	2	35	24.7
Apr 5	1121	235	21%	48	13	3	1:15p	148	26	4	35	25.2
Apr 6	1130	203	18%	35	3	0	6:15p	117	16	2	35	24.4
Apr 7	1503	218	15%	37	4	2	12:30p	132	15	5	35	20.4
Apr 8	1374	209	15%	38	2	0	5:30p	131	19	0	34	23.3
Apr 9	1307	212	16%	36	4	0	2:00p	125	15	1	34	24.5
Apr 10	1366	201	15%	32	4	0	3:30p	107	19	1	34	24.4
Apr 11	1331	282	21%	48	6	1	3:00p	163	20	3	35	24.1
Apr 12	1131	231	20%	44	5	0	7:00p	133	12	4	35	25
Apr 13	1221	200	16%	41	6	0	4:15p	122	15	0	34	24.2
Apr 14	1249	207	17%	41	4	0	1:45p, 4:45p	107	13	0	34	24.6
Apr 15	1360	213	16%	30	5	0	3:30p	116	16	0	34	23.9
Apr 16	1313	230	18%	37	3	0	1:30p	125	11	0	34	24.6
Apr 17	1375	207	15%	38	1	0	3:30p	118	8	0	34	24.4
Apr 18	1423	252	18%	46	7	1	3:30p	134	23	2	34	23.8
Apr 19	1164	248	21%	44	6	1	1:15p	128	20	5	35	25.3
Apr 20	1231	219	18%	36	4	0	3:30p	119	12	0	34	24.8
Apr 21	1221	205	17%	43	7	1	2:00p	121	18	1	34	24.7
Apr 22	1334	212	16%	38	3	0	3:30p	128	15	0	34	24
Apr 23	1238	214	17%	42	6	0	3:30p	113	14	0	34	25
Apr 24	1254	230	18%	49	11	1	4:15p	118	24	5	34	25.1
Apr 25	1336	268	20%	56	8	0	5:00p	145	25	0	35	24.6
Apr 26	1139	272	24%	67	13	0	3:00p	149	29	4	35	25.9
Apr 27	1171	201	17%	38	5	1	1:45p	109	18	1	34	25
Apr 28	1292	226	18%	36	4	1	5:30p	129	23	2	34	24.9
Apr 29	1338	218	16%	28	6	1	2:15p	113	12	3	34	23.9
Apr 30	1274	212	17%	38	3	0	3:30p	131	14	0	35	24.6

EXHIBIT B

Master Data Report



406908
 Talavera Pwy
 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



Turner Pest Control LLC
 PO Box 600323
 Jacksonville, FL 32260-0323
 904-355-5300

INSPECTION REPORT

INVOICE #: A622157559

WORK DATE: 05/01/2026

BILL-TO 1058665

Talavera CDD
 18955 Rococo Rd
 Spring Hill, FL 34610-0159

Phone: 813-536-0019
 Alt. Phone: 352-345-7353

LOCATION 1058665

Talavera CDD
 Evelyn
 18955 Rococo Rd
 Spring Hill, FL 34610-0159

Phone: 813-536-0019
 Alt. Phone: 352-345-7353

Time In: 05/01/2026 07:05:30 AM

Time Out: 05/01/2026 10:29:12 AM

Customer Signature

Customer Unavailable to Sign
Technician Signature

ROLAND JENKINS
 License #:

Purchase Order	Terms	Service Description	Quantity
None	NET 30	COMMERCIAL PEST - WILDLIFE SERVICE	1.00

GENERAL COMMENTS / INSTRUCTIONS

44 pocket gopher mounds treated for 3 minutes each with c02 gas and flattened on the initial service over three areas

CONDITIONS / OBSERVATIONS

Reported	Severity	Responsibility	Reviewed
<i>None Noted.</i>			

PRODUCTS APPLICATION SUMMARY

None Noted.

PEST ACTIVITY

# Areas	# Devices	Pest Totals
<i>None Noted.</i>		

DEVICE INSPECTION SUMMARY

AREA COMMENTS

None Noted.

DEVICE INSPECTION EXCEPTIONS

None Noted.



Turner Pest Control LLC
PO Box 600323
Jacksonville, FL 32260-0323
904-355-5300

INSPECTION REPORT

INVOICE #: A622157559

WORK DATE: 05/01/2026

INSPECTION DETAIL

Area	Time	Type	Status	Pest Findings
outside	10:28:27 AM	Area	No Activity	

PRODUCTS APPLIED

None Noted.



20108 Pond Spring Way
 Tampa, FL 33647
 (813) 991-6069
 FAX (813) 907-8205

JOB ESTIMATE

TO: _____
 COMPANY NAME: Talavera
 DATE: 5/3/26

These locations never had truncated domes installed on sidewalks on both corners:

Criollo / Gothic (2)	
Alfaro / Alfaro (2)	
Baragan / Diego (2)	
Install (6) @ \$300.00 ea.	\$1,800.00
At Malinche / Chaya, one corner never had a truncated dome installed. The other sidewalk has a damaged dome.	
(2) @ \$300.00 ea. (Install includes removal of existing dome material.)	600.00
At Malinche / Obregon (1) Painted dome has no "buttons" and at Malinche / Criollo (3) Painted domes have no "buttons".	
(4) @ \$300.00 ea. (Install includes removal of existing dome material.)	1,200.00
At Cortes / Moorish existing dome is damaged. Replace.	
(1) @ 300.00 ea.	300.00
At Criollo / Obregon, replace (3) painted domes.	
(3) @ \$300.00 ea. (Install includes removal of existing dome material.)	900.00
TOTAL for new 2' x 5' yellow truncated domes.	TOTAL: \$4,800.00

At Baragan @ mail kiosk, secure truncated dome with additional anchors.	
At Baragan / Rococo, grind edges of existing truncated dome. Secure with additional anchors	
At Talavera / Palapa, remove concrete on the truncated dome.	
Total for these repairs \$120.00	120.00

TOTAL FOR PROJECT: \$4,920.00

Note: The painted truncated domes that have some missing areas, we can address in a few months.

Tab 6



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:**
June 17th,
2026 @ 6PM

May 20th

**District
Manager's
Report**

2026

T
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D

FINANCIAL SUMMARY

3/31/26

General Fund Cash & Investment Balance:	\$1,533,353
Reserve Fund Cash & Investment Balance:	\$424,553
Debt Service Fund Investment Balance:	\$1,422,464
Total Cash and Investment Balances:	\$3,380,370

General Fund Expense Variance: \$28,359 Under Budget

Tab 7



Brian E. Corley
Supervisor of Elections
PO Box 300
Dade City FL 33526-0300

1-800-851-8754
www.PascoVotes.gov

April 17, 2026

Sean Craft
District Manager
3434 Colwell Ave Suite 200
Tampa FL 34614

Dear Sean Craft:

Pursuant to your request, the following voter registration statistics are provided for their respective community development districts as of April 15, 2026.

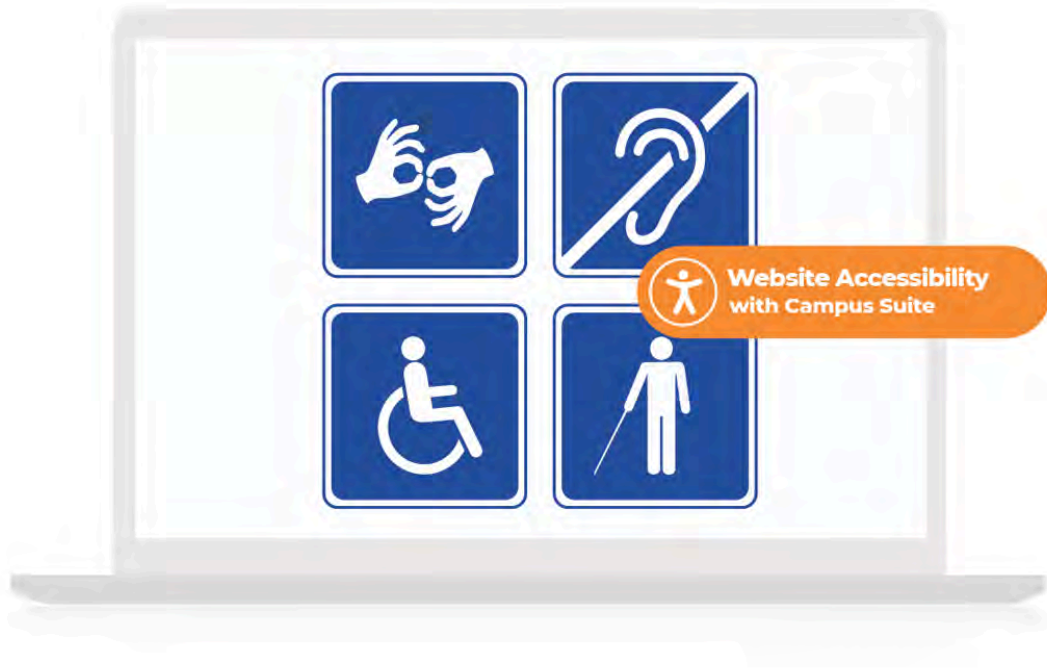
- | | |
|---|-------|
| • Copperspring Community Development District | 713 |
| • Mithcell Ranch Community Development District | 913 |
| • Talavera Community Development District | 1,459 |
| • The Verandahs Community Development District | 1,000 |
| • Wiregrass Community Development District | 2,445 |
| • Wiregrass II Community Development District | 1,099 |

As always, please call me if you have any questions or need additional information.

Sincerely,

Tiffannie A. Alligood
Chief Administrative Officer

Tab 8



Quarterly Compliance Audit Report

Talavera

Date: March 2026 - 1st Quarter

Prepared for: Matthew Huber

Developer: Rizzetta

Insurance agency:



Preparer:

Jason Morgan - *Campus Suite Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

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ADA Compliance Categories	7
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Compliance Audit Overview

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

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

Compliance Criteria

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



ADA Website Accessibility

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



Florida Statute Compliance

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

Audit Process

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

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

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



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

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

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

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



Florida F.S. 189.069 Requirements

Result: **PASSED**

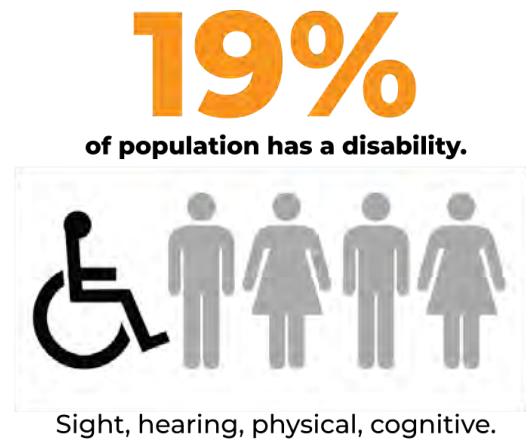
Compliance Criteria

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

Accessibility overview

Everyone deserves equal access.

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



The legal and right thing to do

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



ADA Compliance Categories

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



Contrast and colors

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

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



Using semantics to format your HTML pages

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



Text alternatives for non-text content

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

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



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a

website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

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

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



Easy to navigate and find information

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

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



Properly formatting tables

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

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



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is

one thing; converting old PDFs – called PDF remediation – takes time.

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



Making videos accessible

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

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



Making forms accessible

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

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



Alternate versions

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



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is

key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

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

Timers

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

Fly-out menus

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

No pop-ups

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

Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that
----------------------	--

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

Tab 9



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road • Suite 301
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

April 16, 2026

To Board of Supervisors
Talavera Community Development District
3434 Colwell Ave, Suite 200
Tampa FL 33614

We are pleased to confirm our understanding of the services we are to provide Talavera Community Development District, Pasco County, Florida ("the District") for the fiscal year ended September 30, 2026, with an option for four (4) additional annual renewals. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Talavera Community Development District as of and for the fiscal year ended September 30, 2026, with an option for four (4) additional annual renewals. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement and the District shall pay Grau & Associates for work and/or services actually rendered up until the effective termination of this agreement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement and the District shall pay Grau & Associates for work and/or services actually rendered up until the effective termination of this agreement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance, and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Our fee for these services will not exceed \$3,800 for the September 30, 2026 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued. The fees for the fiscal years 2027, 2028, 2029 and 2030 will not exceed \$3,900, \$4,000, \$4,100 and \$4,200 respectively, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued. Any changes to the fees specified in this paragraph will be mutually agreed upon by Grau & Associates and the District.

We will complete the audit within prescribed statutory deadlines, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment after such 60-day period, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for reasonable out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a mutually determined new fee estimate.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

Nothing in this agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, Florida Statutes, or other applicable legal requirements, and nothing in this agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

In all matters relating to this agreement, Grau & Associates shall be acting as an independent contractor. Neither Grau & Associates nor any of its personnel are employees of the District under the meaning or application of any legal requirement. Grau & Associates shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and Grau & Associates shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this agreement.

Amendments to and waivers of the provisions contained in this agreement may be made only by an instrument in writing which is executed by both Grau & Associates and the District.

This agreement shall be governed by and construed in accordance with the laws of the State of Florida without reference to the principles of conflict of laws.

Grau & Associates understands and agrees that all documents of any kind provided to and by the District in connection with this Agreement may be public records, and, accordingly, Grau & Associates agrees to comply with all applicable legal requirements in handling such records, including, but not limited to, Section 119.0701, Florida Statutes. Grau & Associates acknowledges that the designated public records custodian for the District is Sean Craft ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall (1) keep and maintain public records required by the District; (2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; (3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by applicable legal requirement for the duration of the term of this agreement and following the term of this agreement if Grau & Associates does not transfer the records to the Public Records Custodian of the District; and (4) upon completion of the services contemplated by this agreement, transfer to the District, at no cost to the District, all public records in Grau & Associates' possession or, alternatively, keep, maintain, and meet all applicable legal requirements for retaining public records. When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 994-1001, INFO@RIZZETTA.COM, OR AT 3434 COLWELL AVENUE, SUITE 200, TAMPA, FLORIDA 33614.

Grau & Associates agrees to comply with Section 20.055(5), Florida Statutes, and to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant to Section 20.055, Florida Statutes.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2025 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Talavera Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

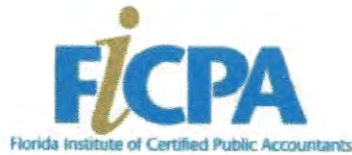
RESPONSE:

This letter correctly sets forth the understanding of Talavera Community Development District.

By:  _____

Title: CDD CHAIRMAN

Date: 4-23-24



Peer Review
Program

Administered in Florida
by the Florida Institute of CPAs

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

Tab 10

STRALEY ROBIN VERICKER

Attorneys At Law

1510 W. Cleveland Street
Tampa, Florida 33606
Tel: (813) 223-9400

Writer's Direct Dial: (813) 901-4945
Writer's E-mail: jvericker@srvlegal.com
Website: www.srvlegal.com

May 20, 2026

Via Email

Talavera Community Development District
c/o Rizzetta and Company, Inc
scraft@rizzetta.com
Attention: Sean Craft

**Re: Engagement as District Counsel for the Talavera Community
Development District**

Dear Sean:

We appreciate the opportunity to serve as general counsel to the Talavera Community Development District (the "District") and intend for this letter to confirm our engagement.

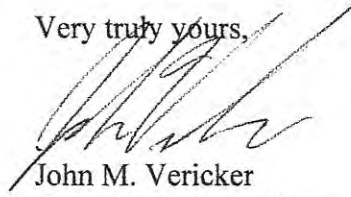
In terms of legal fees for day to day matters unrelated to the District's bond validation and financing, professional services will be provided to the District on an hourly-rate basis, at the rates established from time to time by our firm. Hourly rates for paralegals and attorneys with the firm currently range from \$175/hour to \$425/hour. The District also will be responsible for direct expenses incurred during the representation, such as filing fees, telecopy services, photocopying, recording fees, and courier services.

We will provide the District with statements for professional fees and costs, if any, on a monthly basis. Payment will be due when the statement is rendered. We encourage the Board of Supervisors and the District Manager to carefully review the statements each month and call us if you have any questions.

At the conclusion of our representation of the District, we will retain your legal files for a period of one year after we close our file. At the expiration of the one-year period, we will destroy these files unless you notify us in writing that you wish to take possession of them. We reserve the right to charge administrative fees and costs associated with researching, retrieving, copying and delivering such files.

Please sign and return a copy of this letter for our files. We look forward to continuing to work with you and the Board in connection with this project.

Very truly yours,




John M. Vericker
*Board Certified – City, County & Local
Government Law*

JMV/nmt

Agreed to and approved on May 20, 2026, by the Board of Supervisors of:

TALAVERA COMMUNITY DEVELOPMENT

By: 
Name: RICHARD HENDERSON
Title: CDI CHAIRMAN

Straley Robin Vericker

Current Rate Sheet

Attorneys:

Mark K. Straley	\$405/hour
Tracy J. Robin	\$405/hour
John M. Vericker	\$405/hour
Vivek K. Babbar	\$405/hour
Kathryn "KC" Hopkinson	\$375/hour
Cari Allen Webster	\$375/hour
Whitney A. Sousa	\$335/hour

Paralegals:

Lynn A. Carver, Paralegal	\$195/hour
Madison Sprague, Paralegal	\$195/hour
Angela De La Mora, Paralegal	\$195/hour

Administrative Staff:

Nellie Taracido, Administrator	\$100/hour
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Straley Robin Vericker

Whitney A. Sousa



Experience:

Whitney A. Sousa is an attorney with *Straley Robin Vericker* and joined the firm in 2023. Whitney serves as lead counsel to numerous community development districts represented by the firm. Whitney served as a teaching assistant for Research & Writing and Contracts, interned with the Hon. Amanda Arnold Sansone of the United States District Court for the Middle District of Florida, and interned with the National Labor Relations Board (Region 12).

Background:

Whitney was awarded The National Order of Scribes Award in law school. During law school, Whitney served as Assistant Editor for the Local Government section of the *Stetson Law Review*, where she wrote and published digests on various topics concerning Florida local government.

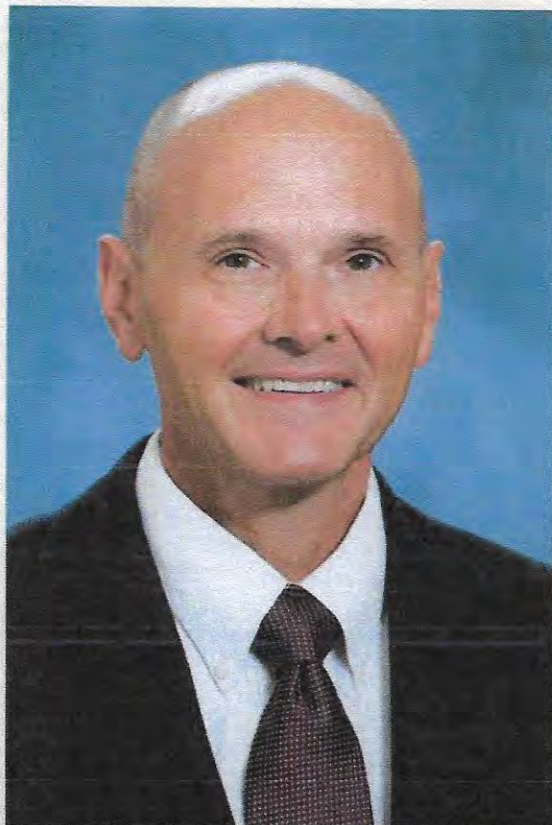
[Admitted to the Florida Bar in September 2022]

Education:

- University of New Mexico – B.A. in Sociology (2013)
- Stetson University College of Law, J.D. magna cum laude (2022)

Straley Robin Vericker

John M. Vericker



Experience:

John M. Vericker is an attorney with *Straley Robin Vericker*, and has practiced with the firm since 2005. John is Board Certified in City, County and Local Government Law and he is *AV Rated*, the highest rating awarded by the Martindale-Hubbell law directory. His practice focuses primarily in local government, real property, and land use law. John serves as lead counsel to numerous community development districts represented by the firm, and has significant experience in the formation and operation of special districts, construction of public infrastructure, issuance of tax exempt bonds, government contracts, public records law, sunshine law, statutory requirements governing the conduct of public officers, elections laws, competitive bidding, and other aspects of local government law. John has also appeared in court and before various local government boards with respect to CDD issues. John also represents clients in commercial real estate transactions and foreclosure litigation.

