Rizzetta & Company

Talavera
Community Development District

Board of Supervisors
Regular Meeting
August 19, 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	Chair
	Christopher Walsh	Vice Chair
	Pamela Plehal	Assistant Secretary
	David Posey	Assistant Secretary
	Charles Eade	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

August 11, 2026

Board of Supervisors
Talavera Community
Development District

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Talavera Community Development District will be held on **Wednesday, August 19, 2026, at 6:00 p.m.** at the Talavera Amenity Center located at 18955 Rococo Road, Spring Hill, Florida 34610. The following is the agenda for the meeting:

BOS MEETING:

1. **CALL TO ORDER**
2. **AUDIENCE COMMENTS ON AGENDA ITEMS**
3. **BUSINESS ITEMS**
   - A. Public Hearing on Fiscal Year 2026-2027 Final Budget........ Tab 1
     - i. Consideration of Resolution 2026-05; Adopting Fiscal Year 2026-2027 Final Budget .... Tab 2
   - B. Public Hearing on Fiscal Year 2026-2027 Assessments
     - i. Consideration of Resolution 2026-06; Levying O & M Assessments for Fiscal Year 2026-2027................ Tab 3
   - C. Consideration of Resolution 2026-07; Setting the Meeting Schedule for Fiscal Year 2026-2027........................ Tab 4
   - D. Consideration of FY 2025-2026 Goals & Objectives Report. Tab 5
4. **STAFF REPORTS**
   - A. FLA Landscapes and Lawns
     - i. Review of the Landscaper Report .... Tab 6
     - ii. Ratification of Proposal for Removal and Disposal of Fallen Tree .... Tab 7
   - B. Solitude
     - i. Review of the Aquatics Report (Under Separate Cover)
   - C. District Engineer
   - D. District Counsel
   - E. Clubhouse Manager
     - i. Review of Clubhouse Manager’s Report .... Tab 8
     - ii. Ratification of Proposal from Cushion Solutions................ Tab 9
     - iii. Consideration of Proposals for Pool Resurfacing .... Tab 10

F. District Manager
   i. Review of the District Manager's Report .... Tab 11
   ii. Ratification of FY 2024-2025 Final Audit .... Tab 12

5. BUSINESS ADMISTRATION

A. Consideration of Minutes of the Board of Supervisors' Regular Meeting held on July 15, 2026................................. Tab 13

B. Consideration of Operation & Maintenance Expenditures for June 2026 .... Tab 14

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

Rizzetta & Company

Talavera
Community Development District

talaveracdd.org

Proposed Final Budget
for Fiscal Year 2026-2027

Table of Contents

Rizzetta & Company

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

	Chart of Accounts Classification	Actual YTD through 06/30/26	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	Comments
1								
2	**ASSESSMENT REVENUES**							
3								
4	***Special Assessments***							
5	Tax Roll	$ 1,230,979	$ 1,230,979	$ 1,220,927	$ 10,052	$ 1,458,470	$ 237,543	All lots platted and on the tax roll
6								
7	**Assessment Revenue Subtotal**	**$ 1,230,979**	**$ 1,230,979**	**$ 1,220,927**	**$ 10,052**	**$ 1,458,470**	**$ 237,543**	
8								
9	**OTHER REVENUES**							
10								
11	***Interest Earnings***							
12	Interest Earnings	$ 19,450	$ 25,933	$ -	$ 25,933	$ -	$ -	
13	***Other Miscellaneous Revenues***							
14	Miscellaneous Revenues	$ 3,077	$ 4,103	$ -	$ 4,103	$ -	$ -	
15								
16	**Other Revenue Subtotal**	**$ 22,527**	**$ 30,036**	**$ -**	**$ 30,036**	**$ -**	**$ -**	
17								
18	**TOTAL REVENUES**	**$ 1,253,506**	**$ 1,261,015**	**$ 1,220,927**	**$ 40,088**	**$ 1,458,470**	**$ 237,543**	
19								
20	**EXPENDITURES - ADMINISTRATIVE**							
21								
22	***Legislative***							
23	Supervisor Fees	$ 6,800	$ 9,067	$ 12,000	$ 2,933	$ 12,000	$ -	5 Paid Board Members
24	***Financial & Administrative***							
25	ADA Website Compliance	$ 1,538	$ 2,051	$ 1,538	$ (513)	$ 1,584	$ 46	Anticipated 3% increase
26	Accounting Services	$ 16,107	$ 21,476	$ 21,476	$ -	$ 21,476	$ -	
27	Administrative Services	$ 3,758	$ 5,011	$ 5,011	$ 0	$ 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	$ 4,500	$ 4,500	$ 6,000	$ 1,500	$ 6,000	$ -	2019 Series bond responsible for increase to $6k.
32	District Engineer	$ 29,970	$ 39,960	$ 30,000	$ (9,960)	$ 30,000	$ -	
33	District Management	$ 14,708	$ 19,611	$ 19,611	$ 0	$ 19,611	$ -	
34	Dues, Licenses & Fees	$ 215	$ 287	$ 800	$ 513	$ 800	$ -	Same
35	Financial & Revenue Collections	$ 3,580	$ 4,773	$ 4,773	$ (0)	$ 5,973	$ 1,200	Increase in costs for FY 26/27
36	Legal Advertising	$ 344	$ 459	$ 3,100	$ 2,641	$ 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

	Chart of Accounts Classification	Actual YTD through 06/30/26	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	Comments
38	Public Officials Liability Insurance	$ 3,208	$ 3,208	$ 3,404	$ 196	$ 3,529	$ 125	Per Egis Estimate
39	Tax Collector /Property Appraiser Fees	$ 706	$ 706	$ 150	$ (556)	$ 750	$ 600	Based on FY 25/26 costs
40	Trustees Fees	$ 10,267	$ 13,689	$ 11,156	$ (2,533)	$ 11,156	$ -	US Bank Series 2019 $4,256.13 + Series 2016 A-1 & Series 2016 A-3 = $6,900
41	Website Hosting, Maintenance, Backup (and Email)	$ 990	$ 1,320	$ 1,200	$ (120)	$ 1,320	$ 120	Per contract
42	***Legal Counsel***							
43	District Counsel	$ 11,974	$ 15,965	$ 25,000	$ 9,035	$ 25,000	$ -	
44								
45	**Administrative Subtotal**	**$ 114,630**	**$ 148,047**	**$ 158,534**	**$ 10,487**	**$ 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	$ 1,791	$ 2,388	$ 3,000	$ 612	$ 3,000	$ -	DCSI contract $199/month*12 =$2,400 yr, DCSI Gate monitoring, $540 yr
52	Security Services & Patrols	$ 5,944	$ 7,925	$ 10,000	$ 2,075	$ 6,300	$ (3,700)	Anticipated costs for two FLOCK license plate readers
53	***Electric Utility Services***							
54	Utility - Street Lights	$ 71,566	$ 95,421	$ 105,000	$ 9,579	$ 105,000	$ -	
55	Utility Services	$ 12,876	$ 17,168	$ 15,000	$ (2,168)	$ 18,000	$ 3,000	Based on FY 25/26 costs + anticpated 5% increase
56	***Garbage/Solid Waste Control Services***							
57	Garbage - Residential	$ 112,853	$ 150,471	$ 166,824	$ 16,353	$ 166,814	$ (10)	2x/wk Trash and 1x/wk RECY Coastal - $17.42 x 798 x 12 = $166,814
58	Solid Waste Assessment Recreation Facility	$ 224	$ 224	$ 228	$ 4	$ 228	$ -	
59	***Water-Sewer Combination Services***							
60	Utility Services	$ 5,379	$ 7,172	$ 5,600	$ (1,572)	$ 7,600	$ 2,000	Based on FY 25/26 costs + anticipated 5% increase
61	***Stormwater Control***							
62	Aquatic Maintenance	$ 41,282	$ 55,043	$ 33,488	$ (21,555)	$ 34,570	$ 1,082	Solitude @ $2769.99/mo. x 12 = $33,240 + anticipated 4% increase
63	Aquatic Plant Replacement	$ -	$ -	$ 10,000	$ 10,000	$ 10,000	$ -	
64	Lake/Pond Bank Maintenance	$ 19,000	$ 25,333	$ 25,000	$ (333)	$ 59,000	$ 34,000	Anticipated 24k in costs for pond bank erosion repair, add 35k if tackling the FY 26/27 priorities
65	Mitigation Area Monitoring & Maintenance	$ 12,917	$ 17,223	$ 8,436	$ (8,787)	$ 19,243	$ 10,807	Contracted rate w/Quest Ecology
66	Stormwater Assessment	$ -	$ -	$ 1,000	$ 1,000	$ 1,000	$ -	
67	Stormwater System Maintenance	$ -	$ -	$ 10,000	$ 10,000	$ 15,000	$ 5,000	Stormwater System Analysis Due in FY 26/27
68	***Other Physical Environment***							
69	Entry & Walls Maintenance	$ -	$ -	$ 100	$ 100	$ 100	$ -	
70	Fire Ant Treatment	$ -	$ -	$ 3,080	$ 3,080	$ 3,080	$ -	Contracted Rate w/FLA Landscapes & Lawns
71	General Liability Insurance	$ 3,922	$ 3,922	$ 4,163	$ 241	$ 4,314	$ 151	Per Egis Estimate
72	Hog Trapping	$ 12,363	$ 16,484	$ 16,000	$ (484)	$ 6,720	$ (9,280)	Contracted Rate w/Turner Pest Control $560/mo. x 12
73	Holiday Decorations	$ 6,299	$ 8,399	$ 4,500	$ (3,899)	$ 6,299	$ 1,799	Contracted Rate w/Illuminations Holiday Lighting
74	Irrigation Maintenance & Repairs	$ 7,694	$ 10,259	$ 8,000	$ (2,259)	$ 10,000	$ 2,000	Irrigation maintenance in LM - Irrigation Repairs Only