Background:

John is a member of the Hillsborough County Bar Association, the Florida Bar Association, the Environmental and Land Use Law Section of the Florida Bar, the City, County and Local Government Law Section of the Florida Bar, and the Real Property Probate and Trust Law Section of the Florida Bar. He is also admitted to practice in the *United States District Court for the Middle District of Florida*. In May of 2009, John graduated from the Hillsborough County Bar Association Leadership Institute, and he served on the Hillsborough County Bar Association Leadership Institute Executive Committee from 2010-2011. During law school, John served as a law clerk with the Pinellas County Attorney's Office. Prior to attending law school, John was a Senior Coordinator with Seminole County, Florida.

[Admitted to the Florida Bar in September 2004]

Education:

- University of Florida - Fisher School of Accounting, B.S. in Accounting (1997)
- University of Florida - School of Forest Resources and Conservation, Master of Forest Resources and Conservation, (1999)
- University of Florida - Levin College of Law, J.D. *cum laude* (2004)

Straley Robin Vericker

Vivek K. Babbar



Experience:

Vivek K. Babbar is an attorney with *Straley Robin Vericker*, and has practiced with the firm since 2014. Vivek is Board Certified in City, County and Local Government Law. Vivek serves as lead counsel to numerous community development districts represented by the firm, and has experience in the formation and operation of special districts, construction of public infrastructure, issuance of tax exempt bonds, government contracts, public records law, sunshine law, statutory requirements governing the conduct of public officers, elections laws, competitive bidding, and other aspects of local government law. Vivek has also appeared before various local government boards with respect to CDD issues.

Background:

Vivek is a member of the Hillsborough County Bar Association and the Florida Bar. During law school, Vivek externed with the National Oceanic and Atmospheric Administration Office of General Counsel in St. Petersburg, Florida.

[Admitted to the Florida Bar in October 2013]

Education:

- University of Florida - B.A. in Anthropology (2010)
- University of Florida - Levin College of Law, J.D. *cum laude* (2013)

Straley Robin Vericker

Kathryn “KC” Hopkinson



Experience:

Kathryn “KC” Hopkinson is an attorney with *Straley Robin Vericker* and joined the firm in 2023. KC serves as lead counsel to numerous community development districts represented by the firm.

KC is a highly skilled labor and employment law and litigation attorney who has represented businesses and individuals in need of counsel for over 10 years. Since 2012, KC’s practice has included, but not been limited to, age and gender discrimination, national origin and race discrimination, disability discrimination, wrongful termination, sexual harassment, contract writing and negotiations, policy manual writing and updating, wage and hour, EEOC investigations, mediations, arbitrations, HR management, and state and federal appeals.

KC has been recognized by her peers as one of Tampa’s Attorneys of the Year for 2021 and 2022 in Tampa Style Magazine (September 2021 and September 2022) and one chosen as one of Tampa’s Top Lawyers for 2022 in Tampa Magazine (January 2023). She has also been named a Super Lawyers “Rising Star” yearly since 2016. This is an honor

reserved for those lawyers who exhibit excellence in practice. Only 2.5% of attorneys in Florida receive this distinction. Additionally, from 2017 to 2020 KC was selected as one of the “Top 40 Under 40” Labor & Employment lawyers in the State of Florida by the American Society of Legal Advocates (ASLA), an invitation-only legal organization comprised of the nation’s most skilled lawyers. The ASLA selection process includes lawyers who combine stellar legal credentials with proven commitment to community engagement, leadership, and the highest professional standards. Less than 1.5% of lawyers nationally are selected to this top honor.

Background:

KC is an active Member of The Florida Bar, the Hillsborough County Bar Association, the American Bar Association, the Florida and Hillsborough County Associations for Women Lawyers and the National Society Daughters of the American Revolution.

Aside from her legal pursuits, KC is an active member at Hyde Park United Methodist Church where she volunteers in the Children’s Ministries and with the Cold Weather Shelter for the homeless as well as sits on the Board of Trustees. KC also volunteers with Selah Freedom, promoting sex trafficking awareness. KC is an avid reader, traveler, and yoga practitioner.

[Admitted to the Florida Bar in April 2013]

Education:

- The University of Tampa, B.A., (Government and World Affairs)
- Stetson University College of Law, J.D. (2012)

Straley Robin Vericker

Cari Allen Webster



Experience:

Cari Allen Webster is an attorney with Straley Robin Vericker and joined the firm in 2024. Cari serves as lead counsel to numerous community development districts represented by the firm and has experience in the areas of real property, business, land use, and local government. Cari has over 7 years of experience working for Hillsborough County, where she handled a multitude of real estate projects including acquisitions, dispositions, leases, vacate petitions, land exchanges, and land use restrictions. As a transactional attorney, she has represented clients in purchase and sale transactions, landlord tenant matters, foreclosure cases, business formation, and title closings.

Background:

Aside from her legal pursuits, Cari is an active member of the Junior League of Tampa, volunteering her time to support the local community and programs funded by the League. During law school, Cari served as Vice President of the Real Property, Probate, and Trust Law Association, organizing events and keeping the committee apprised of relevant legal updates. Prior to law school, she had a career in commercial property and facilities management, representing investors in the management of several office and warehouse buildings.

[Admitted to the Florida Bar in October 2015]

Education:

- University of South Florida, B.S. in Finance and Economics (2010)
- Stetson University College of Law, J.D. (2015)

Straley Robin Vericker

Mark K. Straley



Experience:

Mark K. Straley has practiced law in Tampa, Florida since 1976, and established the firm in 2004. For the past 30 years, Mark has focused his practice on the representation of community development districts (CDDs). He has written and lectured extensively on community development districts and enjoys a statewide reputation with respect to CDDs. Mark is *AV Rated*, the highest rating awarded by the *Martindale-Hubbell* law directory. As one of the first CDD lawyers in Florida, Mark has many years of experience in all facets of special district and local government law, including the formation and operation of CDDs, construction of public infrastructure, issuance of tax exempt bonds, contracts and competitive bidding requirements, sunshine law, public records law, and real property law. In addition to his legal training, Mark also holds a masters degree in public administration. His graduate work focused on public finance, budgeting and the administration of local governments, including special districts.

Background:

Mark is a member of the Hillsborough County Bar Association and The Florida Bar; he is also admitted to practice in the *United States District Court for the Middle District of Florida*, and the *United States Eleventh Circuit Court of Appeals*. Prior to forming his own firm, he was a partner in the statewide law firm, *Akerman Senterfitt* (1991-2004), and also practiced with the *Bush Ross* law firm (1981-1990) and *Holland & Knight* (1976-1980).

[Admitted to the Florida Bar in December 1976]

Education:

- Kenyon College, A.B. *cum laude* with high honors in Political Science (1971)
- Wayne State University, M.P.A. (1973)
- University of Michigan Law School, J.D. *cum laude* (1976)

Straley Robin Vericker

Tracy J. Robin



Experience:

Tracy J. Robin is a native of Tampa, Florida, and established the firm in 2004. He is *AV Rated*, the highest rating awarded by the *Martindale-Hubbell* law directory, and focuses his practice in real property, land use, and local government law. Tracy serves as lead counsel to numerous community development districts represented by the firm, and has extensive experience with the formation and operation of special districts, construction of public infrastructure, issuance of tax exempt bonds, contracts, public records law, sunshine law, statutory requirements governing the conduct of public officers, competitive bidding, and other aspects of local government law. Since 1991, he has served as General Counsel to the Hillsborough County City-County Planning Commission, an independent land planning agency created by the Florida legislature to provide comprehensive planning services for unincorporated Hillsborough County, and its three municipalities, the City of Tampa, the City of Temple Terrace, and Plant City, Florida. Tracy also has extensive experience in the area of real property law, which includes commercial real estate transactions, institutional mortgage lending, title insurance, workouts and foreclosure, landlord

tenant law, and land use.

Background:

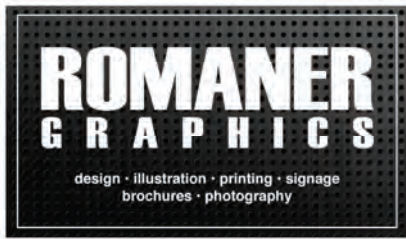
Tracy is a member of the Hillsborough County Bar Association and The Florida Bar; he is also admitted to practice in the *United States District Court for the Middle District of Florida*, and the *United States Eleventh Circuit Court of Appeals*. Prior to forming his own firm, he was a partner in the statewide firm, *Akerman Senterfitt* (1991-2004), and practiced with *Moffitt, Hart & Herron* (1989-1990). Before attending law school, he had a career in the title insurance industry (1975-1986), and served as the Branch Manager for the Tampa office of Lawyers Title Insurance Corporation.

[Admitted to the Florida Bar in April 1989]

Education:

- Mercer University, B.A. (Economics & History, 1975)
- Shepard Broad Law Center, Nova Southeastern University, J.D. (1989)

Tab 11



20108 Pond Spring Way
Tampa, FL 33647
(813) 991-6069
FAX (813) 907-8205

JOB ESTIMATE

TO: _____
COMPANY NAME: Talavera
DATE: 5/3/26

These locations never had truncated domes installed on sidewalks on both corners:

Criollo / Gothic (2)

Alfaro / Alfaro (2)

Baragan / Diego (2)

Install (6) @ \$300.00 ea. \$1,800.00

At Malinche / Chaya, one corner never had a truncated dome installed.

The other sidewalk has a damaged dome.

(2) @ \$300.00 ea. (Install includes removal of existing dome material.) 600.00

At Malinche / Obregon (1) Painted dome has no "buttons" and at Malinche / Criollo (3)

Painted domes have no "buttons".

(4) @ \$300.00 ea. (Install includes removal of existing dome material.) 1,200.00

At Cortes / Moorish existing dome is damaged. Replace.

(1) @ 300.00 ea. 300.00

At Criollo / Obregon, replace (3) painted domes.

(3) @ \$300.00 ea. (Install includes removal of existing dome material.) 900.00

TOTAL for new 2' x 5' yellow truncated domes. TOTAL: \$4,800.00

At Baragan @ mail kiosk, secure truncated dome with additional anchors.

At Baragon / Rococo, grind edges of existing truncated dome. Secure with additional anchors

At Talavera / Palapa, remove concrete on the truncated dome.

Total for these repairs \$120.00 120.00

TOTAL FOR PROJECT: \$4,920.00

Note: The painted truncated domes that have some missing areas, we can address in a few months.

Approved By: *Sean Craft* *5/6/26*

Tab 12



Rizzetta & Company

Talavera Community Development District

talaveracdd.org

**Proposed Budget
for Fiscal Year 2026-2027**

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Rizzetta & Company

Proposed Budget
Talavera Community Development District
 General Fund
 Fiscal Year 2026/2027

Comments

Chart of Accounts Classification		Actual YTD through 03/31/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026	
1								
2	ASSESSMENT REVENUES							
3								
4	<i>Special Assessments</i>							
5	Tax Roll	\$ 1,227,990	\$ 1,227,990	\$ 1,220,927	\$ 7,063	\$ 1,301,970	\$ 81,043	All lots platted and on the tax roll
6								
7	Assessment Revenue Subtotal	\$ 1,227,990	\$ 1,227,990	\$ 1,220,927	\$ 7,063	\$ 1,301,970	\$ 81,043	
8								
9	OTHER REVENUES							
10								
11	<i>Interest Earnings</i>							
12	Interest Earnings	\$ 13,285	\$ 26,570	\$ -	\$ 26,570	\$ -	\$ -	
13	<i>Other Miscellaneous Revenues</i>							
14	Miscellaneous Revenues	\$ 2,289	\$ 4,578	\$ -	\$ 4,578	\$ -	\$ -	
15								
16	Other Revenue Subtotal	\$ 15,574	\$ 31,148	\$ -	\$ 31,148	\$ -	\$ -	
17								
18	TOTAL REVENUES	\$ 1,243,564	\$ 1,259,138	\$ 1,220,927	\$ 38,211	\$ 1,301,970	\$ 81,043	
19								
20	EXPENDITURES - ADMINISTRATIVE							
21								
22	<i>Legislative</i>							
23	Supervisor Fees	\$ 4,800	\$ 9,600	\$ 12,000	\$ 2,400	\$ 12,000	\$ -	5 Paid Board Members
24	<i>Financial & Administrative</i>							
25	ADA Website Compliance	\$ 1,537	\$ 3,074	\$ 1,538	\$ (1,536)	\$ 1,584	\$ 46	Anticipated 3% increase
26	Accounting Services	\$ 10,738	\$ 21,476	\$ 21,476	\$ -	\$ 21,476	\$ -	
27	Administrative Services	\$ 2,506	\$ 5,012	\$ 5,011	\$ (1)	\$ 5,011	\$ -	
28	Arbitrage Rebate Calculation	\$ -	\$ -	\$ 1,050	\$ 1,050	\$ 1,050	\$ -	Series 2016 A1, A3 \$600- & Series 2019 \$450
29	Assessment Roll	\$ 5,965	\$ 5,965	\$ 5,965	\$ -	\$ 5,965	\$ -	
30	Auditing Services	\$ -	\$ -	\$ 3,800	\$ 3,800	\$ 3,800	\$ -	Per Grau & Associates contract \$3,800 for FY 26/27
31	Disclosure Report	\$ 3,000	\$ 3,000	\$ 6,000	\$ 3,000	\$ 6,000	\$ -	2019 Series bond responsible for increase to \$6k.
32	District Engineer	\$ 23,250	\$ 46,500	\$ 30,000	\$ (16,500)	\$ 30,000	\$ -	
33	District Management	\$ 9,805	\$ 19,610	\$ 19,611	\$ 1	\$ 19,611	\$ -	
34	Dues, Licenses & Fees	\$ 215	\$ 430	\$ 800	\$ 370	\$ 800	\$ -	Same
35	Financial & Revenue Collections	\$ 2,387	\$ 4,774	\$ 4,773	\$ (1)	\$ 5,973	\$ 1,200	Increase in costs for FY 26/27
36	Legal Advertising	\$ 192	\$ 384	\$ 3,100	\$ 2,716	\$ 3,100	\$ -	
37	Miscellaneous Expense	\$ -	\$ -	\$ 2,500	\$ 2,500	\$ 2,500	\$ -	For mailings

Proposed Budget
Talavera Community Development District
 General Fund
 Fiscal Year 2026/2027

Comments

Chart of Accounts Classification		Actual YTD through 03/31/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026
38	Public Officials Liability Insurance	\$ 3,208	\$ 3,208	\$ 3,404	\$ 196	\$ 3,529	\$ 125
39	Tax Collector /Property Appraiser Fees	\$ 707	\$ 707	\$ 150	\$ (557)	\$ 750	\$ 600
40	Trustees Fees	\$ 10,267	\$ 20,534	\$ 11,156	\$ (9,378)	\$ 11,156	\$ -
41	Website Hosting, Maintenance, Backup (and Email)	\$ 660	\$ 1,320	\$ 1,200	\$ (120)	\$ 1,320	\$ 120
42	Legal Counsel						
43	District Counsel	\$ 7,702	\$ 15,404	\$ 25,000	\$ 9,596	\$ 25,000	\$ -
44							
45	Administrative Subtotal	\$ 86,939	\$ 160,998	\$ 158,534	\$ (2,464)	\$ 160,625	\$ 2,091
46							
47	EXPENDITURES - FIELD OPERATIONS						
48							
49	Security Operations						
50	Security Camera Maintenance	\$ -	\$ -	\$ 2,500	\$ 2,500	\$ 2,500	\$ -
51	Security Monitoring Services	\$ 1,194	\$ 2,388	\$ 3,000	\$ 612	\$ 3,000	\$ -
52	Security Services & Patrols	\$ 6,244	\$ 12,488	\$ 10,000	\$ (2,488)	\$ 6,300	\$ (3,700)
53	Electric Utility Services						
54	Utility - Street Lights	\$ 46,905	\$ 93,810	\$ 105,000	\$ 11,190	\$ 105,000	\$ -
55	Utility Services	\$ 8,589	\$ 17,178	\$ 15,000	\$ (2,178)	\$ 18,000	\$ 3,000
56	Garbage/Solid Waste Control Services						
57	Garbage - Residential	\$ 74,214	\$ 148,428	\$ 166,824	\$ 18,396	\$ 166,814	\$ (10)
58	Solid Waste Assessment Recreation Facility	\$ 224	\$ 224	\$ 228	\$ 4	\$ 228	\$ -
59	Water-Sewer Combination Services						
60	Utility Services	\$ 3,655	\$ 7,310	\$ 5,600	\$ (1,710)	\$ 7,600	\$ 2,000
61	Stormwater Control						
62	Aquatic Maintenance	\$ 17,023	\$ 34,046	\$ 33,488	\$ (558)	\$ 34,570	\$ 1,082
63	Aquatic Plant Replacement	\$ -	\$ -	\$ 10,000	\$ 10,000	\$ 10,000	\$ -
64	Lake/Pond Bank Maintenance	\$ 12,500	\$ 25,000	\$ 25,000	\$ -	\$ 59,000	\$ 34,000
65	Mitigation Area Monitoring & Maintenance	\$ 10,808	\$ 21,616	\$ 8,436	\$ (13,180)	\$ 19,243	\$ 10,807
66	Stormwater Assessment	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -
67	Stormwater System Maintenance	\$ -	\$ -	\$ 10,000	\$ 10,000	\$ 15,000	\$ 5,000
68	Other Physical Environment						
69	Entry & Walls Maintenance	\$ -	\$ -	\$ 100	\$ 100	\$ 100	\$ -
70	Fire Ant Treatment	\$ -	\$ -	\$ 3,080	\$ 3,080	\$ 3,080	\$ -
71	General Liability Insurance	\$ 3,922	\$ 3,922	\$ 4,163	\$ 241	\$ 4,314	\$ 151
72	Hog Trapping	\$ 8,118	\$ 16,236	\$ 16,000	\$ (236)	\$ 6,720	\$ (9,280)
73	Holiday Decorations	\$ 6,299	\$ 12,598	\$ 4,500	\$ (8,098)	\$ 6,299	\$ 1,799
74	Irrigation Maintenance & Repairs	\$ 4,549	\$ 9,098	\$ 8,000	\$ (1,098)	\$ 10,000	\$ 2,000

Per Egis Estimate
Based on FY 25/26 costs
US Bank Series 2019 \$4,256.13 + Series 2016 A-1 & Series 2016 A-3 = \$6,900
Per contract
DCSI contract \$199/month*12 = \$2,400 yr, DCSI Gate monitoring, \$540 yr
Anticipated costs for two FLOCK license plate readers
Based on FY 25/26 costs + anticipated 5% increase
2x/wk Trash and 1x/wk RECY Coastal - \$17.42 x 798 x 12 = \$166,814
Based on FY 25/26 costs + anticipated 5% increase
Solitude @ \$2769.99/mo. x 12 = \$33,240 + anticipated 4% increase
Anticipated 24k in costs for pond bank erosion repair, add 35k if tackling the FY 26/27 priorities
Contracted rate w/Quest Ecology
Stormwater System Analysis Due in FY 26/27
Contracted Rate w/FLA Landscapes & Lawns
Per Egis Estimate
Contracted Rate w/Turner Pest Control \$560/mo. x 12
Contracted Rate w/Illuminations Holiday Lighting
Irrigation maintenance in LM - Irrigation Repairs Only

Proposed Budget
Talavera Community Development District
 General Fund
 Fiscal Year 2026/2027

Comments

Chart of Accounts Classification	Actual YTD through 03/31/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026	
75	Landscape - Annuals	\$ -	\$ -	\$ 9,000	\$ 9,000	\$ 10,800	\$ 1,800
76	Landscape - Mulch	\$ 16,500	\$ 33,000	\$ 22,000	\$ (11,000)	\$ 22,000	\$ -
77	Landscape Maintenance	\$ 109,885	\$ 219,770	\$ 243,120	\$ 23,350	\$ 243,120	\$ -
78	Landscape Replacement Plants, Shrubs, Trees	\$ 13,069	\$ 26,138	\$ 10,000	\$ (16,138)	\$ 20,000	\$ 10,000
79	Property Insurance	\$ 16,216	\$ 16,216	\$ 17,085	\$ 869	\$ 15,405	\$ (1,680)
80	Reserve Study	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
81	Rust Prevention	\$ 700	\$ 1,400	\$ 4,500	\$ 3,100	\$ 4,500	\$ -
82	Road & Street Facilities						
83	Bridge Repairs & Maintenance	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -
84	Pressure Washing	\$ 6,207	\$ 12,414	\$ 7,000	\$ (5,414)	\$ 7,000	\$ -
85	Roadway Repair & Maintenance	\$ -	\$ -	\$ 20,000	\$ 20,000	\$ 20,000	\$ -
86	Sidewalk Repair & Maintenance	\$ 9,555	\$ 19,110	\$ 10,000	\$ (9,110)	\$ 15,000	\$ 5,000
87	Street Sign Repair & Replacement	\$ 280	\$ 560	\$ 4,000	\$ 3,440	\$ 4,000	\$ -
88	Parks & Recreation						
89	Access Control Maintenance & Repair	\$ -	\$ -	\$ 1,300	\$ 1,300	\$ 1,300	\$ -
90	Athletic/Park Court/Field Repairs	\$ -	\$ -	\$ 2,000	\$ 2,000	\$ 2,000	\$ -
91	Clubhouse Maintenance & Repairs	\$ 2,266	\$ 4,532	\$ 5,000	\$ 468	\$ 5,000	\$ -
92	Dog Waste Station Supplies	\$ 452	\$ 904	\$ 2,000	\$ 1,096	\$ 2,000	\$ -
93	Employee - Amenity Staff	\$ 60,684	\$ 121,368	\$ 128,508	\$ 7,140	\$ 140,162	\$ 11,654
94	Facility A/C & Heating Maintenance & Repair	\$ -	\$ -	\$ 2,500	\$ 2,500	\$ 2,500	\$ -
95	Furniture Repair/Replacement	\$ -	\$ -	\$ 4,000	\$ 4,000	\$ 4,000	\$ -
96	General Management & Oversight	\$ 6,625	\$ 13,250	\$ 13,250	\$ -	\$ 15,000	\$ 1,750
97	Office Supplies	\$ 1,840	\$ 3,680	\$ 5,500	\$ 1,820	\$ 5,500	\$ -
98	Pest Control	\$ 545	\$ 1,090	\$ 1,500	\$ 410	\$ 1,500	\$ -
99	Playground Equipment and Maintenance	\$ 37,960	\$ 75,920	\$ 4,000	\$ (71,920)	\$ 4,000	\$ -
100	Pool Permits	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -
101	Pool Repairs	\$ 1,878	\$ 3,756	\$ 8,500	\$ 4,744	\$ 8,500	\$ -
102	Pool Service Contract	\$ 15,185	\$ 30,370	\$ 30,000	\$ (370)	\$ 30,000	\$ -
103	Pool/Water Park/Fountain Maintenance	\$ -	\$ -	\$ 18,000	\$ 18,000	\$ 18,000	\$ -
104	Special Events	\$ 4,155	\$ 8,310	\$ 9,000	\$ 690	\$ 9,000	\$ -
105	Telephone Fax, Internet	\$ 2,027	\$ 4,054	\$ 4,700	\$ 646	\$ 4,700	\$ -
106	Contingency						
107	Capital Outlay	\$ -	\$ -	\$ 16,421	\$ 16,421	\$ 20,000	\$ 3,579
108	Miscellaneous Contingency	\$ 5,867	\$ 11,734	\$ 26,590	\$ 14,856	\$ 26,590	\$ -
109							
110	Field Operations Subtotal	\$ 516,140	\$ 1,011,918	\$ 1,062,393	\$ 50,475	\$ 1,141,345	\$ 78,952
111							

\$2700/per rotation x 4 = \$10,800
1x per year @ \$38,500 - + ADA playground mulch \$3,500 = \$42,000
Contracted Rate w/FLA Landscapes & Lawns
Based on FY 25/26 costs and adding more trees in 26/27
Per Egis Estimate
Completed in FY 24/25
\$350/month contracted rate + 5% anticipated increase
Same
Same
Based on FY 25/26 costs
Same
Increase in costs for FY 26/27
Pool chairs and umbrellas
Increase in costs for FY 26/27
Contract Nvirotech + Clubhouse/Shed 5yr required termite treatment
New contract with A-Quality Pools \$2500/month
Splash Pad Repairs
Same
Increase based on FY 24/25 costs
Anticipated costs for speed bumps and additional signage
Incidentals

Proposed Budget
Talavera Community Development District
 General Fund
 Fiscal Year 2026/2027

Chart of Accounts Classification		Actual YTD through 03/31/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026
112	TOTAL EXPENDITURES	\$ 603,079	\$ 1,172,916	\$ 1,220,927	\$ 48,011	\$ 1,301,970	\$ 81,043
113							
114	EXCESS OF REVENUES OVER EXPENDITURES	\$ 640,485	\$ 86,222	\$ -	\$ 86,222	\$ -	\$ -
115							

Comments

Proposed Budget
Talavera Community Development District
Reserve Fund
Fiscal Year 2026/2027

Comments

	Chart of Accounts Classification	Actual YTD through 03/31/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026
1							
2	ASSESSMENT REVENUES						
3							
4	<i>Special Assessments</i>						
5	Tax Roll	\$ 100,000	\$ 100,000	\$ 100,000	\$ -	\$ 100,000	\$ -
6							
7	Assessment Revenue Subtotal	\$ 100,000	\$ 100,000	\$ 100,000	\$ -	\$ 100,000	\$ -
8							
9	OTHER REVENUES						
10							
11	<i>Interest Earnings</i>						
12	Interest Earnings	\$ 6,696	\$ 13,392	\$ -	\$ 13,392	\$ -	\$ -
13	<i>Other Miscellaneous Revenues</i>						
14	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
15							
16	Other Revenue Subtotal	\$ 6,696	\$ 13,392	\$ -	\$ 13,392	\$ -	\$ -
17							
18	TOTAL REVENUES	\$ 106,696	\$ 113,392	\$ 100,000	\$ 13,392	\$ 100,000	\$ -
19							
20	EXPENDITURES						
21							
22	<i>Contingency</i>						
23	Capital Reserves	\$ -	\$ -	\$ 100,000	\$ 100,000	\$ 100,000	\$ -
24							
25	TOTAL EXPENDITURES	\$ -	\$ -	\$ 100,000	\$ 100,000	\$ 100,000	\$ -
26							
27	EXCESS OF REVENUES OVER EXPENDITURES	\$ 106,696	\$ 113,392	\$ -	\$ 113,392	\$ -	\$ -
28							

Talavera Community Development District

Debt Service

Fiscal Year 2026/2027

Chart of Accounts Classification	Series 2016A-1	Series 2016A-3	Series 2019	Budget for 2026/2027
REVENUES				
Special Assessments				
Net Special Assessments ⁽¹⁾	\$244,466.88	\$259,801.92	\$288,440.53	\$792,709.33
TOTAL REVENUES	\$244,466.88	\$259,801.92	\$288,440.53	\$792,709.33
EXPENDITURES				
Administrative				
Debt Service Obligation	\$244,466.88	\$259,801.92	\$288,440.53	\$792,709.33
Administrative Subtotal	\$244,466.88	\$259,801.92	\$288,440.53	\$792,709.33
TOTAL EXPENDITURES	\$244,466.88	\$259,801.92	\$288,440.53	\$792,709.33
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00	\$0.00	\$0.00

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

6.0%

GROSS ASSESSMENTS

\$842,590.70

Notes:

Tax Roll Collection Costs (2%) and Early Payment Discounts (4%) are a total 6.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

⁽¹⁾ Maximum Annual Debt Service less Prepaid Assessments received.

TALAVERA COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2026/2027 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2026/2027 O&M Budget:		\$1,401,970.00	2025/2026 O&M Budget:	\$1,320,927.00
Collection Costs:	2%	\$29,829.15	2026/2027 O&M Budget:	\$1,401,970.00
Early Payment Discounts:	4%	\$59,658.30		
2026/2027 Total:		\$1,491,457.45	Total Difference:	\$81,043.00

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2025/2026	2026/2027	\$	%
SF 60'/65' - Phase 1A-1 & 1A-2	Series 2016A-1 Debt Service	\$1,000.00	\$1,000.00	\$0.00	0.00%
	Operations/Maintenance	\$1,760.95	\$1,868.99	\$108.04	6.14%
	Total	\$2,760.95	\$2,868.99	\$108.04	3.91%
SF 75'- Phase 1A-1 & 1A-2	Series 2016A-1 Debt Service	\$1,150.00	\$1,150.00	\$0.00	0.00%
	Operations/Maintenance	\$1,760.95	\$1,868.99	\$108.04	6.14%
	Total	\$2,910.95	\$3,018.99	\$108.04	3.71%
SF 60'/65' - Phase 1A-3, 1B1, 1E, 1B2	Series 2016A-3 Debt Service	\$1,000.00	\$1,000.00	\$0.00	0.00%
	Operations/Maintenance	\$1,760.95	\$1,868.99	\$108.04	6.14%
	Total	\$2,760.95	\$2,868.99	\$108.04	3.91%
SF 75' - Phase 1A-3 & 1E	Series 2016A-3 Debt Service	\$1,150.00	\$1,150.00	\$0.00	0.00%
	Operations/Maintenance	\$1,760.95	\$1,868.99	\$108.04	6.14%
	Total	\$2,910.95	\$3,018.99	\$108.04	3.71%
SF 60' - Phase 2B	Series 2019 Debt Service	\$1,000.00	\$1,000.00	\$0.00	0.00%
	Operations/Maintenance	\$1,760.95	\$1,868.99	\$108.04	6.14%
	Total	\$2,760.95	\$2,868.99	\$108.04	3.91%
SF 65' - Phase 1C, 1D, 2A1, 2A2	Series 2019 Debt Service	\$1,082.98	\$1,082.98	\$0.00	0.00%
	Operations/Maintenance	\$1,760.95	\$1,868.99	\$108.04	6.14%
	Total	\$2,843.93	\$2,951.97	\$108.04	3.80%
SF 75' - Phase 1C & 2A1	Series 2019 Debt Service	\$1,250.00	\$1,250.00	\$0.00	0.00%
	Operations/Maintenance	\$1,760.95	\$1,868.99	\$108.04	6.14%
	Total	\$3,010.95	\$3,118.99	\$108.04	3.59%

TALAVERA COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$1,401,970.00
COLLECTION COSTS @	2%	\$29,829.15
EARLY PAYMENT DISCOUNT @	4%	\$59,658.30
TOTAL O&M ASSESSMENT		\$1,491,457.45

UNITS ASSESSED						ALLOCATION OF O&M ASSESSMENT				PER LOT ANNUAL ASSESSMENT				
LOT SIZE	Phase	O&M	SERIES 2016A-1 DEBT SERVICE ⁽¹⁾	SERIES 2016A-3 DEBT SERVICE ⁽¹⁾	SERIES 2019 DEBT SERVICE ⁽¹⁾	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET	O&M	SERIES 2016A-1 DEBT SERVICE ⁽²⁾	SERIES 2016A-3 DEBT SERVICE ⁽²⁾	SERIES 2019 DEBT SERVICE ⁽²⁾	TOTAL ⁽³⁾
Single Family 60' / 65'	Phase 1A-1 & 1A-2	169	169	0	0	1.00	169.00	21.18%	\$315,860.04	\$1,868.99	\$1,000.00	\$0.00	\$0.00	\$2,868.99
Single Family 75'	Phase 1A-1 & 1A-2	79	79	0	0	1.00	79.00	9.90%	\$147,650.55	\$1,868.99	\$1,150.00	\$0.00	\$0.00	\$3,018.99
Single Family 60' / 65'	Phase 1A-3, 1B1, 1E, 1B2	206	0	206	0	1.00	206.00	25.81%	\$385,012.82	\$1,868.99	\$0.00	\$1,000.00	\$0.00	\$2,868.99
Single Family 75'	Phase 1A-3 & 1E	62	0	61	0	1.00	62.00	7.77%	\$115,877.65	\$1,868.99	\$0.00	\$1,150.00	\$0.00	\$3,018.99
Single Family 60'	Phase 2B	40	0	0	40	1.00	40.00	5.01%	\$74,759.77	\$1,868.99	\$0.00	\$0.00	\$1,000.00	\$2,868.99
Single Family 65'	Phase 1C, 1D, 2A1, 2A2	215	0	0	215	1.00	215.00	26.94%	\$401,833.77	\$1,868.99	\$0.00	\$0.00	\$1,082.98	\$2,951.97
Single Family 75'	Phase 1C & 2A1	27	0	0	27	1.00	27.00	3.38%	\$50,462.85	\$1,868.99	\$0.00	\$0.00	\$1,250.00	\$3,118.99
Total Community		798	248	267	282		798.00	100.00%	\$1,491,457.45					

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

(\$89,487.45)

Net Revenue to be Collected:

\$1,401,970.00

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

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

⁽³⁾ Annual assessment that will appear on November 2026 Pasco County property tax bill. Amount shown includes all applicable collection costs (2%) and early payment discounts (up to 4% if paid early).

GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Interest Earnings: The District may earn interest on its monies in the various operating accounts.

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

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

EXPENDITURES – ADMINISTRATIVE:

Supervisor Fees: The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.

Administrative Services: The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles and phone calls.

District Management: The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day needs. These services include the conducting of board meetings, workshops, overall administration of District functions, all required state and local filings, preparation of annual budget, purchasing, risk management, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

District Engineer: The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

Trustee's Fees: The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

Assessment Roll: The District will contract with a firm to prepare, maintain and certify the assessment roll(s) and annually levy a non-ad valorem assessment for operating and debt service expenses.

Financial & Revenue Collections: Services of the Collection Agent include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. The Collection Agent also maintains and updates the District's lien book(s) annually and provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Accounting Services: Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Auditing Services: The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

Arbitrage Rebate Calculation: The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

Public Officials Liability Insurance: The District will incur expenditures for public officials' liability insurance for the Board and Staff.

Legal Advertising: The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

Dues, Licenses & Fees: The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

Miscellaneous Fees: The District could incur miscellaneous throughout the year, which may not fit into any standard categories.

Website Hosting, Maintenance and Email: The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

District Counsel: The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

EXPENDITURES - FIELD OPERATIONS:

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

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

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

Garbage - Recreation Facility: The District will incur expenditures related to the removal of garbage and solid waste.

Solid Waste Assessment Fee: The District may have an assessment levied by another local government for solid waste, etc.

Water-Sewer Utility Services: The District will incur water/sewer utility expenditures related to district operations.

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

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

Lake/Pond Bank Maintenance: The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

Mitigation Area Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various mitigation areas by other governmental entities.

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

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

General Liability Insurance: The District will incur fees to insure items owned by the District for its general liability needs

Property Insurance: The District will incur fees to insure items owned by the District for its property needs

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

Entry and Walls Maintenance: The District will incur expenditures to maintain the entry monuments and the fencing.

Landscape Maintenance: The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Sidewalk Repair & Maintenance: Expenses related to sidewalks located in the right of way of streets the District may own if any.

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

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

Miscellaneous Contingency: Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.

RESERVE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Reserve Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Reserve Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

EXPENDITURES:

Capital Reserve: Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.

DEBT SERVICE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Special Assessments: The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

EXPENDITURES – ADMINISTRATIVE:

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

Tab 13

RESOLUTION 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TALAVERA COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2026/2027; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Talavera Community Development District (“**District**”) prior to June 15, 2026, a proposed operation and maintenance budget for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**Proposed Budget**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE DISTRICT:

- 1. Proposed Budget Approved.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.
- 2. Setting a Public Hearing.** The public hearing on said Proposed Budget is hereby declared and set for Wednesday, August 19, 2026, at 6:00 p.m. at Talavera Amenity Center located at 18955 Rococo Road, Spring Hill, Florida 34610.
- 3. Transmittal of Proposed Budget to Local General Purpose Government.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Pasco County at least 60 days prior to the hearing set above.
- 4. Posting of Proposed Budget.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.
- 5. Publication of Notice.** Notice of this public hearing shall be published in the manner prescribed by Florida law.
- 6. Effective Date.** This Resolution shall take effect immediately upon adoption.

Passed and Adopted on May 20, 2026.

Attested By:

**Talavera
Community Development District**

Print Name: _____
Secretary/Assistant Secretary

Print Name: _____
Chair/Vice Chair of the Board of Supervisors

Exhibit A: Proposed Budget for Fiscal Year 2026/2027

Tab 14

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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, April 15, 2026, at 6:07 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
Travis Wilson	Tampa Police Officer

Audience Present

FIRST ORDER OF BUSINESS Call to Order / Roll Call

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

SECOND ORDER OF BUSINESS Audience Comments

There were no comments from the audience present.