Proposed Budget

Talavera Community Development District

General Fund

Fiscal Year 2026/2027

	Chart of Accounts Classification	Actual YTD through 06/30/26	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	Comments
75	Landscape - Annuals	$ -	$ -	$ 9,000	$ 9,000	$ 10,800	$ 1,800	$2700/per rotation x 4 = $10,800
76	Landscape - Mulch	$ 16,500	$ 22,000	$ 22,000	$ -	$ 40,000	$ 18,000	1x per year @ $38,500 - + ADA playground mulch $3,500 = $42,000
77	Landscape Maintenance	$ 171,412	$ 228,549	$ 243,120	$ 14,571	$ 243,120	$ -	Contracted Rate w/FLA Landscapes & Lawns
78	Landscape Replacement Plants, Shrubs, Trees	$ 15,769	$ 21,025	$ 10,000	$ (11,025)	$ 20,000	$ 10,000	Based on FY 25/26 costs and adding more trees in 26/27
79	Property Insurance	$ 16,216	$ 16,216	$ 17,085	$ 869	$ 15,405	$ (1,680)	Per Egis Estimate
80	Reserve Study	$ -	$ -	$ -	$ -	$ -	$ -	Completed in FY 24/25
81	Rust Prevention	$ 3,747	$ 4,996	$ 4,500	$ (496)	$ 4,500	$ -	$350/month contracted rate + 5% anticipated increase
82	***Road & Street Facilties***							
83	Bridge Repairs & Maintenance	$ -	$ -	$ 500	$ 500	$ 500	$ -	Same
84	Pressure Washing	$ 6,207	$ 8,276	$ 7,000	$ (1,276)	$ 7,000	$ -	Same
85	Roadway Repair & Maintenance	$ -	$ -	$ 20,000	$ 20,000	$ 35,000	$ 15,000	Traffic calming measures throughout community
86	Sidewalk Repair & Maintenance	$ 14,475	$ 19,300	$ 10,000	$ (9,300)	$ 15,000	$ 5,000	Based on FY 25/26 costs
87	Street Sign Repair & Replacement	$ 280	$ 373	$ 4,000	$ 3,627	$ 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	$ 3,451	$ 4,601	$ 5,000	$ 399	$ 5,000	$ -	
92	Dog Waste Station Supplies	$ 787	$ 1,049	$ 2,000	$ 951	$ 2,000	$ -	Same
93	Employee - Amenity Staff	$ 88,761	$ 118,348	$ 128,508	$ 10,160	$ 140,162	$ 11,654	Increase in costs for FY 26/27
94	Facility A/C & Heating Maintenance & Repair	$ -	$ -	$ 2,500	$ 2,500	$ 2,500	$ -	
95	Furniture Repair/Replacement	$ -	$ -	$ 4,000	$ 4,000	$ 4,000	$ -	Pool chairs and umbrellas
96	General Management & Oversight	$ 9,938	$ 13,251	$ 13,250	$ (1)	$ 15,000	$ 1,750	Increase in costs for FY 26/27
97	Office Supplies	$ 3,571	$ 4,761	$ 5,500	$ 739	$ 5,500	$ -	
98	Pest Control	$ 1,325	$ 1,767	$ 1,500	$ (267)	$ 1,500	$ -	Contract Nvirotech + Clubhouse/Shed 5yr required termite treatment
99	Playground Equipment and Maintenance	$ 37,960	$ 50,613	$ 4,000	$ (46,613)	$ 4,000	$ -	
100	Pool Permits	$ 425	$ 567	$ 500	$ (67)	$ 500	$ -	
101	Pool Repairs	$ 6,124	$ 8,165	$ 8,500	$ 335	$ 132,000	$ 123,500	Resurfacing the Pool
102	Pool Service Contract	$ 22,793	$ 30,391	$ 30,000	$ (391)	$ 30,000	$ -	New contract with A-Quality Pools $2500/month
103	Pool/Water Park/Fountain Maintenance	$ -	$ -	$ 18,000	$ 18,000	$ 18,000	$ -	Splash Pad Repairs
104	Special Events	$ 5,202	$ 6,936	$ 9,000	$ 2,064	$ 9,000	$ -	Same
105	Telephone Fax, Internet	$ 3,075	$ 4,100	$ 4,700	$ 600	$ 4,700	$ -	Increase based on FY 24/25 costs
106	***Contingency***							
107	Capital Outlay	$ -	$ -	$ 16,421	$ 16,421	$ 20,000	$ 3,579	Anticipated costs for speed bumps and additional signage
108	Miscellaneous Contingency	$ 7,273	$ 9,697	$ 26,590	$ 16,893	$ 26,590	$ -	Incidentals
109								
110	**Field Operations Subtotal**	**$ 749,401**	**$ 992,414**	**$ 1,062,393**	**$ 69,979**	**$ 1,297,845**	**$ 235,452**	
111								

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

	Chart of Accounts Classification	Actual YTD through 06/30/26	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	Comments
112	**TOTAL EXPENDITURES**	$ 864,031	$ 1,140,461	$ 1,220,927	$ 80,466	$ 1,458,470	$ 237,543	
113								
114	**EXCESS OF REVENUES OVER EXPENDITURES**	$ 389,475	$ 120,554	$ -	$ 120,554	$ -	$ -	
115								

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

	Chart of Accounts Classification	Actual YTD through 06/30/26	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	Comments
1								
2	**ASSESSMENT REVENUES**							
3								
4	***Special Assessments***							
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	***Interest Earnings***							
12	Interest Earnings	$ 10,149	$ 13,532	$ -	$ 13,532	$ -	$ -	
13	***Other Miscellaneous Revenues***							
14	Balance Forward from Prior Year	$ -	$ -	$ -	$ -	$ -	$ -	
15								
16	**Other Revenue Subtotal**	**$ 10,149**	**$ 13,532**	**$ -**	**$ 13,532**	**$ -**	**$ -**	
17								
18	**TOTAL REVENUES**	**$ 110,149**	**$ 113,532**	**$ 100,000**	**$ 13,532**	**$ 100,000**	**$ -**	
19								
20	**EXPENDITURES**							
21								
22	***Contingency***							
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**	**$ 110,149**	**$ 113,532**	**$ -**	**$ 113,532**	**$ -**	**$ -**	
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:		$1,558,470.00	**2025/2026 O&M Budget:**	$1,320,927.00
Collection Costs:	2%	$33,158.94	**2026/2027 O&M Budget:**	$1,558,470.00
Early Payment Discounts:	4%	$66,317.87		
2026/2027 Total:		**$1,657,946.81**	**Total Difference:**	**$237,543.00**

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison 2025/2026	2026/2027	Proposed Increase / Decrease $	%
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	$2,077.63	$316.68	17.98%
	Total	**$2,760.95**	**$3,077.63**	**$316.68**	**11.47%**
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	$2,077.63	$316.68	17.98%
	Total	**$2,910.95**	**$3,227.63**	**$316.68**	**10.88%**
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	$2,077.63	$316.68	17.98%
	Total	**$2,760.95**	**$3,077.63**	**$316.68**	**11.47%**
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	$2,077.63	$316.68	17.98%
	Total	**$2,910.95**	**$3,227.63**	**$316.68**	**10.88%**
SF 60' - Phase 2B	Series 2019 Debt Service	$1,000.00	$1,000.00	$0.00	0.00%
	Operations/Maintenance	$1,760.95	$2,077.63	$316.68	17.98%
	Total	**$2,760.95**	**$3,077.63**	**$316.68**	**11.47%**
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	$2,077.63	$316.68	17.98%
	Total	**$2,843.93**	**$3,160.61**	**$316.68**	**11.14%**
SF 75' - Phase 1C & 2A1	Series 2019 Debt Service	$1,250.00	$1,250.00	$0.00	0.00%
	Operations/Maintenance	$1,760.95	$2,077.63	$316.68	17.98%
	Total	**$3,010.95**	**$3,327.63**	**$316.68**	**10.52%**

TALAVERA COMMUNITY DEVELOPMENT DISTRICT

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

TOTAL O&M BUDGET		**$1,558,470.00**
COLLECTION COSTS @	**2%**	**$33,158.94**
EARLY PAYMENT DISCOUNT @	**4%**	**$66,317.87**
TOTAL O&M ASSESSMENT		**$1,657,946.81**

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%	$351,119.06	**$2,077.63**	**$1,000.00**	**$0.00**	**$0.00**	**$3,077.63**
Single Family 75'	Phase 1A-1 & 1A-2	79	79	0	0	1.00	79.00	9.90%	$164,132.58	**$2,077.63**	**$1,150.00**	**$0.00**	**$0.00**	**$3,227.63**
Single Family 60' / 65'	Phase 1A-3, 1B1, 1E, 1B2	206	0	206	0	1.00	206.00	25.81%	$427,991.28	**$2,077.63**	**$0.00**	**$1,000.00**	**$0.00**	**$3,077.63**
Single Family 75'	Phase 1A-3 & 1E	62	0	61	0	1.00	62.00	7.77%	$128,812.91	**$2,077.63**	**$0.00**	**$1,150.00**	**$0.00**	**$3,227.63**
Single Family 60'	Phase 2B	40	0	0	40	1.00	40.00	5.01%	$83,105.10	**$2,077.63**	**$0.00**	**$0.00**	**$1,000.00**	**$3,077.63**
Single Family 65'	Phase 1C, 1D, 2A1, 2A2	215	0	0	215	1.00	215.00	26.94%	$446,689.93	**$2,077.63**	**$0.00**	**$0.00**	**$1,082.98**	**$3,160.61**
Single Family 75'	Phase 1C & 2A1	27	0	0	27	1.00	27.00	3.38%	$56,095.94	**$2,077.63**	**$0.00**	**$0.00**	**$1,250.00**	**$3,327.63**
Total Community		**798**	**248**	**267**	**282**		**798.00**	**100.00%**	**$1,657,946.81**					

LESS: Pasco County Collection Costs (2%) and Early Payment Discounts (4%):	**($99,476.81)**
Net Revenue to be Collected:	**$1,558,470.00**

(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 2

RESOLUTION 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TALAVERA COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors ("**Board**") of the Talavera Community Development District ("**District**") a proposed budget for the next ensuing budget year ("**Proposed Budget**"), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

WHEREAS, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District's website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget.

a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's records office, and hereby approves certain amendments thereto, as shown below.

b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2025-2026 and/or revised projections for fiscal year 2026-2027.

c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District's records office and identified as "The Budget for the Talavera

Community Development District for the Fiscal Year Beginning October 1, 2026, and Ending September 30, 2027."

d. The final adopted budget shall be posted by the District Manager on the District's website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2026, and ending September 30, 2027, the sum of $____________________, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	$________________
Total Reserve Fund [if Applicable]	$________________
Total Debt Service Funds	$________________
Total All Funds*	**$________________**

*Not inclusive of any collection costs or early payment discounts.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.

b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed $10,000 or 10% of the original appropriation.

c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District's website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 19, 2026.