44 **A. Presentation on how License Plate Readers are utilized by**
45 **Law Enforcement**

46 Mr. Wilson from the Tampa Police Department gave a brief presentation on how
47 the FLOCK License Plate reader is utilized by law enforcement to the Board. The
48 Board then directed Mr. Craft to reach out to FLOCK and obtain a proposal to
49 install two readers (one at the entry, and another at the exit) and factor those costs
50 into the fiscal year 2026-2027 proposed budget.
51

52 **B. Discussion of Traffic Safety in the Community**

53 Mr. Dvorak stated that the addition of speed humps and new signage would cost
54 an estimated \$20,000 and the Board directed Mr. Dvorak to provide exact pricing
55 at the May meeting. The Board then asked Mr. Craft to factor those costs into the
56 proposed budget for fiscal year 2026-2027.
57

58
59 **THIRD ORDER OF BUSINESS**

STAFF REPORTS

60
61 **A. FLA Landscapes and Lawns**

62 Mr. Doreo reviewed his landscape report with the Board, and the Board tabled the
63 proposal for plant replacement requesting that the proposal be revised to include
64 greener and more weather-resistant shrubbery. The revised proposal is to be
65 included in the May meeting agenda.
66

67 **B. Solitude**

68 The Board reviewed the Aquatics Report.
69

70 **C. Clubhouse Manager**

71 Ms. Lopez reviewed her report with the Board.
72

73 **D. District Engineer**

74 The Board directed Mr. Craft to send a warning letter to the residents of 18593
75 Cortes Creek Boulevard who have been leaving food out for animal wildlife which
76 have created a large patch of dirt as well as some erosion on district owned
77 property.
78

79 **E. District Counsel**

80 District Counsel advised the District to send a copy of the audit engagement
81 letter with Grau & Associates to Burr and Forman.
82

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

84 Mr. Craft reviewed his report with the Board and noted that the next CDD Board
85 meeting is scheduled for May 20, 2026, at 6:00 p.m. at the Talavera Amenity
86 Center located at 18955 Rococo Road, Spring Hill, FL 34610.
87

88 **FOURTH ORDER OF BUSINESS** **Acceptance of Audit Committee**
89 **Recommendations**
90

91 On a Motion by Mr. Henderson, and seconded by Mr. Walsh, with all in favor, the Board of
92 Supervisors accepted the Audit Committee recommendations to award Grau & Associates
93 the contract for financial auditing services beginning in fiscal year 2026 and continuing
94 through fiscal year 2030, for the Talavera Community Development District.

95
96
97 **FIFTH ORDER OF BUSINESS** **Consideration of Minutes of Board of**
98 **Supervisors' Regular Meeting Held on**
99 **March 18, 2026**
100

101 On a Motion by Mr. Walsh, and seconded by Mr. Eade, with all in favor, the Board of
102 Supervisors approved the minutes of the Board of Supervisors; meeting held on March 18,
103 2026, as presented, for the Talavera Community Development District.

104
105
106 **SIXTH ORDER OF BUSINESS** **Consideration of Operation and**
107 **Maintenance Expenditures for**
108 **February 2026**
109

110 On a Motion by Mr. Walsh, and seconded by Ms. Plehal, with all in favor, the Board of
111 Supervisors approved the Operation and Maintenance Expenditures for February, 2026
112 (\$92,871.72), as presented, for the Talavera Community Development District.

113
114
115 **SEVENTH ORDER OF BUSINESS** **Supervisor Requests**
116

117 The Board approved a motion to discontinue with the services of Erin McCormick as
118 District Counsel. She will follow up with a resignation letter to the district.
119

120 On a Motion by Mr. Henderson, and seconded by Mr. Walsh, with all in favor, the Board of
121 Supervisors approved to discontinue with the services of Erin McCormick as District
122 Counsel, for the Talavera Community Development District.

123
124
125 **EIGHTH ORDER OF BUSINESS** **Adjournment**
126

127 Mr. Craft stated that if there were no further business to come before the Board of
128 Supervisors, then a motion to adjourn would be in order.
129
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138

On a Motion by Mr. Walsh, and seconded by Mr. Eade, with all in favor, the Board of Supervisors approved to adjourn the meeting at 7:13 p.m., for the Talavera Community Development District.

Assistant Secretary/Secretary

Chair/Vice Chair

DRAFT

Tab 15

MINUTES OF MEETING

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

TALAVERA COMMUNITY DEVELOPMENT DISTRICT

The Audit Committee Meeting of the Talavera Community Development District was held on **Wednesday, April 15, 2026, at 6:00 p.m.** at the Talavera Amenity Center located at 18955 Rococo Road, Spring Hill, Florida 34610.

Present and Constituting a Quorum:

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

Also Present Were:

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

Audience Present

FIRST ORDER OF BUSINESS Call to Order / Roll Call

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

SECOND ORDER OF BUSINESS Ranking of Auditing Proposals

The Audit Committee Members considered the audit services proposals from Berger Toombs Elam, Gaines & Frank, Grau & Associates and DiBartolomeo, McBee,

43 Hartley & Barnes, PA. The Audit Committee members scored the proposals according to
44 the weighted criteria.

45
46 Grau & Associates. received the highest total score of 480 points and was ranked as the
47 number one (1) proposer. DiBartolomeo, McBee, Hartley & Barnes, P.A was ranked
48 number two (2) with 432 points and Berger, Toombs, Elam, Gaines & Frank was ranked
49 number three (3) with 411 points.

50
51

52 On a Motion by Mr. Henderson, and seconded by Mr. Walsh, with all in favor, the Audit
53 Committee unanimously recommended Grau & Associates to the Talavera CDD Board of
54 Supervisors as the highest ranked proposer for auditing services.

55
56

57 **THIRD ORDER OF BUSINESS**

Adjournment

58

59 On a Motion by Mr. Henderson, and seconded by Mr. Walsh, with all in favor, the Audit
60 Committee adjourned the meeting at 6:06 p.m., for the Talavera Community Development
61 District.

62
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66 _____
Assistant Secretary/Secretary

Chair/Vice Chair

Tab 16

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 March 2026 For Board Approval

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

The total items being presented: **\$ 81,848.19**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Talavera Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Alex Roark Engineering, PLLC	300358	0132-001-1	All-Way Stop and Traffic Calming 02/26	\$ 4,595.00
Brletic Dvorak, Inc.	300365	2333	District Engineering Services 02/26	\$ 3,240.00
Charter Communications	20260310-1	1416975022126	18955 Rococo Road 02/26	\$ 349.38
Christopher Walsh	20260323-2	CW031826	Board of Supervisor Meeting 03/18/26	\$ 200.00
Coastal Waste & Recycling, Inc.	300371	SW0001648494	Waste Collection 03/26	\$ 12,369.00
Cody Pools DBA A-Quality	300364	980983	Commercial Pool Service 03/26	\$ 2,500.00
Cody Pools DBA A-Quality	300372	981072	Installed ORP Probes for Splash Pad 03/26	\$ 1,317.06
David Alan Posey	300379	DP031826	Board of Supervisor Meeting 03/18/26	\$ 200.00
DCSI, Inc.	300375	34918	Interactive Talk Down Monitoring 03/26	\$ 199.00
FLA Landscapes and Lawns, Inc.	300369	58262	Installation of 1400 seasonal flowers 02/26	\$ 3,150.00
FLA Landscapes and Lawns, Inc.	300376	58375	Monthly Landscape Services 03/26	\$ 20,260.00
Hunt Talent LLC	300362	022726 Hunt	Overtime Jonny Bird Show Invoice. 022726-2 Performance of Feb. 27, 2026	\$ 100.00
Jerry Richardson	300377	2130	Wildlife Service - Monthly Services 03/26	\$ 1,320.00
Joseph Bastasich	300373	JBTAL21 - 1	Event Booking - Painting Party 10/26	\$ 72.00

Talavera Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Kazars Electric, Inc.	300363	S17356A	Pool Repair 02/26	\$ 368.83
Nvirotect Pest Control Service, Inc.	300381	389642	Pest Control Treatment 03/26	\$ 70.00
Pamela Plehal	20260323-1	PP031826	Board of Supervisor Meeting 03/18/26	\$ 200.00
Pasco County Property Appraiser	300370	26072	Annual renewal fee 03/26	\$ 150.00
Pasco County Utilities	20260325-1	24092671	18955 Rococo Road 02/26	\$ 730.83
Pasco County Utilities	20260325-1	24094694	0 Conquistador Common Area Loop 02/26	\$ 22.37
PC Consultants	300380	108944	GC search function 03/26	\$ 45.00
Richard L Henderson Jr	300378	RH031826	Board of Supervisor Meeting 03/18/26	\$ 200.00
Rizzetta & Company, Inc.	300360	INV0000107407	Personnel Reimbursement 02/26	\$ 4,677.00
Rizzetta & Company, Inc.	300361	INV0000107441	Accounting Services 03/26	\$ 4,849.25
Rizzetta & Company, Inc.	300368	INV0000107570	Auto Mileage & Travel and Cell Phone FEB Service 03/26	\$ 123.50
Rizzetta & Company, Inc.	300374	INV0000107598	Amenity Management & Oversight and Personnel Reimbursement 03/26	\$ 6,446.21
Romaner Graphics	300366	23022	Speed Limit Sign Installed 03/26	\$ 200.00
Solitude Lake Management, LLC	300367	PSI240663	Monthly Lake & Pond Services 03/26	\$ 2,769.99

Talavera Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
The Observer Group, Inc.	300359	26-00425P	Legal Advertising 02/26	\$ 61.25
The Observer Group, Inc.	300382	26-00674P	Legal Advertising 03/26	\$ 65.63
Valley National Bank	20260326-1	CC022826 240 ACH	Dues / Fees 02/26	\$ 1,623.64
Withlacoochee River Electric Cooperative, Inc.	20260320-1	1707187-030626	12581 US Hwy 41-Spot Lights 02/26	\$ 67.50
Withlacoochee River Electric Cooperative, Inc.	20260320-1	1707189-030626	12581 US Hwy 41 02/26	\$ 8,096.64
Withlacoochee River Electric Cooperative, Inc.	20260320-1	1707190-030626	18955 Rococo Rd-Caban 02/26	\$ 958.44
Withlacoochee River Electric Cooperative, Inc.	20260320-1	1707191-030626	8935 Rococo Rd-Ir Well 02/26	\$ 203.54
Withlacoochee River Electric Cooperative, Inc.	20260320-1	1707192-030626	18955 Rococo Rd-Cabana 02/26	\$ <u>47.13</u>
Report Total				<u>\$ 81,848.19</u>

Alex Roark Engineering
2017 CHIMNEY SWIFT HOLLOW
TALLAHASSEE, FL 32312 US
8505672044
drew@alexroarkeng.com
www.alexroarkeng.com

Invoice



BILL TO

Talavera CDD
3434 Colwell Ave
Suite 200
Tampa, FL 33614

SHIP TO

Talavera CDD
3434 Colwell Ave
Suite 200
Tampa, FL 33614

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
0132-001-1	02/24/2026	\$4,595.00	03/26/2026	Net 30	

SHIP DATE

02/24/2026

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	Professional Fees	All-Way Stop and Traffic Calming	1	4,595.00	4,595.00

BALANCE DUE

\$4,595.00

Brlitic 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 2333
DATE 02/27/2026
TERMS Net 30
DUE DATE 03/29/2026

PROJECT NAME
Talavera CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Project Manager	[February 04 - February 27]	9:00	210.00	1,890.00
Field Manager	[February 05]	2:00	135.00	270.00
Senior Inspector	[February 10 - February 16]	9:00	120.00	1,080.00

BALANCE DUE \$3,240.00



TALAVERA CDD
February 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.	2/16 - 2/23	3.50	\$210	R. Dvorak	\$735.00
Porfirio Easement Request - addresses for Sean.	2/9	0.50 0.00	\$210 \$210	R. Dvorak S. Brletic	\$105.00 \$0.00
Miscellaneous - follow-up site visit for sidewalk repairs. Site visit and investigation into Moorish road depression, including soliciting proposals, and response to resident email.	2/9	4.00 5.00 0.00 0.00	\$210 \$120 \$135 \$80	R. Dvorak J. Whited K. Wagner S. Ferguson	\$840.00 \$600.00 \$0.00 \$0.00
Pond Project Phase 1 - site meetings with contractors to review projects. QC RFP.	2/2 - 2/9	1.00 4.00	\$210 \$120	R. Dvorak K. Wagner	\$210.00 \$480.00
Wetland Mitigation Area D-1 - follow-up on treatment and remaining scope of work.	2/2	0.00 <u>2.00</u>	\$210 \$135	R. Dvorak K. Wagner	\$0.00 <u>\$270.00</u>
INVOICE TOTAL		20.00			<u>\$3,240.00</u>

February 21, 2026

Invoice Number: 1416975022126
Account Number: 8337 13 062 1416975

Auto Pay Notice

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

NEWS AND INFORMATION

Contact Us

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Or, call us at 855-252-0675

You've been selected for exclusive multi-line mobile savings. Call 1-833-574-1237 now.

Summary Service from 02/21/26 through 03/20/26 details on following pages

Previous Balance	332.00
Payments Received -Thank You!	-332.00
Remaining Balance	\$0.00
Spectrum Business™ TV	86.00
Spectrum Business™ Internet	170.00
Spectrum Business™ Voice	80.00
Other Charges	5.00
Taxes, Fees and Charges	8.38
Current Charges	\$349.38
YOUR AUTO PAY WILL BE PROCESSED 03/08/26	
Total Due by Auto Pay	\$349.38

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

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



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 21 02222026 NNNNNNNN 01 001512 0008

Talavera ccd
PO BOX 32414
CHARLOTTE NC 28232-2414

February 21, 2026

Talavera ccd

Invoice Number: 1416975022126
Account Number: 8337 13 062 1416975
Service At: 18955 ROCOCO RD
SPRING HILL FL 34610-0159

Total Due by Auto Pay \$349.38



CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186



833713062141697500349381

February 21, 2026



Invoice Number: 1416975022126
 Account Number: 8337 43 087 444975

Contact Us

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

8633 2390 DY RP 21 02222026 NNNNNNNN 01 001512 0008

Charge Details

Previous Balance		332.00
EFT Payment	02/08	-332.00
Remaining Balance		\$0.00

Payments received after 02/21/26 will appear on your next bill.

Service from 02/21/26 through 03/20/26

Spectrum Business™ TV

Spectrum Receiver	15.00
Broadcast TV Surcharge	31.00
Spectrum Business TV	40.00
	\$86.00

Spectrum Business™ TV Total **\$86.00****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	10.00
Auto Pay Discount	-10.00
Paper Bill Statement Charge	5.00
Other Charges Total	\$5.00

Taxes, Fees and Charges

Regulatory Cost Recovery Fee	2.26
Federal Universal Service Fund	6.12
Taxes, Fees and Charges Total	\$8.38

Current Charges \$349.38**Total Due by Auto Pay \$349.38****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.

Continued on the next page....

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

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

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



February 21, 2026

Invoice Number: 1416975022126
Account Number: 8337 13 062 1416975



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Or, call us at 855-252-0675

8633 2390 DY RP 21 02222026 NNNNNNNN 01 001512 0008



Invoice Number: Talavera ccd
 1416975022126
 Account Number: 8337 13 062 1416975
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 Or, call us at **855-252-0875**

8633 2390 DY RP 21 02222020 NNNNNNNN 01 001512.0006

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.

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.

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

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

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

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

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

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

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

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



February 21, 2026

Invoice Number: 1416975022126
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 02222028 NNNNNNNN 01 001512 0006



Talavera CDD
Meeting Date: March 18, 2026

SUPERVISOR PAY REQUEST

<u>Name of Board Supervisor</u>	<u>Check if paid</u>
Richard Henderson (call)	✓
David Posey	✓
Pam Plehal	✓
Christopher Walsh	✓
Charles R. Eade	* Not Paid

(* Does not get paid)

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	6:00
Meeting End Time:	7:26
Total Meeting Time:	1:26

Time Over (3) Hours:

Total at \$175 per Hour:

ADDITIONAL OR CONTINUED MEETING TIMECARD

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

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

DM Signature: Sean Goff



www.coastalwasteinc.com

INVOICE

Invoice SW0001648494
Page Page 1 of 1
Date 03/01/2026
Customer 19146
Site 0
PO Number
Due Date 03/31/2026

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

DATE	DESCRIPTION	REFERENCE	RATE	QTY.	AMOUNT
01 - Mar	(0001) TALAVERA CDD 3434 COLWELL AVE, TAMPA FL Serv #001 96 GALLON MSW 798 - 0YD MONTHLY - WASTE COLLECTION (Mar 01/26 - Mar 31/26)		\$12,369.00	1.00	\$12,369.00

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

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

Invoice SW0001648494
Page Page 1 of 1
Date 03/01/2026
Customer 19146
Site 0
PO Number
Due Date 03/31/2026

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

AMOUNT REMITTED

0025756SW0191460000SW000164849400012369001

Invoice



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

Invoice Date	Invoice #
3/2/2026	980983
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		3/20/2026			
Quantity	Description				Price Each	Amount
	MARCH 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 20th is subject to a 5% Late Fee					
	Sales Tax				7.00%	0.00

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

Thank you for choosing A-Quality Pool Service!

Invoice



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

Invoice Date	Invoice #
3/10/2026	981072
Balance	\$1,317.06

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		3/17/2026			
Quantity	Description				Price Each	Amount
	** SPLASH PAD **					
	Installed ORP Probes for Splash Pad				1,317.06	1,317.06
	1 - ORP Probe for Chemical Controller CES - Sensorex 1 - Ph Probe for Chemical Controller CES - Sensorex -Includes Installation Labor and Materials -Completed 3/9/2026					

Total	\$1,317.06
Payments/Credits	\$0.00
Balance Due	\$1,317.06

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
34918	03/16/2026	\$199.00	03/31/2026	Net 15	

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

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Interactive Talk Down Monitoring The monitoring station will notify you and/or the police if there are people on the pool deck/area when the pool is closed. Interactive talk down monitoring (for 8 cameras) \$199 Month (no contract)	1	199.00	199.00
	OHE Overages Operator handled events in excess of the 30 events included in the monitoring package	0	2.00	0.00

Thank you for choosing DCSI, Inc as your "Security & Sound" company!
 *ALL SYSTEMS COME WITH 90 DAYS WARRANTY ON LABOR AND ONE YEAR WARRANTY ON PARTS, UNLESS OTHERWISE NOTED.
 **Returned Checks will receive \$25 NSF Fee.
 ***Late Fees are 1.5% per month

SUBTOTAL	199.00
TAX (6.5%)	0.00
TOTAL	199.00
BALANCE DUE	\$199.00



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

Invoice

Date	Invoice #
2/28/2026	58262

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
	3/30/2026

Description	Qty	Rate	Amount
Installation of 1400 seasonal flowers in beds at either side clubhouse sidewalk and in front of each marquee.		3,150.00	3,150.00
Thank you for your business!		Total	\$3,150.00



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

Invoice

Date	Invoice #
3/1/2026	58375

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
	3/31/2026

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

TALAVERA COMMUNITY DEVELOPMENT DISTRICT

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

Check Request

Amount: \$100.00

Date: 2/27/2026

Payable to: HUNT TALENT LLC.

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

Reason: Overtime Jonny Bird Show Invoice. 022726-2
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

Hunt Talent LLC

8501 Philatelic Dr. PO Box 5627 Spring Hill, FL 34611

To: Talavera CDD Community, 18955 Rococo Road, Spring Hill , FL 34610

INVOICE #022726-2 SHOW DATE: 02/27/26

TIME	DESCRIPTION	UNIT PRICE	TOTAL
7:00 pm	Talavera CDD Community Jonny Bird performance OVERTIME - payment due with 7 days from show date noted above Make Check Payable to Hunt Talent LLC	\$100	\$100
	AMOUNT DUE Overdue accounts will be charged interest at the rate of 2.5% bi-weekly	\$100	\$100

If you have any questions concerning this invoice, contact 352-200-0268

Thank you for your business!