Attested By:	**Talavera** **Community Development District**
______________________________ Print Name:____________________ ☐Secretary/☐Assistant Secretary	____________________________________ Print Name:__________________________ ☐Chair/☐Vice Chair of the Board of Supervisors

Exhibit A: FY 2026-2027 Adopted Budget

Tab 3

RESOLUTION 2026-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TALAVERA COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Talavera Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is located in Pasco County, Florida ("**County**");

WHEREAS, the Board of Supervisors of the District ("**Board**") hereby determines to undertake various activities described in the District's adopted budget for fiscal year 2026-2027 attached hereto as **Exhibit A** ("**FY 2026-2027 Budget**") and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2026-2027 Budget;

WHEREAS, the provision of the activities described in the FY 2026-2027 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, such special assessments may be placed on the County tax roll and collected by the local Tax Collector ("**Uniform Method**") pursuant to Chapters 190 and 197, Florida Statutes;

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

WHEREAS, the District has approved an agreement with the County Property Appraiser ("**Property Appraiser**") and County Tax Collector ("**Tax Collector**") to provide for the collection of special assessments under the Uniform Method;

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel's portion of the FY 2026-2027 Budget ("**O&M Assessments**");

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments ("**Debt Assessments**") in the amounts shown in the FY 2026-2027 Budget;

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference ("**Assessment Roll**");

WHEREAS, it is in the best interests of the District to certify the Assessment Roll to the Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2026-2027 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2026-2027 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2026-2027 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

a. **Uniform Method for all Debt Assessments and all O&M Assessments.** The collection of all Debt Assessments and all O&M Assessments for all lands within the District, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll**.** All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.

b. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

Section 4. Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

Section 5. Assessment Roll Amendment. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

Section 8. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 9. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 19, 2026.

Attested By:	**Talavera** **Community Development District**
______________________________ Print Name:_____________________ ☐Secretary/☐Assistant Secretary	____________________________________ Print Name:___________________________ ☐Chair/☐Vice Chair of the Board of Supervisors

Exhibit A: FY 2026-2027 Budget

Tab 4

RESOLUTION 2026-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF TALAVERA COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the District's Board of Supervisors (hereinafter the "Board") is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

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

Section 1. Regular meetings of the Board of Supervisors of the District shall be held as provided on the schedule attached as Exhibit "A".

Section 2. In accordance with Section 189.417(1), Florida Statutes, the District's Secretary is hereby directed to file annually, with Pasco County, a schedule of the District's regular meetings.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 19TH DAY OF AUGUST, 2026.

TALAVERA COMMUNITY DEVELOPMENT DISTRICT

____
CHAIRMAN

ATTEST:

____
SECRETARY/ASSISTANT SECRETARY

EXHIBIT "A"

BOARD OF SUPERVISORS' MEETING DATES
TALAVERA COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027

October 21, 2026

November 18, 2026

December 16, 2026

January 20, 2027

February 17, 2027

March 17, 2027

April 21, 2027

May 19, 2027

June 16, 2027

July 21, 2027

August 18, 2027

September 15, 2027

All meetings will convene at **6:00 p.m**. at the **Talavera Amenity Center located at 18955 Rococo Road, Spring Hill, FL 34610**.

Tab 5

Talavera Community Development District Performance Measures/Standards & Annual Reporting Form
October 1, 2025 – September 30, 2026

1. Financial Goals and Objectives

Goal 1.1: Financial Transparency

Objective: Commit to regularly reporting on the financial status of the District.

Measurement: Financial Statements provided to the Board on a monthly basis, which allows for tracking throughout the year as to whether the District is staying on course and operating within the pre-determined operating budget for the fiscal year. Independent financial audit performed by a third party conducted annually, with the results shared with the Board at the next meeting immediately following.

Standard: Ending the fiscal year under budget and with enough cash in hand to cover 2-3 months worth of expenses until the tax rolls come in for the new fiscal year and for the annual financial audits to come back clean with no findings.

Achieved: Yes ☐ No ☐

2. Board Meeting Goals and Objectives

Goal 2.1: Productive Meetings

Objective: To be orderly, efficient and to provide a safe working environment for all attendees.

Measurement: Ensure that each Board meeting runs no longer than two hours in duration and that all persons in attendance (Board members, staff, audience, etc.) have the opportunity to be heard during that time without speaking over each other, and that they feel physically safe while in the meeting space.

Standard: Hold each audience member addressing the Board of Supervisors to a total of three minutes, while also reminding Board members that should they choose to engage in a two-way discussion with any given audience member that the three-minute clock starts over from zero each time they respond to the audience member's comment(s). Additionally, if the Board discusses any given topic beyond ten minutes without coming to a decision, to then table the discussion until the next meeting.

Achieved: Yes ☐ No ☐

3. Operational Goals and Objectives

Goal 3.1: Efficient Communication

Objective: Promote efficient communication ensuring timely resolution of maintenance concerns – board and residents to contact manager outside of a meeting to report maintenance issues, not taking up time during a meeting.

Measurement: Post contact information for all members of the Board of Supervisors, District Manager, and the Clubhouse Manager to the district website so as to inform community residents of whom to reach out to with their concerns.

Standard: Twenty-four response to all emails/phone calls received from Board members and forty-eight hour response to all emails/phone calls received from other residents of the community regarding maintenance or other district related concerns, and in the event of a call received after working hours related to an emergency situation within the district, response within one hour.

Achieved: Yes ☐ No ☐

Chair/Vice Chair: ____________________ Date:__________

Print Name: Richard Henderson

Talavera Community Development District

District Manager: ____________________ Date:__________

Print Name: Sean Craft

Talavera Community Development District

Tab 6

Talavara CDD Landscape Report 8/11/26

Finally, some decent rain!

<u>Maintenance:</u> Rain has hindered a little of the clean-up efforts around ponds and fencelines, but that should be rectified by the service visit on 8/14/26. All common areas at this time are back to being mowed weekly and all ponds to be maintained weekly as well. Crew supervisor has been instructed to allow the back hedge line along the fence to the west of the clubhouse to grow higher to establish a tier effect with the rest of hedge line. The plant material in the back, is , however, growing at a bit of a slower pace than the front line. Will provide some additional nutrients to this to encourage more growth.

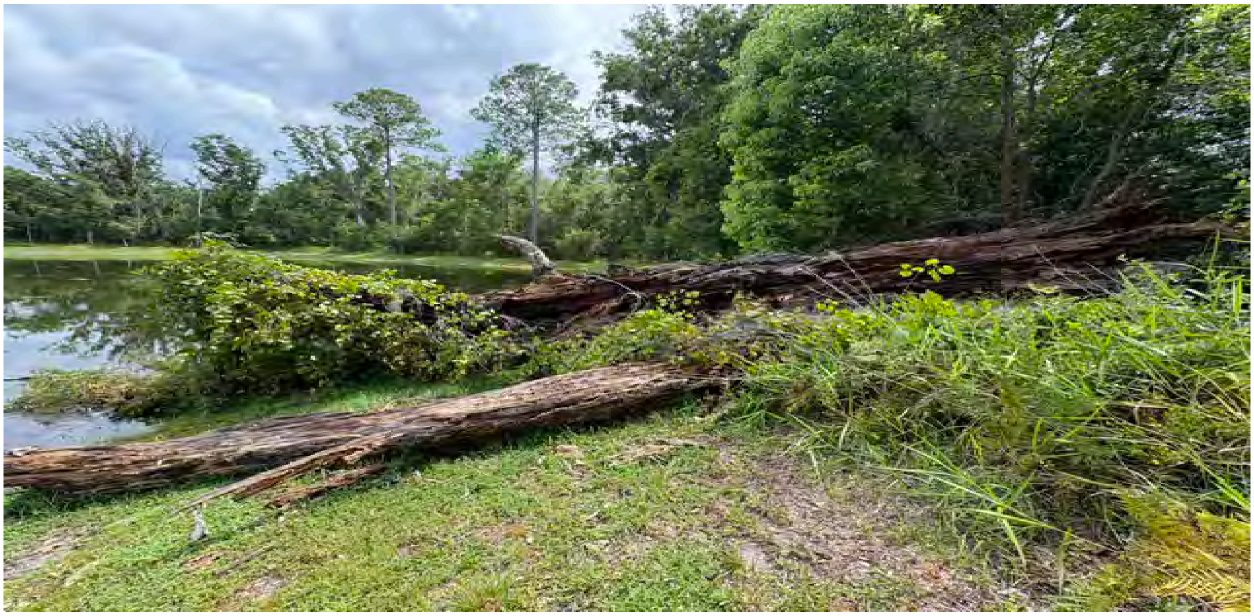
<u>Irrigation</u>: No major issues reported on the irrigation system. Minor repair completed within the enhanced irrigation program, so no additional billing required. The next inspection will be scheduled week of 8/17/26. Irrigation reports will be sent up to Community manager as requested! My apologies for the back log of reports that will be sent!

<u>Fertilization:</u> With the rain comes some added weed growth. A broadleaf weed treatment with fertilization will be completed by the end of the month.

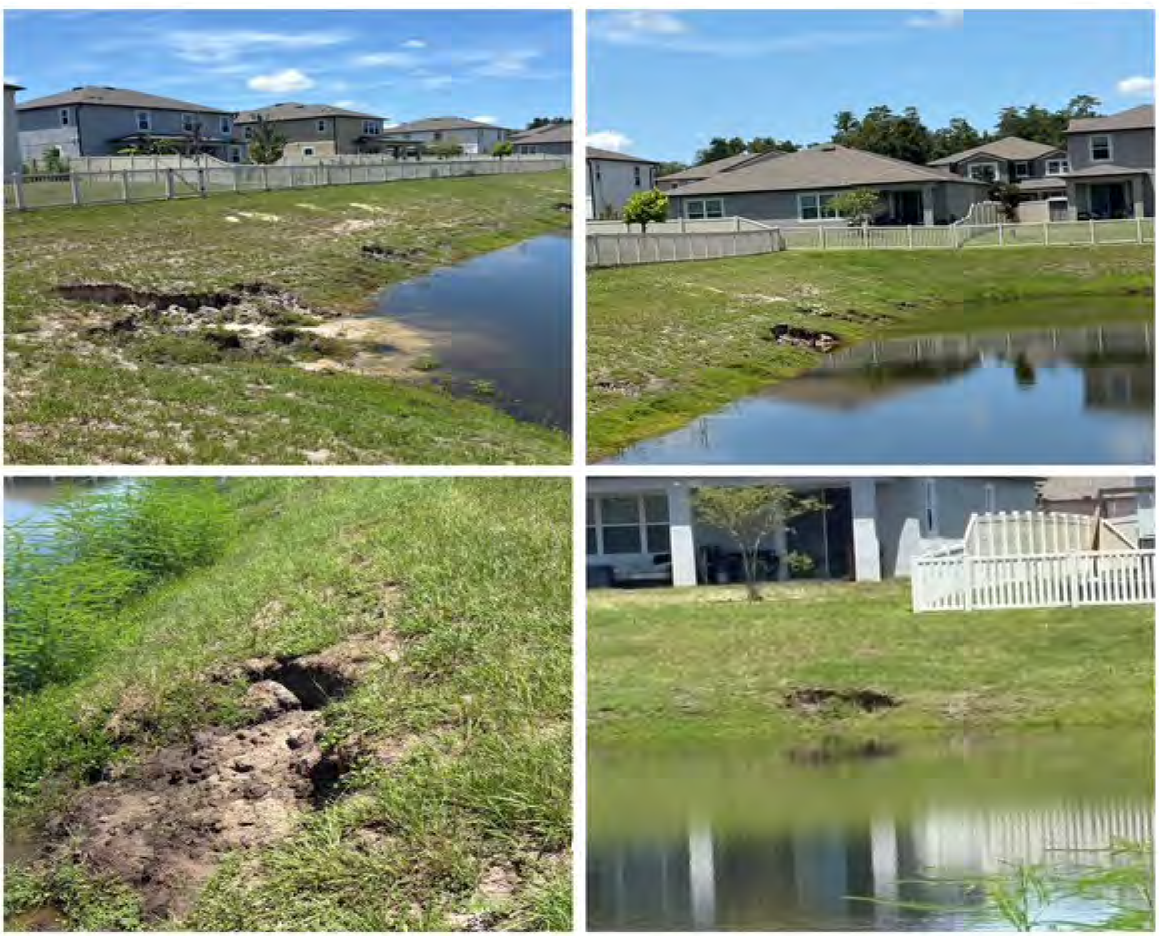
<u>Landscape</u>: Additional lantana will be installed during the next irrigation inspection to complete the island tips that are missing plant material. This is being done at no cost. On freeze damaged Roebellinis at the monuments appear to be making a comeback! Will watch them and add a little more food to the diet to strengthen them some more.

Sod replacement should be commencing the week of 8/17 as well, pending any storm/rain issues.

Flowers were installed at the marquees and clubhouse at the end of July.



A large tree felled during a recent storm behind homes on Malinche has been proposed and approved. This tree should be removed prior to the Board Meeting.



The pond in the middle of Nouveau- 560P- has shown some significant erosion over the last couple of weeks, similar to other ponds in the community.

I will see everyone Wednesday night!

Respectfully submitted,

Dave Doreo

FLA Landscapes and Lawns

Tab 7

Prepared by:

Landscape Proposal

FLA LANDSCAPES AND LAWNS

Job Description: Option B - removal of the fallen tree with disposal within the natural area located behind it.

Client	Talavera CDD	Date	August 5, 2026
Contact	Sean Craft	Phone#	813.994.1001
Email	scraft@rizzetta.com	Fax#	

Plants (name and size)	Quantity	Total Costs
0	0	$0.00
0	0	$0.00
0	0	$0.00
0	0	$0.00
0	0	$0.00
0	0	$0.00
0	0	$0.00
0	0	$0.00
0	0	$0.00
0	0	$0.00
0	0	$0.00
0	0	$0.00
0	0	$0.00
0	0	$0.00
0	0	$0.00
0	0	$0.00
0	0	$0.00
0	0	$0.00
0	0	$0.00
0	0	$0.00
0	0	$0.00
0	0	$0.00
Hard Materials (mulch, topsoil, etc.)	**Quantity**	**Total Costs**
0	0	$0.00
0	0	$0.00
0	0	$0.00
0	0	$0.00
0	0	$0.00
0	0	$0.00
0	0	$0.00
0	0	$0.00
0	0	$0.00
Arborist Labor	**Quantity**	**Total Costs**
Arborist labor and disposal	1	$1,800.00
0	0	$0.00
0	0	$0.00
0	0	$0.00
0	0	$0.00
0	0	$0.00
0	0	$0.00
0	0	$0.00
Travel, Loading, Watering		**Total Costs**
0		$0.00
0		$0.00
0		$0.00
0		$0.00
0		$0.00
0		$0.00
Total Job Estimate	$1,800.00	

Approved and Accepted by: Sean Craft Approved Date: 8/5/26

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

Please Note:

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

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

Celebrating 26 Years of Excellence. Since 1995

Tab 8

Monthly Operations Report July (July 15, to August 19 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 August -2026 - 1288 Fobs y/o access & updating the Residents Information Form
End of the month Reports: Debit, Square, Monthly Operations Report & Extra Duty Report

Other Jobs Done by Staff

1. A/C units cleaned & drained - Meeting Room, Kitchen & Office
2. Splash Pad Pole - sanded removing old cracked paint and repainted.

REPORTS

1. Radar July 2026 Report -Exhibit A
2. Radar June 2026 Report -Exhibit B

Turner Pest Control July 8, 2026 Inspection Report - Exhibit C
Turner Pest Control June 18, 2026 Inspection Report - Exhibit D

Extra Duty Reports: No Report for July - No Duty Patrol

Status of Approved Items on CDD Meeting of June 20, 2026

CALENDAR UPCOMING EVENTS, MEETING & FOOD TRUCKS

August 2026

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
						1 Gatorade 10-4 Private party 12-5
2 Gatorade 10-4	**3** Gatorade 10-4	**4** Gatorade 10-4 Spirit Meeting 6-9 pm	**5** Gatorade 10-4 Cookie 10-4	**6** Gatorade 10-4	**7** Gatorade 10-4 Popsicle 10-4	**8** Gatorade 10-4 Spirit Teen party 2-5 pm Food Trk 5-8
9 Gatorade 10-4	**10** Gatorade 10-4	**11** Gatorade 10-4	**12** Gatorade 10-4 Cookie 10-4	**13** Gatorade 10-4	**14** Gatorade 10-4 Popsicle 10-4 Food Trk 5-8	**15** CDD Pool Party 11-3 pm
16 Gatorade 10-4 Private party 11-4	**17** Gatorade 10-4	**18** Gatorade 10-4 HOA Meeting 6-9 pm	**19** Gatorade 10-4 Cookie 10-4 CDD Meeting 6-8 pm	**20** Gatorade 10-4	**21** Gatorade 10-4 Popsicle 10-4 Paint & Sip 5:30 pm	**22** Gatorade 10-4 Food Trk 5-8
23 / **30** Gatorade 10-4 Private party 12-5	**24** / **31** Gatorade 10-4	**25** Gatorade 10-4	**26** Gatorade 10-4 Cookie 10-4	**27** Gatorade 10-4	**28** Gatorade 10-4 Popsicle 10-4 Food Trk 5-8	**29** Gatorade 10-4 Blood Drive 9:30