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 # 2130
DATE 03/19/2026
DUE DATE 04/01/2026
TERMS Net 15

ACTIVITY	QTY	RATE	AMOUNT
State Wildlife Service Service February/March 2026	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

TALAVERA COMMUNITY DEVELOPMENT DISTRICT

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

Check Request

Amount: \$72.00

Date: 10/9/2025

RECEIVED
10/09/25

Payable to: Joseph Bastasich

Address: 47 Cactus Street
Homosassa, Fl 34446

Reason: Invoice JBTAL21 – Paint & Sip class of 10/4/2025
6 persons

Requester: Evelyn Ocasio Lopez-Clubhouse Manager

Directions for check:

Mail to – 47 Cactus Street, Homosassa, Fl 34446

INVOICE

Lujocustomart
United States

BILL TO
Talavera CDD c/o rizzetta & company
Talavera CDD Rizzetta & Company
3434 Colwell ave. suite 200
Tampa, Florida 33614
United States

SHIP TO
Florida
United States

Invoice Number: JBTAL21
Invoice Date: October 6, 2025
Payment Due: October 6, 2025
Amount Due (USD): \$72.00

1-352-345-7353
eocasiolopez@rizzetta.com

Items	Quantity	Price	Amount
Painting Party	6	\$15.00	\$90.00
Subtotal:			\$90.00
Discount:			(\$18.00)
Total:			\$72.00
Amount Due (USD):			\$72.00

Notes / Terms

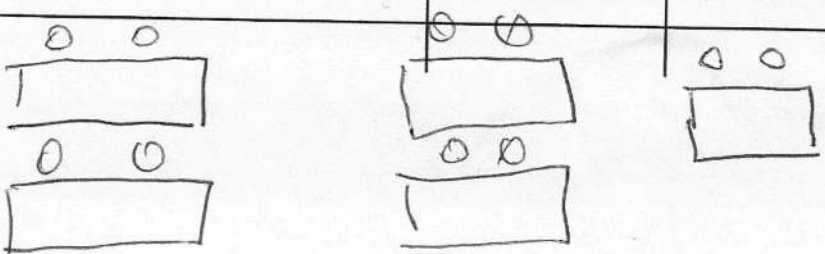
Please remit to Joseph Bastasich 47 Cactus Street Homosassa, Florida 34446

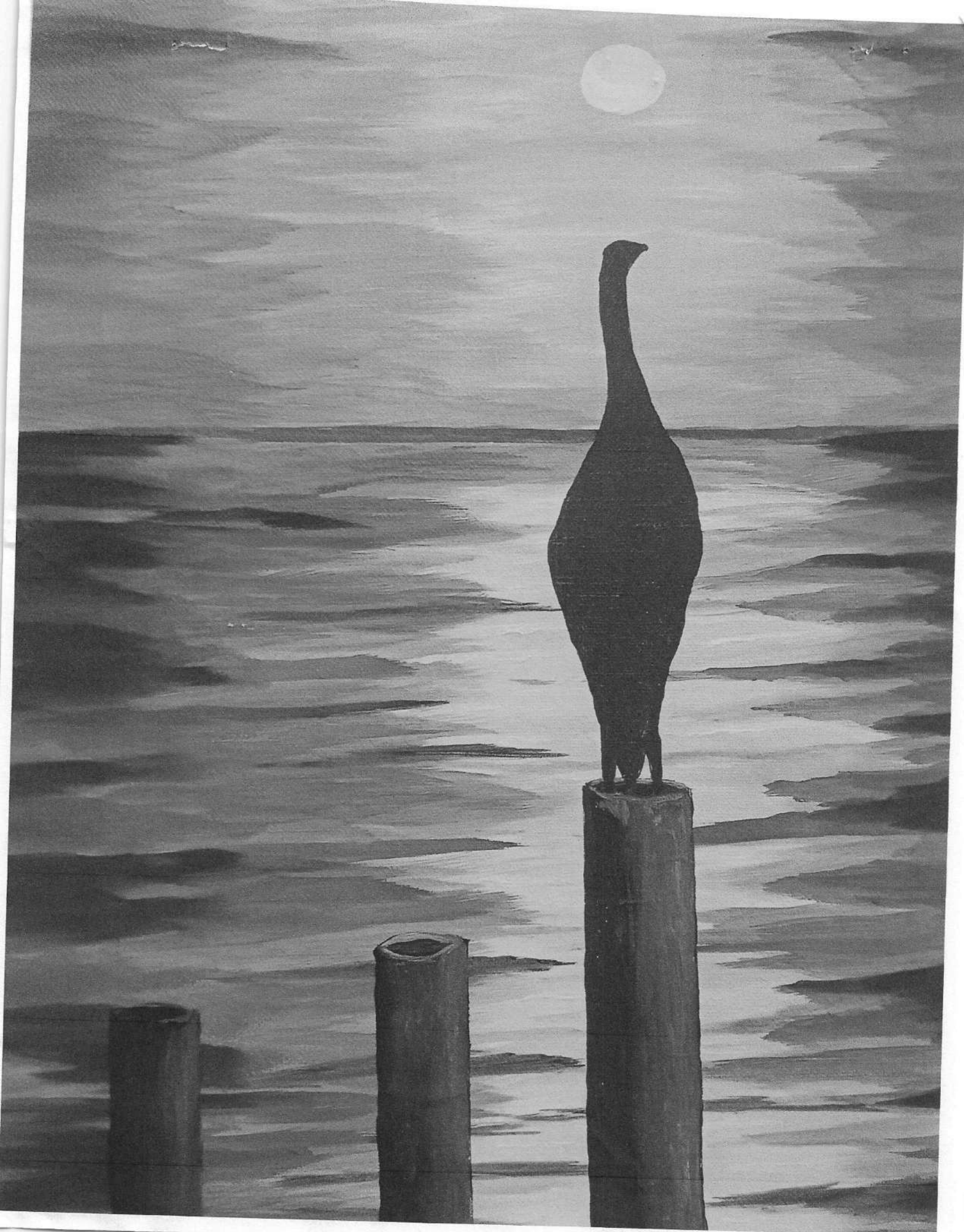
SIGN UP FOR THE EVENT

EVENT Paint & sip w/Joe Adult & Teens
 DATE 10/4/2025 Saturday
 TIME 4:30 PM
 PRICE \$15.00 p/p
 BRING YOUR OWN DRINK, I PROVIDE APPETIZERS/SNACKS & BEVERAGE

Name	Telephone	Signup date	Confirmed	Paid
1) Loretta Genora	215 527-3431	9/23		15.00
2) Loretta Genora	215 527-3431	"		15.00
3) Loretta Genora	" "	"		15.00
4) Loretta Genora	" "	"		15.00
5) CACIA FREUNDT		10/3/25		15.00
6) ANNETTE ARNOLD	239-313-1096			15
7)				
8)				
9)				
10)				
11)				
12)				

Paid Cash
 Pd cash
 Pd ch





Kazars Electric Inc

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



Invoice Submitted To:

Talavera Community

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

INVOICE

Invoice #	S17356A
Invoice Date	27-Feb-2026
Terms	7 Days

Job Code	Job Address
S17356	18955 Rococo Rd, Spring Hill, Florida, 34610, United States

Job Notes : They had a power outage and upon power coming back on the pool pump was not working. They had the pool tech come out and he found that the wires from the motor to the pump had burnt up. He said the motor was fine. Replace the wire to the pull pump and add a surge protector to the pool equipment panel.

Call Evelyn @ either 813-536-0019 or 352-345-7353

They are expecting you sometime after noon.
replaced wiring going to the pool pump
Evelyn Ocasio Lopez

Description	Qty.	Unit Price (\$)	Tax (\$)	Sub Total (\$)
#6 wire	43.00	1.06	0.00	45.58
1 1/4 greenfield flex connector	1.00	8.25	0.00	8.25
Reg hourly rate	1.00	145.00	0.00	145.00
First hour rate	1.00	170.00	0.00	170.00
Total:				\$ 368.83
(+ Tax):				\$ 0.00
Grand Total:				\$ 368.83
Amount Paid:				\$ 0.00
Amount Due:				\$ 368.83

Invoice Notes :

Signature:

Date: 26-Feb-2026 02:46 PM

PAYMENT STUB

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

Client	Talavera Community
Client Phone	8135161445
Invoice #	S17356A
Invoice Date	27-Feb-2026
Amount Paid	0.00
Amount Due	\$ 368.83
Amount Enclosed	



NVIROTECT

PEST CONTROL SERVICES

16210 North Florida Avenue
Lutz, FL 33549

Pest Control Division

Office: 813.968.7031

Toll Free:
888.908.8388

www.nvirotect.com

INVOICE

Talavera CDD
12620 US Hwy 41
C/O Rizetta & Company @5844 Old Pasco Road, Suite
100
Spring Hill, FL 34610
Date: 3-19-26

Account Number: 11134

Invoice Number: 389642

Previous Balance: \$0.00

General Household Pests \$70.00

Sales Tax: \$0.00

Service Amount: \$70.00

Check /Cash: _____

Technician(s): Elinh

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

- | | |
|---|--|
| <input type="checkbox"/> Acrobat Ants | <input type="checkbox"/> Pantry pests |
| <input type="checkbox"/> Argentine Ants | <input type="checkbox"/> Paper Wasps |
| <input type="checkbox"/> Bed Bugs | <input type="checkbox"/> Pharaoh Ants |
| <input type="checkbox"/> Carpenter Ants | <input checked="" type="checkbox"/> Preventative |
| <input type="checkbox"/> Crazy Ants | <input type="checkbox"/> Roaches |
| <input type="checkbox"/> Drain Flies | <input type="checkbox"/> Silverfish |
| <input type="checkbox"/> Fire Ants | <input type="checkbox"/> Spiders |
| <input type="checkbox"/> Fleas | <input type="checkbox"/> Ticks |
| <input type="checkbox"/> German Roaches | <input type="checkbox"/> White Foot Ants |
| <input type="checkbox"/> Ghost Ants | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Mosquitos | |
| <input type="checkbox"/> Mud Daubers | |

Treatment

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

Rodent Control

- Mice
 Rats

Treatment

- | | |
|--|---|
| <input type="checkbox"/> CM Rat Snap Traps | <input type="checkbox"/> Rodent Bait Stations |
| <input type="checkbox"/> Contrac Blox Bait .005% | <input type="checkbox"/> T-Rex Rat Snap Traps |
| <input type="checkbox"/> Final Blox Bait .005% | <input type="checkbox"/> Victor Glue Boards |

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

Ask us about Automatic Payments or Paperless Billing.

Instructions: _____



Mike Wells
Property Appraiser
Proudly Serving Pasco County, Florida

INVOICE

Pasco County Property Appraiser
PO Box 401
Dade City, FL 33526-0401

Date Issued: 3/9/2026
Invoice Number: 26072
Due Date: 4/9/2026

Billed To:
Talavera
C/O Rizetta & Company
Kayla Connell
3434 Colwell Ave, Suite 200
Tampa, FL 33614

DESCRIPTION	AMOUNT
Talavera Annual renewal fee	\$150.00
TOTAL	\$150.00

Remit payment to:

Pasco County Property Appraiser
Information Services Department
PO Box 401
Dade City, FL 33526-0401



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

67 0 1
 22-70346

TALAVERA CDD

Service Address: **18955 ROCOCO ROAD**
 Bill Number: 24092671
 Billing Date: 3/4/2026
 Billing Period: 1/13/2026 to 2/11/2026

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	1/13/2026	3425	2/11/2026	3481	29	56

Usage History

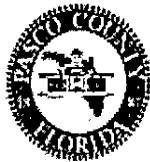
Month	Usage
February 2026	56
January 2026	32
December 2025	33
November 2025	35
October 2025	31
September 2025	21
August 2025	21
July 2025	15
June 2025	32
May 2025	21
April 2025	23
March 2025	27

Transactions

Previous Bill	453.93
Payment 02/23/26	-453.93 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 25.0 Thousand Gals X \$3.47	86.75
Water Tier 3 6.0 Thousand Gals X \$6.94	41.64
Sewer	
Sewer Base Charge	103.45
Sewer Charges 56.0 Thousand Gals X \$7.20	403.20
Total Current Transactions	730.83
TOTAL BALANCE DUE	\$730.83

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net



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

Account #	0940045
Customer #	01366786
Balance Forward	0.00
Current Transactions	730.83

Total Balance Due	\$730.83
Due Date	3/23/2026

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

The Total Due will be electronically transferred on 03/23/2026.

TALAVERA CDD
 PO BOX 32414
 CHARLOTTE NC 28232

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

013667863094004502409267170000730839



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



68 0 1
 22-70346

TALAVERA CDD

Service Address: 0 CONQUISTADOR LOOP COMMON AREA

Bill Number: 24094694

Billing Date: 3/4/2026

Billing Period: 1/13/2026 to 2/11/2026

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Irrig Potable	190492067	1/13/2026	2083	2/11/2026	2083	29	0

Usage History

Irrigation

February 2026	0
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 02/23/26	-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	3/23/2026

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

The Total Due will be electronically transferred on 03/23/2026.

TALAVERA CDD
 PO BOX 32414
 CHARLOTTE NC 28232

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

013667863108496592409469480000022378

PC Consultants

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

Invoice

108944

INVOICE

Customer

Name *Talavera CDD c/o The Rizzetta Company*
Address *5844 Old Pasco Road; Suite 100*
City *Wesley Chapel* State *FL* ZIP *33544*
Phone *Talavera Office: (813)536-0019*

Date *3/18/2026*
Quote No. *Phone - Evelyn*
Rep *Ken Johnson*
FOB *Remote Assist*

Qty	Description	Unit Price	TOTAL
0.6	<i>Labor: 03/11/26 - Evelyn called from Talavera; She states she cannot use GC search function; Redirects to blank page; Remote in w/ Anydesk ID: 1209684480; Run CCleaner V6.39; Purge 6.55GB, fix 517 registry issues; Update AVG Internet Security (Expires 10/13/26); Reboot; Reset Google Chrome browser; Update Anydesk Ver 9.0 to Ver 9.6; Have Evelyn test Google Chrome favorites and search feature; Search now working again; Office 2019 out of date; Update Office 2019 Home & Business suite; Check Acronis 2019 backups; LBU: 08/01/25; Run Acronis 2019 backup now as it has been over 7 months . Actual PCC Remote Time: 4:00PM - 4:48PM = .7 Hrs Billed Time: .6 Hrs @ \$70 Per Hr</i>	\$75.00	\$45.00
<i>FLORIDA CONSUMER CERTIFICATE OF EXEMPTION Certificate Number: 85-8013730746C-2 Expires 01/31/2027</i>			

Payment Details

- Cash
 Check
 Net 15 #VALUE!

SubTotal \$45.00

FL Sales Tax \$0.00

TOTAL \$45.00

Thank You For Your Order!

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

Invoice

Date	Invoice #
2/27/2026	INV0000107407

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
Personnel Reimbursement	1.00	\$4,677.00	\$4,677.00
Subtotal			\$4,677.00
Total			\$4,677.00

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

Invoice

Date	Invoice #
3/2/2026	INV0000107441

Bill To:

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

Services for the month of	Terms	Client Number
March	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 #
3/1/2026	INV0000107570

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
Cell Phone	50.00	\$1.00	\$50.00
Auto Mileage & Travel	73.50	\$1.00	\$73.50
Subtotal			\$123.50
Total			\$123.50

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

Invoice

Date	Invoice #
3/13/2026	INV0000107598

Bill To:

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

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

Description	Qty	Rate	Amount
Amenity Management & Oversight	1.00	\$1,104.17	\$1,104.17
Personnel Reimbursement	1.00	\$5,342.04	\$5,342.04
Subtotal			\$6,446.21
Total			\$6,446.21



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

INVOICE # 23022

TO: Talavera
 COMPANY NAME: _____
 DATE: 3/4/26

<u>Speed Limit sign installed</u>	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

TOTAL: _____
 \$200.00

Thank You,



INVOICE

Page: 1

Please Remit Payment to:

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

Invoice Number: PSI240663
 Invoice Date: 3/1/2026

Bill
 To: Talavera CDD
 C/O Rizzetta & Company
 Suite 200

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

Ship Via
 Ship Date 3/1/2026
 Due Date 3/31/2026
 Terms Net 30

Customer ID 8664
 P.O. Number
 P.O. Date 3/1/2026
 Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance March Billing 3/1/2026 - 3/31/2026 Talavera Cdd-Lake-ALL Phase D1 Lake All Phase A2A1 & 2A2 (12 Lakes) - Talavera CDD		1	1	2,769.99	2,769.99

Amount Subject to Sales Tax 0.00
 Amount Exempt from Sales Tax 2,769.99

Subtotal: 2,769.99
 Invoice Discount: 0.00
 Total Sales Tax 0.00
 Payment Amount: 0.00
Total: 2,769.99

Business Observer

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

INVOICE

Legal Advertising

Invoice # 26-00425P

Date 02/27/2026

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 # 26-00425P Request for Proposal RE: Talavera Request for Proposals for Annual Audit Services Published: 2/27/2026	\$61.25
---	---------

Important Message

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

Paid	()
Total	\$61.25

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

TALAVERA COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES

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

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

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

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

District Manager
February 27, 2026

26-00425P

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Business Observer

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

INVOICE

Legal Advertising

Invoice # 26-00674P

Date 03/27/2026

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 # 26-00674P Public Board Meetings RE: Talavera Board of Supervisors Meeting on April 15, 2026 Published: 3/27/2026	\$65.63
---	---------

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.

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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, April 15, 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 proposals, discuss and recommend an auditor to provide audit services to the District. 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

March 27, 2026

26-00674P

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.