EXHIBIT A

Master Data Report

STREETSMART© radarsign

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

SUMMARY TABLE 15 MIN SEGMENT RECORDS

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

DATE	Vehicle Count	Speeder Count based on Avg. Spd.	Speeder Count % Avg. Spd	Speeders > 5 MPH based on Avg. Spd.	Speeders > 10 MPH based on Avg. Spd.	Speeders > 15 MPH based on Avg. Spd.	Fastest Time Period	Speeders > 5 MPH based on Peak Spd.	Speeders > 10 MPH based on Peak Spd.	Speeders > 15 MPH based on Peak Spd.	Daily 85th %tile Speed	Daily Average Speed
Jul 1	1259	224	18%	48	7	0	7:00p	143	23	1	35	23.7
Jul 2	1248	267	21%	52	7	1	3:45p	169	22	1	35	24.5
Jul 3	1182	254	22%	61	6	0	7:45p	158	26	0	35	24.5
Jul 4	1106	249	23%	51	9	0	6:00p	136	26	1	35	24.2
Jul 5	986	213	22%	52	5	0	6:00p	131	20	0	35	24.4
Jul 6	1125	220	20%	46	3	0	1:45p, 5:00p	129	16	0	35	24.1
Jul 7	1210	220	18%	37	7	1	2:30p	114	17	3	35	24.1
Jul 8	1198	222	19%	45	4	0	3:30p	134	19	0	35	24.6
Jul 9	1139	245	22%	51	5	1	5:30p	143	16	2	35	25.3
Jul 10	1191	264	22%	46	8	1	3:45p, 5:15p	130	23	3	35	25.5
Jul 11	1243	267	22%	61	6	0	6:30p	171	28	4	35	24.3
Jul 12	1108	244	22%	53	7	1	3:45p	156	18	1	35	24.4
Jul 13	1123	202	18%	32	5	1	2:45p	121	11	2	35	24.4
Jul 14	1190	236	20%	40	4	0	7:30p	132	9	1	35	24.6
Jul 15	1162	257	22%	42	0	0	2:30p, 5:30p	149	14	0	35	25.4
Jul 16	1171	229	20%	52	9	0	7:30p	131	26	2	35	25
Jul 17	1127	186	17%	35	4	1	5:30p	89	15	1	34	24.4
Jul 18	1211	252	21%	46	3	0	3:30p	139	21	2	35	24.7
Jul 19	1016	218	22%	45	6	2	8:00p	124	19	2	35	24.8
Jul 20	1126	199	18%	40	4	0	6:15p	128	14	1	35	23.8
Jul 21	1206	211	18%	45	3	1	3:30p	132	12	3	35	23.7
Jul 22	1205	217	18%	43	4	0	2:30p	124	13	1	35	24.2
Jul 23	1212	208	17%	39	4	0	2:15p	123	14	1	34	24.1
Jul 24	1255	229	18%	42	2	0	2:00p	136	24	0	35	24.1
Jul 25	1211	271	22%	55	6	0	5:00p	148	18	3	35	24.5
Jul 26	1118	253	23%	62	10	3	5:30p	143	20	4	35	24.8
Jul 27	1148	193	17%	38	4	0	2:30p, 5:30p, 6:00p	105	16	0	35	22.9
Jul 28	1239	208	17%	40	1	0	2:30p	123	11	0	35	23.5
Jul 29	1224	228	19%	44	3	2	3:45p	126	19	2	35	23.8
Jul 30	1175	186	16%	39	4	0	5:15p	103	12	1	35	23.2

EXHIBIT B

Master Data Report

STREETSMART© radarsign.

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

SUMMARY TABLE 15 MIN SEGMENT RECORDS

Serial # **406908** Street: **TALAVERA PKWY** Speed Limit: **30 MPH**

DATE	Vehicle Count	Speeder Count based on Avg. Spd.	Speeder Count % Avg. Spd	Speeders > 5 MPH based on Avg. Spd.	Speeders > 10 MPH based on Avg. Spd.	Speeders > 15 MPH based on Avg. Spd.	Fastest Time Period	Speeders > 5 MPH based on Peak Spd.	Speeders > 10 MPH based on Peak Spd.	Speeders > 15 MPH based on Peak Spd.	Daily 85th %tile Speed	Daily Average Speed
Jun 1	1186	218	18%	40	4	1	1:30p	117	19	1	34	24.6
Jun 2	1208	209	17%	31	1	0	5:30p	104	12	1	34	24.7
Jun 3	1254	239	19%	42	4	2	5:30p	136	16	5	35	24.3
Jun 4	1217	221	18%	41	4	1	5:00p	134	17	1	35	24.3
Jun 5	1319	266	20%	48	5	0	5:00p	163	28	1	35	24.6
Jun 6	1363	300	22%	56	11	1	5:15p	178	28	3	35	24.4
Jun 7	1104	258	23%	52	7	0	6:30p	135	16	3	35	25.4
Jun 8	1143	227	20%	45	8	1	4:00p, 4:15p	123	19	2	35	25.2
Jun 9	1202	231	19%	38	4	1	1:45p	124	13	2	35	25
Jun 10	1251	228	18%	44	5	0	12:45a	139	16	0	35	24.3
Jun 11	1218	233	19%	46	4	0	7:30p	135	20	2	35	25.2
Jun 12	1236	264	21%	48	6	0	7:30p	162	20	1	35	25.4
Jun 13	1184	239	20%	40	4	0	6:30p	122	22	1	35	25
Jun 14	1091	252	23%	52	5	0	8:30p	133	24	2	35	25.4
Jun 15	1174	240	20%	52	12	3	4:00p	127	28	3	35	25.2
Jun 16	1171	221	19%	45	6	2	1:30p	145	15	2	35	25
Jun 17	1263	226	18%	45	5	0	1:30p, 1:45p	150	17	1	35	24.6
Jun 18	1185	241	20%	41	5	0	2:15p	139	20	0	35	24.9
Jun 19	1227	204	17%	42	5	0	1:15p	122	19	1	34	24.4
Jun 20	1187	250	21%	47	9	3	8:45p	129	16	6	35	24.8
Jun 21	1117	268	24%	61	6	1	8:30p	166	25	3	36	25.4
Jun 22	1121	238	21%	51	7	4	5:45p	120	18	5	35	25.1
Jun 23	1144	227	20%	46	7	1	5:30p	130	16	3	35	25.2
Jun 24	1213	219	18%	49	6	0	2:45p	144	21	2	35	24.7
Jun 25	1210	234	19%	47	4	1	1:00p	131	19	3	35	24.8
Jun 26	1264	237	19%	46	5	0	7:15p	148	18	1	35	24.3
Jun 27	1254	272	22%	50	8	0	7:15p	154	20	1	35	24.8
Jun 28	1038	254	25%	65	8	1	8:30p	139	24	3	35	25.4
Jun 29	1095	225	21%	46	5	0	4:30p	124	15	0	34	25.4
Jun 30	1132	200	18%	39	5	0	1:45p	108	17	1	34	24.1

EXHIBIT C

Turner Pest Control
turnerpest.com

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

INSPECTION REPORT

INVOICE #: A622537940

WORK DATE: 07/08/2026

BILL-TO	1058665	LOCATION	1058665
Talavera CDD 18955 Rococo Rd Spring Hill, FL 34610-0159		Talavera CDD Evelyn 18955 Rococo Rd Spring Hill, FL 34610-0159	
Phone:	813-536-0019	Phone:	813-536-0019
Alt. Phone:	352-345-7353	Alt. Phone:	352-345-7353

Time In: 07/08/2026 02:56:10 PM
Time Out: 07/08/2026 04:13:29 PM
Customer Signature
not here
not here
Technician Signature
Roland
Roland Jenkins
License #:

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

GENERAL COMMENTS / INSTRUCTIONS

None Noted.

CONDITIONS / OBSERVATIONS	Reported	Severity	Responsibility	Reviewed
None Noted.				

PRODUCTS APPLICATION SUMMARY

None Noted.

PEST ACTIVITY	# Areas	# Devices	Pest Totals
None Noted.			

DEVICE INSPECTION SUMMARY

AREA COMMENTS

outside: 5 pocket goper mounds treated with co2 gas for 3 minutes each ,4 in open field on cortez blvd and one around pond

DEVICE INSPECTION EXCEPTIONS

None Noted.

EXHIBIT D

Turner Pest Control
turnerpest.com

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

INSPECTION REPORT

INVOICE #: A622537941

WORK DATE: 07/18/2026

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: 07/18/2026 01:20:00 PM
Time Out: 07/18/2026 03:12:36 PM
Customer Signature
not here
not here today
Technician Signature
Roland
Roland Jenkins
License #:

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

GENERAL COMMENTS / INSTRUCTIONS

None Noted.

CONDITIONS / OBSERVATIONS	Reported	Severity	Responsibility	Reviewed
None Noted.				

PRODUCTS APPLICATION SUMMARY

None Noted.

PEST ACTIVITY	# Areas	# Devices	Pest Totals
None Noted.			

DEVICE INSPECTION SUMMARY

AREA COMMENTS

outside: 4 pocket gopher mounds treated in open field on Cortez creek blvd and 4 mounds treated around pond

DEVICE INSPECTION EXCEPTIONS

None Noted.

Tab 9

Cushion Solutions Incorporated
802 North Rome Aveune
Tampa, FL 33606
Phone: 813-253-2131
Fax: 480-275-3531
sales@cushionsolutions.net

Estimate

Date	Estimate No.
7/14/2026	15506

Talavera CDD
Evelyn Ocasio
18955 Rococo Road
Spring Hill, FL 34610
813-536-0019

Reference Number	

Description	Qty	Rate	Total
9ft Fiberglass Market - Terra Cotta ***** Manual, Champagne Frame *****	2	300.00	600.00
Lounge Sling Replacement	5	120.00	600.00
Stationary Chair Sling Replacement FS-026 - Meridian	3	75.00	225.00
Pick-up & Delivery	1	250.00	250.00

Approved By:

Date: 7/17/26

Sean Craft
District Manager

***** Estimates are only good for 30 days. *****
Please reference estimate number when ordering.

Total **$1,675.00**

***** Work will begin after 50% deposit is received. *****
***** We will ship after balance is paid in full. *****

Tab 10

Cody Pools

REMODEL PROPOSAL

6846 N DALE MABRY HWY. TAMPA, FL 33614
OFFICE: 813.693.5674 Lic. #CPC1460475

NAME: Talavera DATE: 5/21/2026 SALES: Jay Masher

ADDRESS: 18955 Rococo road springhill florida 34610

PHONE: Evelyn 8135360016 EMAIL: manager@talaveraclub.com

BASE POOL:

OPT 1 – INT. FINISH	oyster quartz 3yr	$ 88900.00
OPT 2 – INT. FINISH	cody white pebble 5yr	$ 101772.00
GLASS ADDITIVE	w/cody pebble optional	$ 9620.0054

(Resurface Includes: Bondcoat, new drain covers, pool/spa returns, instructions & warranty info, chemical start-up)

SPA		$
SWIMOUT	54ft/beach entry/gutter	$
DEPTH	3to5 /trough plaster inclded	$
NEW PUMP		$
NEW FILTER		$
SALT GENERATOR		$
1 layer chip off surface/disposal		$ 30900.00
30 2x4 gutter grates and frame		$ 1190.00
2 quad main drain covers		$ 900.00

TILE/ELECTRICAL:

NEW TILE	any style standard 6x6	$ 9920.00
CAP TILE	2x6 nonskid gutter and bench edge	$ 11480.00
POOL LIGHT	9 vivid led white	$ 9090.00
SPA LIGHT		$
HEATER		$
HEAT PUMP		$
belly band tile		$ 1400.00
40 depth marker smooth		$ 1280.00
		$

NOTES:

Total w/oyster quartz 155060.00

DECKING:

RESURFACE TYPE	$
CANTILEVER	$
RISER	$
FULL COPING	$
REMODEL COPING	$
INSTALL DECO DRAIN	$
FILL PLANTERS	$
ADD DECKING	$
	$
	$

SCREEN/MISC:

TOTAL RESCREEN	$
PARTIAL RESCREEN	$
DOOR	$
SCREEN TRACK PLACEMENT	$
	$
	$
	$

OTHER:

	$
	$
	$
	$

TOTAL REMODELING PKGE:

$

GPS Pools #3 Inc.

7844 Land O Lakes Blvd
Land O Lakes, FL 34638

Estimate

Date	Estimate #
6/11/2026	Pool

Jeremy / Roy (813) 205-0403 (813)345-8596

Name / Address
Talavera Club 18955 Rococo Rd Spring Hill Fl 34610 813-536-0019

Project

Description	Total
A special process must be completed to delaminate a painted pool surface, pool with excessive hollow spots, or fiberglass coated concrete pool before any new surface can be applied. OPTIONA L TO REMOVE POOL INTERIOR BY WATERBLASTING AND CHIPOUT ADD $26,000.00	0.00
Remove existing tile and prep area to receive new tile - this includes mudwork to level the pool beam. OPTIONAL TO REMOVE TILE ADD $3,100.00 (not included in this estimate)	0.00
Numerical tile depth markers in pool tile line (smooth)	1,200.00
Install 6x6 swimming pool tile (non upgrade).	8,764.00
2x6 cap tile for top of pool transition to deck (non skid) lower gutter tile and bench ledge	10,500.00
Generally 2 inches wide on the pool belly band 40ft.	1,200.00
Spa Electric 1x Retro White 10" LED White Pool Light (3 year warranty)	8,549.74
18" x 18" White Pool Frame & Grate	999.98
GUTTER DRAIN EXTENSION KIT (gutter/skimmer plastics)	750.00
Floor return fitting lift and new fitting kit (bottom floor heads converted to push water up not out so you wont see the staining at the floor of the pool.	1,015.00

Subtotal	
Sales Tax (7.5%)	
Total	

GPS Pools #3 Inc.

7844 Land O Lakes Blvd
Land O Lakes, FL 34638

Estimate

Date	Estimate #
6/11/2026	Pool

Name / Address
Talavera Club 18955 Rococo Rd Spring Hill Fl 34610 813-536-0019

Project

Description	Total
Process of resurfacing the interior finish: Bluestone (White quartz with blue flakes) (5 yr warranty) (If Pebble upgrade is wanted add 18k (Pebble will have a 10yr commercial warranty thru Stonescapes)) A. Drain pool B. Remove hydrostatic plug in the main drain C. Saw cut line under existing water level tile (only if keeping old tile) E. Remove hollow spots in the old marcite finish (up to 15% of surface area) F. Apply bonding agent to pool area to insure proper adhesion of new finish (some areas by jets or tile line may not get covered all the way around) H. Hand trowel to a smooth finish (see Premix Marbletite for more info on dips, bumps and trowel marks on the finish.) I. Install new VGBA main drain(s) J. Install new remodel fittings for pool jet returns K. Refill from owners water supply, hoses need to be present and reach the pool (if on a well please alert us immediately so we can recommend chems for the initial fill up to reduce staining) Premix Marbletite Corporation, Marquis Series. Warranty is provided by Premix Marbletite Corporation for a 10 year period from the install date for defects in the material. See www.premixmarbletite.com for details on their warranty. (Water by nature is very corrosive and the pool balance needs to be taken care of and tested regularly) A one year labor warranty is provided by GPS Pools on workmanship of projects provided all invoices are paid in full once the project is completed.	85,000.00
Optional start up can be discuseed and estimated. RW	
Sent email and called to follow up w/ property manager to let her know the quote was sent over. -She is looking at resurfacing the pool in the fall but will have meetings at the end of July 2026. RW	

Subtotal	$117,978.72
Sales Tax (7.5%)	$0.00
Total	$117,978.72

Tab 11

Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** September 16th, 2026 @ 6PM

August 19th

2026

District Manager's Report

TALAVERA CDD

FINANCIAL SUMMARY

	6/30/26
General Fund Cash & Investment Balance:	$1,299,531
Reserve Fund Cash & Investment Balance:	$428,005
Debt Service Fund Investment Balance:	$935,741
Total Cash and Investment Balances:	**$2,663,277**

General Fund Expense Variance: **$63,952** **Under Budget**

Tab 12

Talavera Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2025

Talavera Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2025

TABLE OF CONTENTS

Berger, Toombs, Elam,
Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

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

REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors
Talavera Community Development District
Pasco County, Florida

Report on Audit of the Financial Statements

Opinion

We have audited the financial statements of the governmental activities and each major fund of Talavera Community Development District (the "District"), as of and for the year ended September 30, 2025, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2025, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS), and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States (*Government Auditing Standards)*. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Berger, Toombs, Elam,
Gaines & Frank
Certified Public Accountants PL

To the Board of Supervisors
Talavera Community Development District

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for one year beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore, is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts, and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis be presented to supplement the basic financial statements.

To the Board of Supervisors
Talavera Community Development District

Such information is the responsibility of management and, 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. We have applied certain limited procedures to the required supplementary information in accordance with GAAS, which consisted of inquiries of management about 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 obtained during our audit of the basic financial statements. We do 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.

Other Information

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with Florida Statutes 218.39(3)(c) but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued a report dated June 17, 2026 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts and grant agreements and other matters.

The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

Berger Toombs Elam
Gaines + Frank

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

June 17, 2026

Talavera Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2025

Management's discussion and analysis of Talavera Community Development District's (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

OVERVIEW OF THE FINANCIAL STATEMENTS

The District's basic financial statements comprise three components; 1) *Government-wide financial statements,* 2) *Fund financial statements,* and 3) *Notes to financial statements.* The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net position is reported in three categories; 1) net investment in capital assets, 2) restricted, and 3) unrestricted. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government, physical environment, culture/recreation, transportation, and debt service.

Fund financial statements present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Fund financial statements include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual** is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The *government-wide financial statements* and the *fund financial statements* provide different pictures of the District. The *government-wide financial statements* provide an overall picture of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including capital assets, are reported in the **statement of net position**. All liabilities, including principal outstanding on bonds are included. The **statement of activities** includes depreciation on all long-lived assets of the District, but transactions between the different functions of the District have been eliminated in order to avoid "doubling up" the revenues and expenses. The *fund financial statements* provide a picture of the major funds of the District. In the case of governmental activities, outlays for long-lived assets are reported as expenditures and long-term liabilities, such as capital improvement bonds, are not included in the fund financial statements. To provide a link from the *fund financial statements* to the *government-wide financial statements*, reconciliations are provided from the *fund financial statements* to the *government-wide financial statements.*

Notes to financial statements provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets and long-term debt are some of the items included in the *notes to financial statements.*

Financial Highlights

The following are the highlights of financial activity for the year ended September 30, 2025.

- The District's total assets were exceeded by total liabilities by $(2,198,885) (net position). Net investment in capital assets for the District was $(3,457,218). Restricted net position was $272,636. Unrestricted net position was $985,697.

- Governmental activities revenues totaled $2,273,020 while governmental activities expenses totaled $2,187,613.

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District

The following schedule provides a summary of the assets, liabilities and net position of the District and is presented by category for comparison purposes.

Net Position

	Governmental Activities	
	2025	**2024**
Current assets	$ 1,241,831	$ 980,192
Restricted assets	903,416	856,342
Capital assets	6,238,675	6,721,465
Total Assets	8,383,922	8,557,999
Current liabilities	497,807	522,291
Non-current liabilities	10,085,000	10,320,000
Total Liabilities	10,582,807	10,842,291
Net Position		
Net investment in capital assets	(3,457,218)	(3,189,401)
Restricted	272,636	221,264
Unrestricted	985,697	683,845
Total Net Position	$ (2,198,885)	$ (2,284,292)

The increase in current and restricted assets is the result of revenues exceeding expenditures at the fund level in the current year.

The decrease in capital assets is related to depreciation in the current year.

The decrease in current liabilities is related to the decrease in accounts payable in the current year.