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0 TALAVERA CDD 0

ACCOUNT SUMMARY

Credit Limit	\$10,000.00
Credit Available	\$8,376.00
Statement Closing Date	February 28, 2026
Days in Billing Cycle	28
Previous Balance	\$1,668.91
Payments & Credits	\$1,703.96
Purchases & Other Charges	\$1,583.69
Balance Transfer	\$0.00
FEES CHARGED	\$75.00
INTEREST CHARGED	\$0.00
New Balance	\$1,623.64

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	\$1,623.64
Minimum Payment Due	\$1,623.64
Payment Due Date	March 25, 2026

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			TOTAL	\$1,593.91-
02/25	02/25	F151500E800CHGDDA	AUTOMATIC PAYMENT - THANK YOU	1,668.91-
02/28	02/28	F151500EB000CYLAC	ANNUAL FEE 03/26 THROUGH 02/27	75.00
02/28	02/28		VALLEY ONECARD CASH REWARD CREDIT	35.05-
			EVELYN OCASIO LOPEZ	TOTAL \$1,583.69
02/04	02/04	5548382DL0JL93FWV	WAL-MART #6207 SPRING HILL FL MCC: 5411 MERCHANT ZIP: 34609	47.54
02/06	02/06	5543286DM5VHA4J82	AMAZON MKTPL*MU2TS5S43 SEATTLE WA MCC: 5942 MERCHANT ZIP:	157.60
02/06	02/06	5543286DM5VHA9657	AMAZON.COM*0J97C07O3 SEATTLE WA MCC: 5942 MERCHANT ZIP:	28.47
02/06	02/06	5543286DM5VJF1SQS	AMAZON MKTPL*5L5AT4AE3 SEATTLE WA MCC: 5942 MERCHANT ZIP:	100.09
02/07	02/07	0543684DPBLJEDV0X	WM SUPERCENTER #6207 SPRING HILL FL MCC: 5411 MERCHANT ZIP: 34609	6.33

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	March 25, 2026
New Balance	\$1,623.64
Minimum Payment Due	\$1,623.64
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

0 TALAVERA CDD 0

TRANSACTIONS (continued)

Tran Date	Post Date	Reference Number	Transaction Description	Amount
02/10	02/10	5543286DT5WXLHSXA	AMAZON MKTPL*4E1CO1MM3 SEATTLE WA MCC: 5942 MERCHANT ZIP:	23.97
02/10	02/10	5543286DT5WXLH8N5	AMAZON MKTPL*TS4Z74WN3 SEATTLE WA MCC: 5942 MERCHANT ZIP:	12.99
02/10	02/10	5543286DT5WXMTLGJ	AMAZON MKTPL*XT24B2LG3 SEATTLE WA MCC: 5942 MERCHANT ZIP:	113.43
02/10	02/10	5543286DT5WXN2WTJ	AMAZON MKTPL*3N87E88S3 SEATTLE WA MCC: 5942 MERCHANT ZIP:	13.99
02/10	02/10	0543684DSHESB6R3Q	DOLLAR GENERAL #13910 MASARYKTOWN FL MCC: 5331 MERCHANT ZIP:	12.78
02/10	02/10	1230202DT00BZHMYN	MAILCHIMP ATLANTA GA MCC: 5818 MERCHANT ZIP:	26.50
02/11	02/11	0541601DS43AA7MGV	WAL-MART #3526 BROOKSVILLE FL MCC: 5411 MERCHANT ZIP:	23.82
02/12	02/12	5543286DV5XG9WEZ4	AMAZON MKTPL*OV4BX9L43 SEATTLE WA MCC: 5942 MERCHANT ZIP:	16.48
02/12	02/12	5543286DV5XHZEDF1	AMAZON.COM*8V6YG64G3 SEATTLE WA MCC: 5942 MERCHANT ZIP:	13.46
02/13	02/13	5543286DW5XLETW3E	AMAZON MKTPL*3J6MP7AG3 SEATTLE WA MCC: 5942 MERCHANT ZIP:	9.99
02/14	02/14	0543684DYBLJF34QX	WM SUPERCENTER #6207 SPRING HILL FL MCC: 5411 MERCHANT ZIP: 34609	53.63
02/17	02/17	5526352E1JZK7Z73V	ALDI 74046 BROOKSVILLE FL MCC: 5411 MERCHANT ZIP: 34613	129.80
02/18	02/18	0543684E2BLJ3JQA8	WM SUPERCENTER #6207 SPRING HILL FL MCC: 5411 MERCHANT ZIP: 34609	63.48
02/20	02/20	5543286E3601YQEV9	AMAZON MKTPL*K25404203 SEATTLE WA MCC: 5942 MERCHANT ZIP:	3.99
02/20	02/20	0230537E400HMD3LW	PUBLIX #1142 LAND O LAKES FL MCC: 5411 MERCHANT ZIP: 34638	240.95
02/22	02/22	5543286E560EM9Z XK	AMAZON MKTPL*ER2XZ6QK3 SEATTLE WA MCC: 5942 MERCHANT ZIP:	15.37
02/22	02/22	5543286E560FFNM6X	AMAZON MKTPL*B93Y95SC2 SEATTLE WA MCC: 5942 MERCHANT ZIP:	118.15
02/25	02/25	0541601E843AQ6HP4	WAL-MART #6207 SPRING HILL FL MCC: 5411 MERCHANT ZIP:	52.93
02/25	02/25	1230202E800Q5NFWQ	ADOBE SAN JOSE CA MCC: 5734 MERCHANT ZIP: zz	19.99
02/26	02/26	5543286E961R29AX9	AMAZON.COM*B17HQ2R50 SEATTLE WA MCC: 5942 MERCHANT ZIP:	38.84
02/26	02/26	0543684EABLJ3DSZ4	WM SUPERCENTER #6207 SPRING HILL FL MCC: 5411 MERCHANT ZIP: 34609	131.99
02/27	02/27	0541601EA43AD49XP	WAL-MART #6207 SPRING HILL FL MCC: 5411 MERCHANT ZIP:	31.84
02/27	02/27	0543684EBBLJ7FM9H	WM SUPERCENTER #6207 SPRING HILL FL MCC: 5411 MERCHANT ZIP: 34609	75.29
		MICHELLE WHITE	TOTAL	\$0.00

IMPORTANT ACCOUNT INFORMATION

\$0 - \$1,623.64 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 03/25/26. THE AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR BEFORE THIS DATE.
 TOTAL *FINANCE CHARGE* PAID IN 2025 \$0.00

REWARDS SUMMARY

Previous Cashback Balance	\$31.09	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	\$3.96	\$0-\$500,000 = 0.25%
New Cashback Balance	\$0.00	\$500,001-\$1,500,000 = 0.60%
Cash Back Credited this Month	\$35	\$1,500,00-\$4,000,000 = 0.75%
Your cashback will be award on	Feb 2026	\$4,000,001-\$12,500,000 = 0.90%
		\$12,500,001+ = 1.00%

INTEREST CHARGE CALCULATION

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

Type of Balance	ANNUAL PERCENTAGE RATE (APR)	Balance Subject to Interest Rate	Days in Billing Cycle	Interest Charge
Purchases	14.25% (v)	\$0.00	28	\$0.00

(v) = variable (f) = fixed

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

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

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

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

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

INFORMATION ABOUT YOUR VALLEY ONECARD ACCOUNT

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

MAKING PAYMENTS

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

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

BALANCE COMPUTATION METHOD

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

INTEREST

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

CREDIT BALANCE

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

NOTICE TO PAST-DUE CUSTOMERS:

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

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

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

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

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

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

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

YOUR RIGHTS IF YOU ARE DISSATISFIED WITH YOUR VALLEY ONECARD PURCHASES

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

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

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

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

TELEPHONE MONITORING AND RECORDING.

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

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

				Dues / Fees	Office Supplies	Clubhouse Maintenance & Repair	Special Events	
				51300-4902	57200-5101	57200-4705	57200-4775	
Date	Vendor Name	Reason for Expenditure	Amount					
2/4/2026	Walmart	Materials Cookies Days	\$ (47.54)				\$ (47.54)	(47.54)
2/5/2026	Amazon	Printer paper,color ink, hose nozzels	\$ (157.60)		\$ (116.62)	\$ (13.99)	\$ (26.99)	(157.60)
2/5/2026	Amazon	Pen,Light Bulb,Plastic glass & Bags	\$ (100.09)		\$ (2.89)	\$ (56.86)	\$ (40.34)	(100.09)
2/5/2026	Amazon	Rust Oleum Spry Paint Retouch Tables	\$ (28.47)			\$ (28.47)		(28.47)
2/7/2026	Walmart	Cookies for Cookie Day Month Feb.	\$ (6.33)				\$ (6.33)	(6.33)
2/10/2026	Mail Chimp	Monthly Fee	\$ (26.50)		\$ (26.50)			(26.50)
2/10/2026	Amazon	Arcrylic Hearts Jonny Decors	\$ (23.97)				\$ (23.97)	(23.97)
2/10/2026	Amazon	Gel Jelly Beads & bottle lamps	\$ (113.43)				\$ (113.43)	(113.43)
2/10/2026	Amazon	Fairy Lights Décor Jonny Décor	\$ (12.99)				\$ (12.99)	(12.99)
2/10/2026	Amazon	Artificial Flower Red Roses Jonny Décor	\$ (13.99)				\$ (13.99)	(13.99)
2/10/2026	Dollar General	4 Vases Jonny Décor	\$ (12.78)				\$ (12.78)	(12.78)
2/11/2026	Walmart	6 Vases Jonny Décor	\$ (23.82)				\$ (23.82)	(23.82)
2/11/2026	Amazon	Crafts Materials	\$ (16.48)				\$ (16.48)	(16.48)
2/12/2026	Amazon	Med's for First Aid	\$ (13.46)		\$ (13.46)			(13.46)
2/12/2026	Amazon	Crafts Materials	\$ (9.99)				\$ (9.99)	(9.99)
2/14/2026	Walmart	Cookies & Empanadas Dough for 2/27	\$ (53.63)				\$ (53.63)	(53.63)
2/17/2026	Aldi	Food Preping Item Jonny of 2/27	\$ (129.80)				\$ (129.80)	(129.80)
2/18/2026	Walmart	CDD Meeting	\$ (63.48)				\$ (63.48)	(63.48)
2/20/2026	Amazon	Garden Hose Washers	\$ (3.99)		\$ (3.99)			(3.99)
2/20/2026	Publix	Propaine Heaters 3 new & 2 Refill	\$ (240.95)				\$ (240.95)	(240.95)
2/20/2026	Amazon	Propaine Indicator, Folding Toilet Paper	\$ (118.15)			\$ (118.15)		(118.15)
2/21/2026	Amazon	Lables & Chalk Marker Pen White	\$ (15.37)				\$ (15.37)	(15.37)
2/25/2026	Adobe	Monthly Fee	\$ (19.99)		\$ (19.99)			(19.99)
2/25/2026	Amazon	Trash Bags 64-65 gal. 2 rolls 50 total	\$ (38.84)			\$ (38.84)		(38.84)
2/25/2026	Walmart	Cookies for March & Sodas Jonny 2/27	\$ (52.93)				\$ (52.93)	(52.93)
2/26/2026	Walmart	Materials for food prep Jonny 2/27	\$ (131.99)				\$ (131.99)	(131.99)
2/27/2025	Walmart	Pastries for Jonny 2/27 event	\$ (75.29)				\$ (75.29)	(75.29)
2/27/2026	Walmart	m/c Gift Card for one Help at Event	\$ (31.84)				\$ (31.84)	(31.84)
2/28/2026	Valley National	Annual Fee	\$ (75.00)	\$ (75.00)				(75.00)
2/28/2026	Valley National	Cash Back	\$ 35.05	\$ 35.05				35.05
								0.00
Total 001-10200			(1,623.64)	\$ (39.95)	(183.45)	(256.31)	(1,143.93)	(1,623.64)

*Receipt for Walmart Lost I could not find it \$47.54

Order Summary

Order placed February 5, 2026 Order # 112-4236797-4017009

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: \$157.60 Shipping & Handling: \$2.99 Free Shipping: -\$2.99 Total before tax: \$157.60 Estimated tax to be collected: \$0.00 Grand Total: \$157.60
---	---	--

Arriving tomorrow 10 AM – 3 PM



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

Sold by: Amazon.com

Supplied by: Other

\$19.73

OFFICE



100000 102 Pieces Gold Plastic Plates, Disposable Party Plates White Gold Rim, 51 Disposable Gold Dinner Plates 10.25 Inch and 51 Disposable Dessert Appetizer Elegant Fancy Wedding Plates 7.5 Inch

Sold by: 100000 24 Hour Lucky Store

Supplied by: Other

\$26.99

Event



IRRIGLAD Hose Nozzle 2 Pack, Full Size Pistol Grip Water Nozzle Sprayer with Threaded Front, High Pressure Nozzle, Adjustable Spray Water Flow for Watering Plants, Showering Pet, Washing Car, Cleaning

Sold by: IRRIGLAD GARDEN TOOLS LTD.

Supplied by: Other

\$13.99

Maintenance



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

Sold by: Amazon.com

Supplied by: Other

\$96.89

OFFICE

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Order Summary

Order placed February 5, 2026 Order # 112-2036616-8521066

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: \$103.08 Shipping & Handling: \$0.00 Promotion Applied: -\$2.99 Total before tax: \$100.09 Estimated tax to be collected: \$0.00 Grand Total: \$100.09

Arriving Saturday



Stock Your Home 9 oz Clear Disposable Plastic Cups (100 Pack) Elegant Tumblers Glasses for Birthday Parties, Weddings, Holidays, Dessert Tumbler, Bulk Drinking Cup for Fruit Punch, Cocktails, Wine

Sold by: StockYourHome
Supplied by: Other
\$14.99



Regency Wraps Grease Resistant Snack Serving Bags, Foil Lined, Pack of 100 For Burgers, Sandwiches, Panini's, Pitas, Insulated to Keep food Warm

Sold by: Regency Wraps
Supplied by: Other
\$25.35



BIC Round Stic Xtra Life Black Ballpoint Pens, Medium Point (1.0mm), 10-Count Pack of Bulk Pens, Flexible Round Barrel for Writing Comfort, No. 1 Selling Ballpoint Pens

Sold by: Amazon.com
Supplied by: Other
\$2.89



Great Eagle Lighting Corporation BR30 LED Bulb, 11W (75W Equivalent), 850 Lumens, 3000k (Soft White), for Recessed Can Use, Dimmable, and UL Listed (6-Pack)

Sold by: Great Eagle Lighting Corporation
Supplied by: Other
\$19.95

3 x 2.99 = 8.97
19.95 - 8.97 = 10.98

Entertainment #40.34

Office

Maintenance

[Back to top](#)

Order Summary

Order placed February 5, 2026 Order # 112-5314274-5003431

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:	\$28.47
		Shipping & Handling:	\$0.00
		Total before tax:	\$28.47
		Estimated tax to be collected:	\$0.00
		Grand Total:	\$28.47

Arriving Saturday

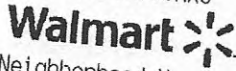


Rust-Oleum 249131 Universal All Surface Metallic Spray Paint, 11 oz, Oil Rubbed Bronze
Sold by: Amazon.com
Supplied by: Other
3 \$9.49

*Paint
Re touch
Tables & Chair*

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Give us feedback @ survey.walmart.com
Thank you! ID #:7WQW7K256MXC



Neighborhood Market
352-587-6950 Mgr. ISAAC
14344 SPRING HILL DR
SPRING HILL FL 34609
ST# 06207 OP# 009007 TE# 07 TR# 03791

ITEMS SOLD 3
TC# 8579 6943 7473 1474 3116



GV SQSN 100 078742155590 1.98 X
GV SQSN 100 078742155590 1.98 X
GV SQSN 100 078742155590 1.98 X

*5 Mark
Bags For
Cookie*

SUBTOTAL 5.94
TAX1 6.5000 % 0.39
TOTAL 6.33
MCARD TEND 6.33
CHANGE DUE 0.00

MASTERCARD- 4420 I 1 APPR#007887
6.33 TOTAL PURCHASE
REF # U763pu164960
AID A0000000041010
TERMINAL # 28534858
*No Signature Required
02/07/26 08:37:00



Get free delivery
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with Walmart+

Scan for 30-day free trial.

Low prices You Can Trust. Every Day.
02/07/26 08:37:07

Give us feedback @ survey.walmart.com
Thank you! ID #:7WQW7K256MXC



Neighborhood Market
352-587-6950 Mgr. ISAAC
14344 SPRING HILL DR
SPRING HILL FL 34609
ST# 06207 OP# 009007 TE# 07 TR# 03791

ITEMS SOLD 3
TC# 8579 6943 7473 1474 3116



GV SQSN 100 078742155590 1.98 X
GV SQSN 100 078742155590 1.98 X
GV SQSN 100 078742155590 1.98 X

*5 Mark
Bags For
Cookie*

SUBTOTAL 5.94
TAX1 6.5000 % 0.39
TOTAL 6.33
MCARD TEND 6.33
CHANGE DUE 0.00

MASTERCARD- 4420 I 1 APPR#007887
6.33 TOTAL PURCHASE
REF # U763pu164960
AID A0000000041010
TERMINAL # 28534858
*No Signature Required
02/07/26 08:37:00



Get free delivery
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with Walmart+

Scan for 30-day free trial.

Low prices You Can Trust. Every Day.
02/07/26 08:37:07

Mailchimp Receipt MC12125587

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# 12125587
Date Paid: February 10, 2026 01:34 AM New York

Billing statement

Essentials plan	\$26.50
1,500 contacts	

Paid via Mast ending in 4420 which expires	\$26.50
05/2027	
on February 10, 2026	

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

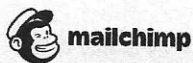
[Looking for our United States Residency](#)

[Certificate?](#)

Balance as of February 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 February 10, 2026 Order # 112-5230905-4811403

Ship to

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

Payment method

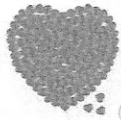
Mastercard ending in 4420

[View related transactions](#)

Order Summary

Item(s) Subtotal:	\$23.97
Shipping & Handling:	\$0.00
Total before tax:	\$23.97
Estimated tax to be collected:	\$0.00
Grand Total:	\$23.97

Arriving tomorrow



Red Acrylic Heart Translucent Hearts Shaped Crystals Gems for Table Scatter, Valentine's Day, Wedding, Artwork, Birthday Party Decoration, Favor Vase Filler (150 Pieces) (Red)

Sold by: Homtable

Supplied by: Other

\$7.99

*January for
the order
2/27/26*

[Back to top](#)

Order Summary

Order placed February 10, 2026 Order # 112-4663146-0093865

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: \$113.43 Shipping & Handling: \$0.00 Total before tax: \$113.43 Estimated tax to be collected: \$0.00 Grand Total: \$113.43
---	---	--

Arriving tomorrow



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
\$11.49

*Jimmy Shaw 2/27/26
Dear
HW*

Arriving tomorrow



Hoide 2025 New Wireless Bottle Lamp - LED Bottle Lights for Liquor & Wine Bottles, Cordless Lampshade, Whiskey Bottle Top Light, Bottle Stopper Night Light Kit, Rechargeable 3-Tone Touch-Dimmable

Sold by: Hoide US
Supplied by: Other
\$16.99

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Order Summary

Order placed February 10, 2026 Order # 112-1925834-1484268

Ship to

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

Payment method

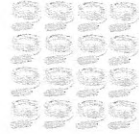
Mastercard ending in 4420

[View related transactions](#)

Order Summary

Item(s) Subtotal:	\$12.99
Shipping & Handling:	\$0.00
Total before tax:	\$12.99
Estimated tax to be collected:	\$0.00
Grand Total:	\$12.99

Arriving tomorrow



Olafus 16 Pack Fairy Lights Battery Operated, IP68 Waterproof Mini String Light, 7ft Small LED Bottle Light for Wedding Vase Centerpieces Table Decorations Christmas Indoor Party Jars Gift Cool White

Sold by: OLAFUS
Supplied by: Other
\$12.99

*Johnny
2/27/26
Jewer*

[Back to top](#)

Order Summary

Order placed February 10, 2026 Order # 112-5262601-4470669

Ship to

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

Payment method

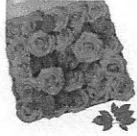
Mastercard ending in 4420

[View related transactions](#)

Order Summary

Item(s) Subtotal:	\$13.99
Shipping & Handling:	\$0.00
Total before tax:	\$13.99
Estimated tax to be collected:	\$0.00
Grand Total:	\$13.99

Arriving tomorrow



AmyHomie Artificial Flower Dark Red Rose 25pcs Real Looking Fake Roses w/Stem
for DIY Wedding Bouquets Centerpieces Arrangements Party Baby Shower
Valentines Day Christmas Tree Decorations

Sold by: AmyHomie Direct

Supplied by: Other

\$13.99

*Jonny Dew
2/27/24*

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DOLLAR GENERAL STORE #13910
399 BROAD STREET,
MASARYKTOWN, FL 34604
(352) 251-3080
SALE TRANSACTION