The decrease in non-current liabilities is primarily due to the principal payments on long-term debt in the current year.

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District (Continued)

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes.

Change In Net Position

	Governmental Activities	
	2025	**2024**
Program Revenues		
Charges for services	$ 2,121,254	$ 2,118,487
General Revenues		
Miscellaneous revenues	83,496	2,898
Investment earnings	68,270	54,403
Total Revenues	2,273,020	2,175,788
Expenses		
General government	150,689	149,889
Physical environment	1,124,412	1,068,541
Transportation	13,780	5,391
Culture/recreation	332,518	260,457
Interest and other charges	566,214	576,201
Total Expenses	2,187,613	2,060,479
Change in Net Position	85,407	115,309
Net Position - Beginning of Year	(2,284,292)	(2,399,601)
Net Position - End of Year	$ (2,198,885)	$ (2,284,292)

The increase in physical environment is mainly related to the increase in landscape maintenance and hog trapping expenses in the current year.

The increase in culture/recreation expenses is related to the increase in pool repairs and other miscellaneous contingency costs in the current year.

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Capital Assets Activity

The following schedule provides a summary of the District's capital assets as of September 30, 2025 and 2024:

	Governmental Activities	
Description	**2025**	**2024**
Buildings and improvements	$ 1,270,251	$ 1,270,251
Infrastructure	9,426,370	9,426,370
Equipment	45,663	45,663
Accumulated depreciation	(4,503,609)	(4,020,819)
Total Capital Assets, Net	$ 6,238,675	$ 6,721,465

The capital asset activity in the current year included depreciation of $482,790.

General Fund Budgetary Highlights

Budgeted expenditures exceeded actual expenditures in the current year because streetlight, capital reserves and capital outlay costs were less than anticipated.

The September 30, 2025 budget was not amended.

Debt Management

Governmental Activities debt includes the following:

- In December 2016, the District issued $3,405,000 Capital Improvement Revenue Bonds Series 2016A-1 and $3,330,000 Capital Improvement Revenue Bonds Series 2016A-3. The Series 2016 Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. The balances outstanding as of September 30, 2025 were $2,965,000 and $3,015,000 for the Series 2016A-1 and 2016A-3 Bonds, respectively.

- In July 2019, the District issued $4,705,000 Series 2019 Capital Improvement Revenue Bonds. These bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. The balance outstanding at September 30, 2025 was $4,340,000.

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Economic Factors and Next Year's Budget

Talavera Community Development District does not expect any economic factors to have any significant effect on the financial position or results of operations of the District in fiscal year 2026.

Request for Information

The financial report is designed to provide a general overview of Talavera Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Talavera Community Development District's Accounting Department at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614.

Talavera Community Development District
STATEMENT OF NET POSITION
September 30, 2025

		Governmental Activities
ASSETS		
Current Assets		
Cash	$	1,211,609
Prepaid expenses		28,632
Deposits		1,590
Total Current Assets		1,241,831
Non-current Assets		
Restricted assets		
Investments		903,416
Capital assets, being depreciated		
Buildings and improvements		1,270,251
Infrastructure		9,426,370
Equipment		45,663
Less: accumulated depreciation		(4,503,609)
Total Non-current Assets		7,142,091
Total Assets		8,383,922
LIABILITIES		
Current Liabilities		
Accounts payable and accrued expenses		29,391
Accrued interest		233,416
Bonds payable		235,000
Total Current Liabilities		497,807
Non-current liabilities		
Bonds payable		10,085,000
Total Liabilities		10,582,807
NET POSITION		
Net investment in capital assets		(3,457,218)
Restricted for debt service		272,636
Unrestricted		985,697
Total Net Position	$	(2,198,885)

See accompanying notes to financial statements.

Talavera Community Development District
STATEMENT OF ACTIVITIES
For The Year Ended September 30, 2025

Functions/Programs	Expenses	Program Revenues Charges for Services	Net (Expense) Revenues and Changes in Net Position Governmental Activities
Governmental Activities			
General government	$ (150,689)	$ 175,127	$ 24,438
Physical environment	(1,124,412)	818,824	(305,588)
Transportation	(13,780)	16,015	2,235
Culture/recreation	(332,518)	313,297	(19,221)
Interest and other charges	(566,214)	797,991	231,777
Total Governmental Activities	$ (2,187,613)	$ 2,121,254	(66,359)

General Revenues:	
Miscellaneous revenues	83,496
Investment earnings	68,270
Total General Revenues	151,766
Change in Net Position	85,407
Net Position - Beginning of Year	(2,284,292)
Net Position - End of Year	$ (2,198,885)

See accompanying notes to financial statements.

Talavera Community Development District
BALANCE SHEET –
GOVERNMENTAL FUNDS
September 30, 2025

	General	Debt Service	Total Governmental Funds
ASSETS			
Cash	$ 1,211,609	$ -	$ 1,211,609
Prepaid expenses	28,632	-	28,632
Deposits	1,590	-	1,590
Restricted assets			
Investments	-	903,416	903,416
Total Assets	$ 1,241,831	$ 903,416	$ 2,145,247
LIABILITIES AND FUND BALANCES			
LIABILITIES			
Accounts payable and accrued expenses	$ 29,391	$ -	$ 29,391
FUND BALANCES			
Nonspendable			
Prepaid expenses and deposits	30,222	-	30,222
Restricted			
Debt service	-	903,416	903,416
Assigned			
Capital reserves	317,857	-	317,857
Unassigned	864,361	-	864,361
Total Fund Balances	1,212,440	903,416	2,115,856
Total Liabilities and Fund Balances	$ 1,241,831	$ 903,416	$ 2,145,247

See accompanying notes to financial statements.

Talavera Community Development District
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2025

Total Governmental Fund Balances	$ 2,115,856
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets, infrastructure, $9,426,370, buildings and improvements, $1,270,251, and equipment, $45,663, net of accumulated depreciation, $(4,503,609), are not current financial resources and therefore, are not reported at the fund level.	6,238,675
Long-term liabilities, including bonds payable, are not due and payable in the current period and therefore, are not reported at the fund level.	(10,320,000)
Accrued interest expense for long-term debt is not a current financial use and therefore, is not reported at the fund level.	(233,416)
Net Position of Governmental Activities	$ (2,198,885)

See accompanying notes to financial statements.

Talavera Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES – GOVERNMENTAL FUNDS
For The Year Ended September 30, 2025

	General	Debt Service	Total Governmental Funds
Revenues			
Special assessments	$ 1,323,263	$ 797,991	$ 2,121,254
Investment earnings	28,675	39,595	68,270
Miscellaneous revenues	83,496	-	83,496
Total Revenues	1,435,434	837,586	2,273,020
Expenditures			
Current			
General government	150,689	-	150,689
Physical environment	704,562	-	704,562
Transportation	13,780	-	13,780
Culture/recreation	269,578	-	269,578
Debt service			
Principal	-	220,000	220,000
Interest	-	570,512	570,512
Total Expenditures	1,138,609	790,512	1,929,121
Net change in fund balances	296,825	47,074	343,899
Fund Balances - Beginning of Year	915,615	856,342	1,771,957
Fund Balances - End of Year	$ 1,212,440	$ 903,416	$ 2,115,856

See accompanying notes to financial statements.

Talavera Community Development District
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
For The Year Ended September 30, 2025

Net Change in Fund Balances - Total Governmental Funds	$	343,899
Amounts reported for governmental activities in the Statement of Activities are different because:		
Governmental funds report capital outlays as expenditures. However, in the Statement of Activities the costs of those assets is allocated over their estimated useful lives as depreciation. This is the amount of depreciation in the current year.		(482,790)
Repayment of bond principal is an expenditure at the fund level, but the repayment reduces long-term liabilities in the Statement of Net Position.		220,000
In the Statement of Activities, interest is accrued on outstanding bonds; whereas at the fund level, interest expenditures are reported when due. This is the net amount between the prior year and the current year accruals.		4,298
Change in Net Position of Governmental Activities	$	85,407

See accompanying notes to financial statements.

Talavera Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES – BUDGET AND ACTUAL – GENERAL FUND
For the Year Ended September 30, 2025

	Original Budget	Final Budget	Actual	Variance With Final Budget Positive (Negative)
Revenues				
Special assessments	$ 1,312,237	$ 1,312,237	$ 1,323,263	$ 11,026
Investment earnings	-	-	28,675	28,675
Miscellaneous revenues	-	-	83,496	83,496
Total Revenues	1,312,237	1,312,237	1,435,434	123,197
Expenditures				
Current				
General government	155,690	155,690	150,689	5,001
Physical environment	845,913	845,913	704,562	141,351
Transportation	27,500	27,500	13,780	13,720
Culture/recreation	244,845	244,845	269,578	(24,733)
Capital outlay	38,289	38,289	-	38,289
Total Expenditures	1,312,237	1,312,237	1,138,609	173,628
Net change in fund balances	-	-	296,825	296,825
Fund Balances - Beginning of Year	-	-	915,615	915,615
Fund Balances - End of Year	$ -	$ -	$ 1,212,440	$ 1,212,440

See accompanying notes to financial statements.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the District have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

1. Reporting Entity

The District was established on October 24, 2006, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), by Ordinance 06-33 Pasco County Board of County Commissioners. The District was established for the purpose of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is authorized to issue bonds for the purpose, among others, of financing, funding, planning, establishing, acquiring, constructing district roads, landscaping, and other basic infrastructure projects within or outside the boundaries of the Talavera Community Development District. The District is governed by a five-member Board of Supervisors. The District operates within the criteria established by Chapter 190, Florida Statutes.

As required by GAAP, these financial statements present the Talavera Community Development District (the primary government) as a stand-alone government. The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility including, but not limited to, financial interdependency, selection of governing authority, designation of management, significant ability to influence operations and accountability for fiscal matters.