S PZF424 6IN SQ GLA 430002151927 \$3.00
S PZF424 6IN SQ GLA 430002151927 \$3.00
S PZF424 6IN SQ GLA 430002151927 \$3.00
S PZF424 6IN SQ GLA 430002151927 \$3.00

Tax: \$12.00 @ 6.5% \$0.78
Balance to pay \$12.78
MasterCard \$12.78
Quotient Scheme Number: ** **** 7353 \$12.78

DOLLAR GENERAL STORE #13910
399 BROAD STREET,
MASARYKTOWN, FL 34604
(352) 251-3080
SALE TRANSACTION

S PZF424 6IN SQ GLA 430002151927 \$3.00
S PZF424 6IN SQ GLA 430002151927 \$3.00
S PZF424 6IN SQ GLA 430002151927 \$3.00
S PZF424 6IN SQ GLA 430002151927 \$3.00

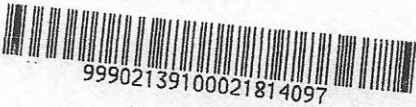
Tax: \$12.00 @ 6.5% \$0.78
Balance to pay \$12.78
MasterCard \$12.78
Quotient Scheme Number: ** **** 7353

Mastercard *****4420
Type: Chip Read Auth Code: 010701
AID: A0000000041010 PAN Seq:
TVR: 0000008000 TSI: EC00
IAD: 0110A04001220000000000000000000000FF
MID: *****27013 TID: ****6000
TOTAL PURCHASE \$12.78

Save Time. Save Money.
Every Day! At Dollar General

STORE TILL TRANS. DATE
13910 2 181409 02-10-26 11:41 AM

Your cashier was: CASSIDY



99902139100021814097

Mastercard *****4420
Type: Chip Read Auth Code: 010701
AID: A0000000041010 PAN Seq:
TVR: 0000008000 TSI: EC00
IAD: 0110A04001220000000000000000000000FF
MID: *****27013 TID: ****6000
TOTAL PURCHASE \$12.78

Save Time. Save Money.
Every Day! At Dollar General

STORE TILL TRANS. DATE
13910 2 181409 02-10-26 11:41 AM

Your cashier was: CASSIDY



99902139100021814097

*Vases 4
Downy
Shower
2/27/26*

*Valet Fine
2/27
Pear*

Give us feedback @ survey.walmart.com
Thank you! ID #:7WQWNT175Q53

Walmart

WM Supercenter
352-796-5996 Mgr. MELISSA
7305 BROAD ST
BROOKSVILLE FL 34601
ST# 03526 OP# 006398 TE# 18 TR# 04053

*2/27 Paid
Dewey*

ITEMS SOLD 6

TC# 6888 8249 9470 0883 3662



GLASS VOTIVE 031009265260	3.97 N
GLASS VOTIVE 031009265260	3.97 N
GLASS VOTIVE 031009265260	3.97 N
GLASS VOTIVE 031009265260	3.97 N
GLASS VOTIVE 031009265260	3.97 N
GLASS VOTIVE 031009265260	3.97 N

6 boxes

SUBTOTAL 23.82
TOTAL 23.82

MCARD TEND 23.82
CHANGE DUE 0.00

MASTERCARD- 4420 I 1 APPR#011237
23.82 TOTAL PURCHASE
REF # 604281542673
AID A0000000041010
TERMINAL # 55462991
*No Signature Required
02/11/26 10:57:44

Give us feedback @ survey.walmart.com
Thank you! ID #:7WQWNT175Q53

Walmart

WM Supercenter
352-796-5996 Mgr. MELISSA
7305 BROAD ST
BROOKSVILLE FL 34601
ST# 03526 OP# 006398 TE# 18 TR# 04053

*2/27 Paid
Dewey*

ITEMS SOLD 6

TC# 6888 8249 9470 0883 3662



GLASS VOTIVE 031009265260	3.97 N
GLASS VOTIVE 031009265260	3.97 N
GLASS VOTIVE 031009265260	3.97 N
GLASS VOTIVE 031009265260	3.97 N
GLASS VOTIVE 031009265260	3.97 N
GLASS VOTIVE 031009265260	3.97 N

SUBTOTAL 23.82
TOTAL 23.82

MCARD TEND 23.82
CHANGE DUE 0.00

MASTERCARD- 4420 I 1 APPR#011237
23.82 TOTAL PURCHASE
REF # 604281542673
AID A0000000041010
TERMINAL # 55462991
*No Signature Required
02/11/26 10:57:44

Order Summary

Order placed February 11, 2026 Order # 112-2700110-1736262

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:	\$16.48
Shipping & Handling:	\$0.00
Total before tax:	\$16.48
Estimated tax to be collected:	\$0.00
Grand Total:	\$16.48

Delivered February 12

Your package was left near the front door or porch.



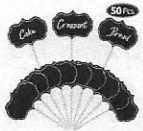
Herda 12 Pack 4"x3" Small Food Labels for Party Buffet Food Signs for Birthday Bakery Wedding Signs Tags Food Tags Place Cards Message Board Signs Mini Chalkboard Signs Includes 6 Wet Erase Markers

Sold by: MQXFS

Return or replace items: Eligible through March 14, 2026
\$7.49

Delivered February 13

Your package was left near the front door or porch.



50 Pieces Cheese Markers for Charcuterie Board Buffet Labels Food Tags Blank Toothpick Flags Appetizer Signs Chalkboard Cupcake Toppers Picks for Wedding Birthday Party Decorations (Black)

Sold by: Zonon

Return or replace items: Eligible through March 15, 2026
\$8.99

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Order Summary

Order placed February 12, 2026 Order # 112-5692530-2603423

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:	\$13.46
Shipping & Handling:	\$0.00
Total before tax:	\$13.46
Estimated tax to be collected:	\$0.00
Grand Total:	\$13.46
FSA or HSA eligible: (inc. tax and shipping)	\$7.98

Delivered February 13

Your package was left near the front door or porch.



Benadryl Extra Strength Itch Stopping Cream, Topical Analgesic Cream with Diphenhydramine HCl & Zinc Acetate Skin Protectant, Anti-Itch Ointment for Insect Bite & Sunburn Relief, 1 oz

Sold by: Amazon.com

Supplied by: Other

Return items: Eligible through March 15, 2026

\$5.48



Amazon Basic Care Extra Strength Pain Relief, Acetaminophen Caplets, 500 mg, Pain Reliever/Fever Reducer, 500 Count (Packaging may vary)

Sold by: Amazon.com

Supplied by: Other

Return items: Eligible through March 15, 2026

\$7.98

FSA or HSA eligible

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Order Summary

Order placed February 12, 2026 Order # 112-1457657-9337832

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

Delivered February 13

Your package was left near the front door or porch.



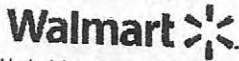
100Pcs Artificial Green Leaves, Bulk Fake Leaves Greenery Leaves Fake Rose Flower
Leaves for DIY Wedding Birthday Party Bridal Bouquets Centerpieces Floral
Arrangement DIY Craft Home Decorations

Sold by: Yang Tao520

Return or replace items: Eligible through March 15, 2026
\$9.99

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Thank you! ID #:7WQWZ7256K10



Neighborhood Market
352-587-6950 Mgr. ISAAC
14344 SPRING HILL DR
SPRING HILL FL 34609
ST# 06207 OP# 009010 TE# 10 TR# 01043

ITEMS SOLD 11
TC# 3993 1552 2008 7327 2731



VAL COOKIES	078742132760	F	3.97	N
VAL COOKIES	078742132760	F	3.97	N
VAL COOKIES	078742132760	F	3.97	N
CHK NUG 700Z	078742035870	F	11.93	N
TAPAS HOJAL	041331091670	F	4.22	N
TAPAS HOJAL	041331091670	F	4.22	N
TAPAS HOJAL	041331091670	F	4.22	N
TAPAS HOJAL	041331091670	F	4.22	N
TAPAS HOJAL	041331091670	F	4.22	N
TAPAS HOJAL	041331091670	F	4.22	N
GV 100Z 50C	194346391770		4.47	N

SUBTOTAL 53.63
TOTAL 53.63
MCARD TEND 53.63
CHANGE DUE 0.00

MASTERCARD- 4420 I 1 APPR#014187
53.63 TOTAL PURCHASE
REF # U735ru018075
AID A0000000041010
TERMINAL # 21159957
*No Signature Required
02/14/26 08:07:27

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.

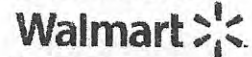


Get free delivery
from this store
with Walmart+

Scan for 30-day free trial.

Low prices You Can Trust. Every Day.
02/14/26 08:07:47

Give us feedback @ survey.walmart.com
Thank you! ID #:7WQWZ7256K10



Neighborhood Market
352-587-6950 Mgr. ISAAC
14344 SPRING HILL DR
SPRING HILL FL 34609
ST# 06207 OP# 009010 TE# 10 TR# 01043

ITEMS SOLD 11
TC# 3993 1552 2008 7327 2731



VAL COOKIES	078742132760	F	3.97	N
VAL COOKIES	078742132760	F	3.97	N
VAL COOKIES	078742132760	F	3.97	N
CHK NUG 700Z	078742035870	F	11.93	N
TAPAS HOJAL	041331091670	F	4.22	N
TAPAS HOJAL	041331091670	F	4.22	N
TAPAS HOJAL	041331091670	F	4.22	N
TAPAS HOJAL	041331091670	F	4.22	N
TAPAS HOJAL	041331091670	F	4.22	N
TAPAS HOJAL	041331091670	F	4.22	N
TAPAS HOJAL	041331091670	F	4.22	N
GV 100Z 50C	194346391770		4.47	N

SUBTOTAL 53.63
TOTAL 53.63
MCARD TEND 53.63
CHANGE DUE 0.00

MASTERCARD- 4420 I 1 APPR#014187
53.63 TOTAL PURCHASE
REF # U735ru018075
AID A0000000041010
TERMINAL # 21159957
*No Signature Required
02/14/26 08:07:27

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

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



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BID CRAFT 2/14

TOR 2/27
Even Takes
Emp

Jonny Show
2/27/26

BID CRAFT 2/14

TOR 2/27
Even Takes
Emp

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

269041 Medium Shrimp 21.96 FA
4 x 5.49
382745 FP Chicken Breasts 12.50 FA
383402 Ground Sirloin 16.71 FA
383402 Ground Sirloin 16.57 FA
382631 Mixed Nuts 14.75 oz 10.58 FA
2 x 5.29
594330 Gourmet Snack Chz 5.78 FA
2 x 2.89
382427 Cran White Cheddar 2.79 FA
399342 Bite Size Salami 6.49 FA
416411 Irish Butter Sprd 3.79 FA
356688 Yellow Potatoes 3.99 FA
356659 Sweet Onion 1.99 FA
399817 Panino Tray 19.98 FA
2 x 9.99
356377 Grape Tomatoes 3.98 FA
2 x 1.99
356426 Mini Sweet Peppers 2.69 FA

SUBTOTAL 129.80
A:Taxable @0.00% 0.00
AMOUNT DUE 129.80
TOTAL 129.80
21 ITEMS
Debit Card \$ 129.80

*0094 L699/004/801 02/17/26 03:48PM

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Mastercard 129.80
*****4420 ONLINE
02/17/26 15:48 Ref/Seq # 540792
Trace # 540792
Auth # 017312
AID A0000000041010
TVR 0000001000
IAD 0110606001622000154B000000012980
00FF
TSI E800 ARC 000 EntryMode 05
++APPROVED++

*Materials
Need for
Food Prep
Jonny
2/27
Brewer*

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

269041 Medium Shrimp 21.96 FA
4 x 5.49
382745 FP Chicken Breasts 12.50 FA
383402 Ground Sirloin 16.71 FA
383402 Ground Sirloin 16.57 FA
382631 Mixed Nuts 14.75 oz 10.58 FA
2 x 5.29
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2 x 2.89
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AID A0000000041010
TVR 0000001000
IAD 0110606001622000154B000000012980
00FF
TSI E800 ARC 000 EntryMode 05
++APPROVED++

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

ST# 06207 OP# 009010 TE# 10 TR# 03311

ITEMS SOLD 12
TC# 3065 5379 1934 6217 1695



BAKERS DOZEN	299496000000 F	6.97 N
SPG COOKIES	078742021820 F	6.47 N
ITLN FUL	681131433740 F	3.74 0
WAS 7.47 ea YOU SAVED 3.73		
DELI SUB	681131433760 F	7.47 N
AMRN FULL	681131433700 F	3.74 0
WAS 7.47 ea YOU SAVED 3.73		
SC 100Z 15PK	681131781130 F	2.50 N
SC 100Z 15PK	681131781130 F	2.50 N
SPRITE	049000067240 F	6.94 N
DIET COKE	049000067220 F	6.94 N
COKE	049000067210 F	6.94 N
SEAGRAMS	072979004850 F	6.94 N
SM BAG ICE	000000032070 F	2.33 N

SUBTOTAL 63.48
TOTAL 63.48
MCARD TEND 63.48
CHANGE DUE 0.00

MASTERCARD- 4420 I 1 APPR#018752
63.48 TOTAL PURCHASE
REF # U041MP938588
AID A0000000041010
TERMINAL # 21159957
*No Signature Required
02/18/26 08:23:52

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

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



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

ST# 06267 OP# 009010 TE# 10 TR# 03311

ITEMS SOLD 12
TC# 3065 5379 1934 6217 1695



BAKERS DOZEN	299496000000 F	6.97 N
SPG COOKIES	078742021820 F	6.47 N
ITLN FUL	681131433740 F	3.74 0
WAS 7.47 ea YOU SAVED 3.73		
DELI SUB	681131433760 F	7.47 N
AMRN FULL	681131433700 F	3.74 0
WAS 7.47 ea YOU SAVED 3.73		
SC 100Z 15PK	681131781130 F	2.50 N
SC 100Z 15PK	681131781130 F	2.50 N
SPRITE	049000067240 F	6.94 N
DIET COKE	049000067220 F	6.94 N
COKE	049000067210 F	6.94 N
SEAGRAMS	072979004850 F	6.94 N
SM BAG ICE	000000032070 F	2.33 N

SUBTOTAL 63.48
TOTAL 63.48
MCARD TEND 63.48
CHANGE DUE 0.00

MASTERCARD- 4420 I 1 APPR#018752
63.48 TOTAL PURCHASE
REF # U041MP938588
AID A0000000041010
TERMINAL # 21159957
*No Signature Required
02/18/26 08:23:52

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

Single Purchase Exemption
Consumer's Certificate of Exemption
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purchased or rented, or services
purchased.



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Handwritten: SAO Meeting 2/18/26

Order Summary

Order placed February 20, 2026 Order # 112-7955578-6232202

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: \$3.99 Shipping & Handling: \$0.00 Total before tax: \$3.99 Estimated tax to be collected: \$0.00 Grand Total: \$3.99
---	---	--

Delivered February 22

Your package was left near the front door or porch.



Garden Hose Washer Heavy Duty Rubber Washer Seals Fit All Standard 3/4 Inch
Garden Hose and Water Faucet Fittings, 32 Packs
Sold by: eyuan Qixindian Trading Co., Ltd
Return or replace items: Eligible through March 24, 2026
\$3.99

[Back to top](#)

Publix

Arbor Square at Connerton
7830 Land O Lakes Blvd
Land O Lakes, FL 34638-5701
(813) 996-3391
Store Manager: David Jones

*3 new for heaters 3
New Motors
2 repair*

Propane Exchg Blue Rhino	
\$22.99 x 2	45.98
Propane Spare Blue Rhino	
\$64.99 x 3	194.97
Subtotal	240.95
Total Tax	0.00
Total	240.95
Credit	240.95
Change	0.00

Voided Items
Propane Spare Blue Rhino 64.99

MasterCard: #4420 \$240.95
Credit Card Purchase
Auth/Trace: 020048/527915 Chip Read
Reference: 005296923982
A0000000041010
Mastercard

02/20/2026 01:24PM
Thank you for shopping at store 1142
Your cashier today was Angelia F.,
7599, 0152, 424

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Publix Super Markets, Inc.



1142 2KR 527 599

Publix

Arbor Square at Connerton
7830 Land O Lakes Blvd
Land O Lakes, FL 34638-5701
(813) 996-3391
Store Manager: David Jones

Propane Exchg Blue Rhino	
\$22.99 x 2	45.98
Propane Spare Blue Rhino	
\$64.99 x 3	194.97
Subtotal	240.95
Total Tax	0.00
Total	240.95
Credit	240.95
Change	0.00

Voided Items
Propane Spare Blue Rhino 64.99

MasterCard: #4420 \$240.95
Credit Card Purchase
Auth/Trace: 020048/527915 Chip Read
Reference: 005296923982
A0000000041010
Mastercard

02/20/2026 01:24PM
Thank you for shopping at store 1142
Your cashier today was Angelia F.,
7599, 0152, 424

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Terms & conditions apply.

Publix Super Markets, Inc.



1142 2KR 527 599

Order Summary

Order placed February 20, 2026 Order # 112-6410822-7700234

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:	\$118.15
Shipping & Handling:	\$0.00
Total before tax:	\$118.15
Estimated tax to be collected:	\$0.00
Grand Total:	\$118.15

Delivered February 22

Your package was left near the front door or porch.



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

Sold by: Amazon.com

Supplied by: Other

Return or replace items: Eligible through March 24, 2026
\$36.17

Delivered February 23

Your package was left near the front door or porch.



GASPRO Propane Tank Gauge, Propane Level Indicator for 5-20LB Tanks, Perfect for RV Camper, Propane Heater, Fire Pit, Gas Grill and More, QCC1/Type 1 Connection

Sold by: Kinyu

Return items: Eligible through March 23, 2026
\$11.99

Delivered February 23

Your package was left near the front door or porch.



Pacific Blue Select Standard Roll 2-Ply Embossed Toilet Paper by GP PRO (Georgia-Pacific), 18280/01, 550 Sheet Per Roll, 80 Rolls Per Case

Sold by: Amazon.com

Supplied by: Other

Return or replace items: Eligible through March 25, 2026
\$69.99

[Back to top](#)

Order Summary

Order placed February 21, 2026 Order # 112-5713024-7558645

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:	\$15.37
Shipping & Handling:	\$0.00
Total before tax:	\$15.37
Estimated tax to be collected:	\$0.00
Grand Total:	\$15.37

Arriving tomorrow



Herda 12 Pack 4"x3" Small Food Labels for Party Buffet Food Signs for Birthday Bakery Wedding Signs Tags Food Tags Place Cards Message Board Signs Mini Chalkboard Signs Includes 6 Wet Erase Markers

Sold by: MQXFS

Supplied by: Other

\$7.49



Liquid Chalk Marker Pen - White Dry Erase Marker - Chalkboard Signs, Windows, Blackboard, Glass (6 Pack) 3-6mm Reversible Tip, 3-3mm Fine Tip

Sold by: Crafty Crown

Supplied by: Other

\$7.88

[Back to top](#)



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

ORIGINAL

Invoice Information

Invoice Number 3377357992
 Invoice Date 25-FEB-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-FEB-2026 to 24-MAR-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!

Order Summary

Order placed February 25, 2026 Order # 112-9019309-6377043

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:	\$38.84
Shipping & Handling:	\$2.99
Free Shipping:	-\$2.99
Total before tax:	\$38.84
Estimated tax to be collected:	\$0.00
Grand Total:	\$38.84

Arriving tomorrow 10 AM – 3 PM



2

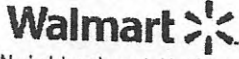
Plasticplace 64-65 Gallon Black Trash Bags, Heavy Duty Toter Can Liners, Tear & Leak-Proof, Industrial Strength, 25 Count, Large Garbage Bags for Kitchen & Commercial Use 1.2 Mil, 50" x 60"

Sold by: Amazon.com

Supplied by: Other
\$19.42

[Back to top](#)

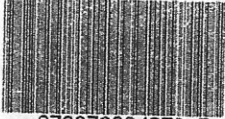
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Neighborhood Market
352-587-6950 Mgr. ISAAC
14344 SPRING HILL DR
SPRING HILL FL 34609

ST# 06207 OP# 009007 TE# 07 TR# 03353

ITEMS SOLD 10
TC# 7466 9667 3732 4731 2499



SEAGRAMS	072979004850 F	6.94 X
SPRITE	049000067240 F	6.94 X
DIET COKE	049000067220 F	6.94 X
COKE	049000067210 F	6.94 X
RZ FR SK PTY	044000063770 F	5.98 N
FS RZ TCH OR	044000075470 F	5.24 N
GV CHOCCHIP	078742259920 F	2.07 N
SART GH	011863124550 F	5.94 N
GV CHOCCHIP	078742259920 F	2.07 N
GV CHOCCHIP	078742259920 F	2.07 N

	SUBTOTAL	51.13
TAX1	6.5000 %	1.80
	TOTAL	52.93
MCARD TEND		52.93
CHANGE DUE		0.00

MASTERCARD- 4420 I-1 APPR#025344
52.93 TOTAL PURCHASE
REF # 605635076056
AID A0000000041010
TERMINAL # 28534858
*No Signature Required
02/25/26 08:36:02

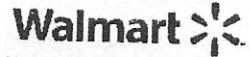


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Neighborhood Market
352-587-6950 Mgr. ISAAC
14344 SPRING HILL DR
SPRING HILL FL 34609

ST# 06207 OP# 009007 TE# 07 TR# 03353

ITEMS SOLD 10
TC# 7466 9667 3732 4731 2499



SEAGRAMS	072979004850 F	6.94 X
SPRITE	049000067240 F	6.94 X
DIET COKE	049000067220 F	6.94 X
COKE	049000067210 F	6.94 X
RZ FR SK PTY	044000063770 F	5.98 N
FS RZ TCH OR	044000075470 F	5.24 N
GV CHOCCHIP	078742259920 F	2.07 N
SART GH	011863124550 F	5.94 N
GV CHOCCHIP	078742259920 F	2.07 N
GV CHOCCHIP	078742259920 F	2.07 N

	SUBTOTAL	51.13
TAX1	6.5000 %	1.80
	TOTAL	52.93
MCARD TEND		52.93
CHANGE DUE		0.00

MASTERCARD- 4420 I 1 APPR#025344
52.93 TOTAL PURCHASE
REF # 605635076056
AID A0000000041010
TERMINAL # 28534858
*No Signature Required
02/25/26 08:36:02



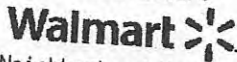
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*Cookies
For Home
March
F. J. J. J. J.
Jenny Bird
Shaw 2/27/26*

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

ST# 06207 OP# 009006 TE# 06 TR# 00441

ITEMS SOLD 28
TC# 7718 6842 4999 1059 5007 8



2.25 90 GB	078742269620 F	16.18 N
MINI SWT PEP	699058812130 F	3.28 N
LIMES	850009102460 F	4.98 N
LIMES	850009102460 F	4.98 N
TOMATO VINE	057836046640 F	3.76 N
1.900 lb. @ 1 lb. /1.98		
GREEN GRAPE	775194200077 F	5.42 N
2.750 lb. @ 1 lb. /1.97		
RED GRAPE	775478000002 F	3.40 N
1.920 lb. @ 1 lb. /1.77		
RED ONION	000000040820 F	5.92 N
3.250 lb. @ 1 lb. /1.82		
KISSES MC	034000134800 F	14.84 N
HF BF PLSKA	044500339040 F	5.48 N
HF BF PLSKA	044500339040 F	5.48 N
GARLIC	070969101360 F	
2 AT 1 FOR	0.72	1.44 N
BD PARSLEY F	033844000410 F	0.98 N
BD PARSLEY F	033844000410 F	0.98 N
GVWHTVN 32	078742351990 F	1.76 N
BERTOLI EV00	041790603020 F	8.47 N
CILANTRO	033383801040 F	0.83 N
CILANTRO	856758006000 F	0.83 N
CUCUMBERS	000000045930KF	0.97 N
RED BELL PEP	073214001440 F	3.97 N
RED BELL PEP	073214001440 F	3.97 N
CLAMTO JCE	014800513240 F	2.97 N
KNDRMLDBBQ15	755795700000 F	3.98 N
FG COOKIE	194346001100 F	6.47 N
FG CRMEHORN	070109103000 F	4.24 N
FG CLAIR	078742299640 F	3.47 N
MINIGUVS10CT	013421005160 F	6.47 N
SPG COOKIES	078742021820 F	6.47 N

SUBTOTAL 131.99
TOTAL 131.99
MCARD TEND 131.99
CHANGE DUE 0.00

MASTERCARD- 4420 I 1 APPR#026390
131.99 TOTAL PURCHASE
REF # U662Yb156532
AID A0000000041010
TERMINAL # 26918387
*No Signature Required
02/26/26 17:56:04

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

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Thank you! ID #:7WQY6T256JF9



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

ST# 06207 OP# 009006 TE# 06 TR# 00441

ITEMS SOLD 28
TC# 7718 6842 4999 1059 5007 8



2.25 90 GB	078742269620 F	16.18 N
MINI SWT PEP	699058812130 F	3.28 N
LIMES	850009102460 F	4.98 N
LIMES	850009102460 F	4.98 N
TOMATO VINE	057836046640 F	3.76 N
1.900 lb. @ 1 lb. /1.98		
GREEN GRAPE	775194200077 F	5.42 N
2.750 lb. @ 1 lb. /1.97		
RED GRAPE	775478000002 F	3.40 N
1.920 lb. @ 1 lb. /1.77		
RED ONION	000000040820 F	5.92 N
3.250 lb. @ 1 lb. /1.82		
KISSES MC	034000134800 F	14.84 N
HF BF PLSKA	044500339040 F	5.48 N
HF BF PLSKA	044500339040 F	5.48 N
GARLIC	070969101360 F	
2 AT 1 FOR	0.72	1.44 N
BD PARSLEY F	033844000410 F	0.98 N
BD PARSLEY F	033844000410 F	0.98 N
GVWHTVN 32	078742351990 F	1.76 N
BERTOLI EV00	041790603020 F	8.47 N
CILANTRO	033383801040 F	0.83 N
CILANTRO	856758006000 F	0.83 N
CUCUMBERS	000000045930KF	0.97 N
RED BELL PEP	073214001440 F	3.97 N
RED BELL PEP	073214001440 F	3.97 N
CLAMTO JCE	014800513240 F	2.97 N
KNDRMLDBBQ15	755795700000 F	3.98 N
FG COOKIE	194346001100 F	6.47 N
FG CRMEHORN	070109103000 F	4.24 N
FG CLAIR	078742299640 F	3.47 N
MINIGUVS10CT	013421005160 F	6.47 N
SPG COOKIES	078742021820 F	6.47 N

SUBTOTAL 131.99
TOTAL 131.99
MCARD TEND 131.99
CHANGE DUE 0.00

MASTERCARD- 4420 I 1 APPR#026390
131.99 TOTAL PURCHASE
REF # U662Yb156532
AID A0000000041010
TERMINAL # 26918387
*No Signature Required
02/26/26 17:56:04

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

Single Purchase Exemption
Consumer's Certificate of Exemption
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STATE ROAD 52
DADE CITY FL 33525
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Give us feedback @ survey.walmart.com
Thank you! ID #:7WQYB5256M8K



Neighborhood Market
352-587-6950 Mgr. ISAAC
14344 SPRING HILL DR
SPRING HILL FL 34609
ST# 06207 OP# 009010 TE# 10 TR# 03177

ITEMS SOLD 13
TC# 3539 6308 7483 1976 7106



FG CRMEHORN 070109103000 F	4.24 N
FG CLAIR 078742299640 F	3.47 N
BBQ CHKN WRP 228133000000 F	4.17 0
WAS 5.64 ea YOU SAVED 1.47	
BBQ CHKN WRP 228133000000 F	4.17 0
WAS 5.64 ea YOU SAVED 1.47	
SPC MUST WRP 260469000000 F	4.17 0
WAS 5.64 ea YOU SAVED 1.47	
ITLN FUL 681131433740 F	7.47 N
HAM SWIS SUB 681131433720 F	7.47 N
PIROULINE 042456005050 F	5.97 N
PF PIRO 014100087840 F	6.98 N
PRETZELS 077975010160 F	3.62 N
PRETZELS 077975034060 F	3.62 N
18CT FLAVOR 028400737420 F	9.97 N
18CT CLASSIC 028400737400 F	9.97 N

SUBTOTAL	75.29
TOTAL	75.29
MCARD TEND	75.29
CHANGE DUE	0.00

MASTERCARD- 4420 I 1 APPR#027670
75.29 TOTAL PURCHASE
REF # U227VI232049
AID A0000000041010
TERMINAL # 21159957
*No Signature Required
02/27/26 08:29:15

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

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



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02/27/26 08:29:38

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Thank you! ID #:7WQYB5256M8K



Neighborhood Market
352-587-6950 Mgr. ISAAC
14344 SPRING HILL DR
SPRING HILL FL 34609
ST# 06207 OP# 009010 TE# 10 TR# 03177

ITEMS SOLD 13
TC# 3539 6308 7483 1976 7106



FG CRMEHORN 070109103000 F	4.24 N
FG CLAIR 078742299640 F	3.47 N
BBQ CHKN WRP 228133000000 F	4.17 0
WAS 5.64 ea YOU SAVED 1.47	
BBQ CHKN WRP 228133000000 F	4.17 0
WAS 5.64 ea YOU SAVED 1.47	
SPC MUST WRP 260469000000 F	4.17 0
WAS 5.64 ea YOU SAVED 1.47	
ITLN FUL 681131433740 F	7.47 N
HAM SWIS SUB 681131433720 F	7.47 N
PIROULINE 042456005050 F	5.97 N
PF PIRO 014100087840 F	6.98 N
PRETZELS 077975010160 F	3.62 N
PRETZELS 077975034060 F	3.62 N
18CT FLAVOR 028400737420 F	9.97 N
18CT CLASSIC 028400737400 F	9.97 N

SUBTOTAL	75.29
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DADE CITY FL 33525
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rented, transient rental property
rented, tangible personal property
purchased or rented, or services
purchased.



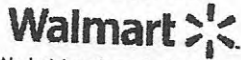
Get free delivery
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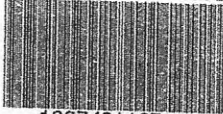
DEBIT LOAD 25.00
CARD # 6058120078061562933

Give us feedback @ survey.walmart.com
Thank you! ID #:7WQYB1256JL6



Neighborhood Market
352-587-6950 Mgr. ISAAC
14344 SPRING HILL DR
SPRING HILL FL 34609
ST# 06207 OP# 009006 TE# 06 TR# 00593

ITEMS SOLD 1
TC# 8187 7344 5550 2651 2297



MC SS 196742116740 6.84 0
DEBIT LOAD 605388029450 25.00 0

SUBTOTAL 31.84
TOTAL 31.84
MCARD TEND 31.84
CHANGE DUE 0.00

MASTERCARD- 4420 I 1 APPR#027623
31.84 TOTAL PURCHASE
REF # 605827163750
AID A0000000041010
TERMINAL # 26918387
*No Signature Required
02/27/26 08:32:19

EFT DEBIT PAY FROM PRIMARY
25.00 DEBIT LOAD
NETWORK ID. APPR. CODE
IC00000000000744471288



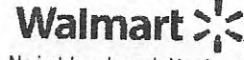
Get free delivery
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Low prices You Can Trust. Every Day.
02/27/26 08:32:29
Your Card has been activated. For
customer service, please call the
number on the back of your package or
card. No in-store refunds. Please
keep this receipt for your records.

DEBIT LOAD 25.00
CARD # 6058120078061562933

Give us feedback @ survey.walmart.com
Thank you! ID #:7WQYB1256JL6



Neighborhood Market
352-587-6950 Mgr. ISAAC
14344 SPRING HILL DR
SPRING HILL FL 34609
ST# 06207 OP# 009006 TE# 06 TR# 00593

ITEMS SOLD 1
TC# 8187 7344 5550 2651 2297



MC SS 196742116740 6.84 0
DEBIT LOAD 605388029450 25.00 0

SUBTOTAL 31.84
TOTAL 31.84
MCARD TEND 31.84
CHANGE DUE 0.00

MASTERCARD- 4420 I 1 APPR#027623
31.84 TOTAL PURCHASE
REF # 605827163750
AID A0000000041010
TERMINAL # 26918387
*No Signature Required
02/27/26 08:32:19

EFT DEBIT PAY FROM PRIMARY
25.00 DEBIT LOAD
NETWORK ID. APPR. CODE
IC00000000000744471288



Get free delivery
from this store
with Walmart+

Scan for 30 day free trial.

Low prices You Can Trust. Every Day.
02/27/26 08:32:29
Your Card has been activated. For
customer service, please call the
number on the back of your package or
card. No in-store refunds. Please
keep this receipt for your records.

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

Bill Date **03/06/2026**
 Amount Due **67.50**
 Current Charges Due **04/01/2026**

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					
02/03	28307	03/03	28566				259	

Comparative Usage Information

Period	Days	Per Day	Average kWh
Mar 2026	28	9	
Feb 2026	29	8	
Mar 2025	29	8	

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

Previous Balance **64.11**
 Payment **64.11CR**
 Balance Forward **0.00**

Customer Charge **39.16**
 Energy Charge 259 KWH @ 0.06090 **15.77**
 Fuel Adjustment 259 KWH @ 0.04200 **10.88**
 FL Gross Receipts Tax **1.69**

Total Current Charges **67.50**
 Total Due **67.50** E.F.T.



1 0 4 6 9 4 9 7

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

*** ATTENTION *** Plan to attend WREC's 79th Annual Meeting on Wednesday, April 22, 2026. Registration: 4:30 p.m. to 6:15 p.m. The Bar Code above will be used for registration. Present the top portion of your bill along with photo ID to register. See the enclosed Newsletter for additional information.

DO NOT PAY

Total amount will be electronically transferred on or after 03/20/2026.



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

(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

WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.

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

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

Bill Date 03/06/2026
Amount Due 8,096.64
Current Charges Due 04/01/2026

District Office Serving You
Bayonet Point

See Reverse Side For More Information

Service Address PUBLIC LIGHTING
Service Classification Public Lighting

ELECTRIC SERVICE

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

Period	Days	Average kWh Per Day
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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	8,096.64
Payment	8,096.64CR
Balance Forward	0.00



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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.

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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 03/20/2026.

WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.

Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33528-0278

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

See Reverse Side For Mailing Instructions

Bill Date: 03/06/2026

District: BP04

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after 03/20/2026
TOTAL CHARGES DUE 8,096.64
DO NOT PAY

000170718900080966400080966407

CUSTOMER INFORMATION

Bill Payment Procedure

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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.

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Contact Information

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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	

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

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www.wrec.net

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

Bill Date **03/06/2026**
 Amount Due **958.44**
 Current Charges Due **04/01/2026**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

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

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	KWh Used
Date	Reading	Date	Reading				
02/03	51693	03/03	60394		23.59	24	8701

Comparative Usage Information

Period	Days	Per Day
Mar 2026	28	311
Feb 2026	29	405
Mar 2025	29	43

**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 **1,279.80**
 Payment **1,279.80CR**
 Balance Forward **0.00**

Customer Charge **39.16**
 Energy Charge 8,701 KWH @ 0.06090 **529.89**
 Fuel Adjustment 8,701 KWH @ 0.04200 **365.44**
 FL Gross Receipts Tax **23.95**

Total Current Charges **958.44**
 Total Due **958.44** E.F.T.



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DO NOT PAY

Total amount will be electronically transferred on or after 03/20/2026.

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

See Reverse Side For Mailing Instructions

Bill Date: **03/06/2026**

Use above space for address change ONLY.

District: BP04

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

Electronic Funds Transfer on or after	03/20/2026
TOTAL CHARGES DUE	958.44
DO NOT PAY	

000170719000009584400009584403

CUSTOMER INFORMATION

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DEMAND (General Service customers only)

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

SERVICE

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

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Wree Net



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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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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

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

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

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

Bill Date **03/06/2026**
 Amount Due **203.54**
 Current Charges Due **04/01/2026**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

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

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
02/03	9832	03/03	11380				1548

Comparative Usage Information		
Period	Days	Average kWh Per Day
Mar 2026	28	55
Feb 2026	29	46
Mar 2025	29	57

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 **182.11**
 Payment **182.11CR**
 Balance Forward **0.00**

Customer Charge **39.16**
 Energy Charge 1,548 KWH @ 0.06090 **94.27**
 Fuel Adjustment 1,548 KWH @ 0.04200 **65.02**
 FL Gross Receipts Tax **5.09**

Total Current Charges **203.54**
 Total Due **203.54** E.F.T.



1 0 4 6 9 4 9 7

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DO NOT PAY

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WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

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

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

See Reverse Side For Mailing Instructions

Bill Date: **03/06/2026**

District: BP04

Use above space for address change ONLY.



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

Electronic Funds Transfer on or after 03/20/2026	
TOTAL CHARGES DUE	203.54
DO NOT PAY	

000170719100002035400002035404

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

(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

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

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

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

Bill Date **03/06/2026**
 Amount Due **47.13**
 Current Charges Due **04/01/2026**

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				
02/03	11597	03/03	11663				66

Comparative Usage Information

Period	Days	Per Day	Average kWh
Mar 2026	28	2	
Feb 2026	29	3	
Mar 2025	29	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 **47.88**
 Payment **47.88CR**
 Balance Forward **0.00**

Customer Charge **39.16**
 Energy Charge 66 KWH @ 0.06090 **4.02**
 Fuel Adjustment 66 KWH @ 0.04200 **2.77**
 FL Gross Receipts Tax **1.18**

Total Current Charges **47.13**
 Total Due **47.13** E.F.T.



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

*** ATTENTION *** Plan to attend WREC's 79th Annual Meeting on Wednesday, April 22, 2026. Registration: 4:30 p.m. to 6:15 p.m. The Bar Code above will be used for registration. Present the top portion of your bill along with photo ID to register. See the enclosed Newsletter for additional information.

DO NOT PAY

Total amount will be electronically transferred on or after 03/20/2026.

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

See Reverse Side For Mailing Instructions

Bill Date: **03/06/2026**

Use above space for address change ONLY.

District: BP04

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

Electronic Funds Transfer on or after 03/20/2026	
TOTAL CHARGES DUE	47.13
DO NOT PAY	

000170719200000471300000471308

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