Based upon the application of the above-mentioned criteria as set forth by the Governmental Accounting Standards Board, the District has identified no component units.

2. Measurement Focus and Basis of Accounting

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

a. Government-wide Financial Statements

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include all the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are supported by special assessments and interest. Program revenues are netted with program expenses in the statement of activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

b. Fund Financial Statements

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds

The District classifies fund balance in accordance with Governmental Accounting Standards Board Statement 54 – Fund Balance Reporting and Governmental Fund Type Definitions. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

The District has various policies governing the fund balance classifications.

Nonspendable Fund Balance – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

Restricted Fund Balance – This classification includes amounts that can be spent only for specific purposes stipulated by constitution, external resource providers, or through enabling legislation.

Assigned Fund Balance – This classification consists of the Board of Supervisors' intent to be used for specific purposes, but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

Unassigned Fund Balance – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when an expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

Fund Balance Spending Hierarchy – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon thereafter, to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of “available spendable resources”.

Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of “available spendable resources” during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources are expended, rather than as fund assets. The proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

3. Basis of Presentation

a. Governmental Major Funds

General Fund – The General Fund is the District’s primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Basis of Presentation (Continued)

a. Governmental Major Funds (Continued)

Debt Service Fund – The Debt Service Fund accounts for debt service requirements to retire certain capital improvement revenue bonds which were used to finance the construction of District infrastructure improvements. The bonds are secured by a first lien on and pledge of the special assessment revenues and pledged funds.

Capital Projects Fund – The Capital Projects Fund accounts for acquisition and construction of infrastructure improvements located within the boundaries of the District. This fund was closed during the current year.

b. Non-current Governmental Assets/Liabilities

GASB Statement 34 requires that non-current governmental assets, such as capital assets, and non-current governmental liabilities, such as capital improvement bonds, be reported in the governmental activities column in the government-wide Statement of Net Position.

4. Assets, Liabilities, and Net Position or Equity

a. Cash and Investments

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;
4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

Cash equivalents include time deposits and all highly liquid debt instruments with original maturities of three months or less and held in a qualified public depository as defined by Section 280.02, Florida Statutes

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities, and Net Position or Equity (Continued)

b. Restricted Net Position

Certain net position of the District is classified as restricted on the Statement of Net Position because their use is limited either by law through constitutional provisions or enabling legislation; or by restrictions imposed externally by creditors. In a fund with both restricted and unrestricted net position, qualified expenses are considered to be paid first from restricted net position and then from unrestricted net position.

c. Capital Assets

Capital assets, which include buildings and improvements, infrastructure, and equipment, are reported in the governmental activities column.

The District defines capital assets as assets with an initial, individual cost of $5,000 or more and an estimated useful life in excess of two years. The valuation basis for all assets is historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed.

Depreciation is computed utilizing the straight-line method over the estimated useful lives of the assets. The estimated useful lives of the various classes of depreciable capital assets are as follows;

Buildings and improvements	30 years
Infrastructure	15-30 years
Equipment	3-7 years

d. Budgets

Budgets are prepared and adopted after a public hearing for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. Formal budgets are adopted for the general and debt service funds. As a result, deficits in the budget columns of the accompanying financial statements may occur.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities, and Net Position or Equity (Continued)

e. Use of Estimates

The preparation of the financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the financial statement date and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE B – CASH AND INVESTMENTS

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

<u>Custodial Credit Risk – Deposits</u>

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk; however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2025, the District's bank balance was $1,217,444 and the carrying value was $1,211,609. Exposure to custodial credit risk was as follows. The District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by the Federal Deposit Insurance Corporation or collateralized under Chapter 280, Florida Statutes.

<u>Investments</u>

As of September 30, 2025, the District had the following investments and maturities:

Investment	Maturities	Fair Value
First American Government Obligations Fund	45 days*	$ 903,416

*Maturity is a Weighted Average Maturity

The District categorizes its fair value measurements within the fair value hierarchy recently established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

NOTE B – CASH AND INVESTMENTS (CONTINUED)

Investments (Continued)

Assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that use the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

Based on the criteria in the preceding paragraph, the investment listed above is a Level 1 asset.

Interest Rate Risk

The District does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Credit Risk

The District's investments are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. As of September 30, 2025, the District's investment in First American Government Obligations Fund was rated AAAm by Standard and Poor's.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one fund. The investments in First American Government Obligations Fund represents 100% of the District's total investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2025 were typical of these items during the fiscal year then ended. The District considers any decline in fair value for certain investments to be temporary.

Talavera Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE C – CAPITAL ASSETS

Capital asset activity for the year ended September 30, 2025 was as follows:

	Balance October 1, 2024	Additions	Deletions	Balance September 30, 2025
Governmental Activities:				
Capital assets, being depreciated:				
Buildings and improvements	$ 1,270,251	$ -	$ -	$ 1,270,251
Infrastructure	9,426,370	-	-	9,426,370
Equipment	45,663	-	-	45,663
Total Capital Assets, Being Depreciated	10,742,284	-	-	10,742,284
Less accumulated depreciation for:				
Buildings and improvements	(525,470)	(62,940)	-	(588,410)
Infrastructure	(3,478,667)	(415,557)	-	(3,894,224)
Equipment	(16,682)	(4,293)	-	(20,975)
Total accumulated depreciation	(4,020,819)	(482,790)	-	(4,503,609)
Governmental Activities Capital Assets	$ 6,721,465	$ (482,790)	$ -	$ 6,238,675

Depreciation was charged to physical environment, $419,850, and culture/recreation, $62,940.

NOTE D – LONG-TERM DEBT

The following is a summary of activity for long-term debt of the Governmental Activities for the year ended September 30, 2025:

Long-term debt as of October 1, 2024	$ 10,540,000
Principal payments	(220,000)
Long-term debt as of September 30, 2025	$ 10,320,000

Long-term debt for Governmental Activities is comprised of the following:

Capital Improvement Revenue Bonds

$3,405,000 Series 2016A-1 Capital Improvement Revenue Bonds due in annual principal installments beginning May 2018 and maturing in May 1, 2047. Interest at various rates ranging from 4.75% to 6.00% is due May and November beginning May 2017. Current portion is $70,000.	$ 2,965,000
$3,330,000 Series 2016A-3 Capital Improvement Revenue Bonds due in annual principal installments beginning May 2020 and maturing in May 1, 2047. Interest at 6.50% is due May and November beginning May 2017. Current portion is $65,000.	$ 3,015,000

NOTE D – LONG-TERM DEBT (CONTINUED)

Capital Improvement Revenue Bonds (Continued)

$4,705,000 Series 2019 Capital Improvement Revenue Bonds due in annual principal installments beginning May 2022 and maturing in May 1, 2050. Interest ranging from 3.50% to 4.50% is due May and November beginning November 2019. Current portion is $100,000.	$ 4,340,000

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2025 are as follows:

Year Ending September 30,	Principal	Interest	Total
2026	$ 235,000	$ 560,201	$ 795,201
2027	250,000	548,801	798,801
2028	255,000	535,895	790,895
2029	265,000	522,798	787,798
2030	280,000	509,088	789,088
2031-2035	1,675,000	2,301,610	3,976,610
2036-2040	2,205,000	1,789,434	3,994,434
2041-2045	2,930,000	1,097,625	4,027,625
2046-2050	2,225,000	267,825	2,492,825
Totals	$ 10,320,000	$ 8,133,277	$ 18,453,277

Summary of Significant Bond Resolution Terms and Covenants

The Series 2016 and Series 2019 Bonds are subject to optional redemption, mandatory redemption, and extraordinary optional redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

The Trust Indenture requires certain amounts be maintained in a reserve account. In addition, the Trust Indenture has certain restrictions and requirements relating to the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements.

Reserve Funds – The Series 2016A-1, 2016A-3 and 2019 Reserve Accounts were funded by bond proceeds. The calculation, at any point in time, is fifty percent of the maximum annual debt service requirements.

The following is a schedule of required reserve deposits as of September 30, 2025:

	Reserve Balance	Reserve Requirement
Capital Improvement Revenue Bonds, Series 2016A-1	$ 122,091	$ 122,091
Capital Improvement Revenue Bonds, Series 2016A-3	$ 130,244	$ 130,244
Capital Improvement Revenue Bonds, Series 2019	$ 144,903	$ 145,029

NOTE E – SPECIAL ASSESSMENT REVENUES

Assessments are non-ad valorem assessments on benefitted property within the District. Operation and Maintenance Assessments are based upon the adopted budget and levied annually. Debt Service Assessments are levied when bonds are issued and collected annually. The District may collect assessments directly or utilize the uniform method of collections (Chapter 197.3632, Florida Statutes). Direct collected assessments are due as determined by an annual assessment resolution adopted by the Board of Supervisors. Per Section 197.162, Florida Statutes discounts are allowed for early payment at the rate of 4% in November, 3% in December, 2% in January, and 1% in February. Taxes paid in March are without discount.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the government.

NOTE F – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance. There were no claims or settled claims from these risks that exceeded commercial insurance coverage in the past three years.

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INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

To the Board of Supervisors
Talavera Community Development District
Pasco County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*), the financial statements, as listed in the table of contents, of Talavera Community Development District, as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the basic financial statements and have issued our report thereon dated June 17, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit, we considered Talavera Community Development District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Talavera Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of Talavera Community Development District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Berger, Toombs, Elam,
Gaines & Frank
Certified Public Accountants PL

To the Board of Supervisors
Talavera Community Development District

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether Talavera Community Development District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Berger Toombs Elam Gaines + Frank

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

June 17, 2026

Berger, Toombs, Elam,
Gaines & Frank

Certified Public Accountants PL

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MANAGEMENT LETTER

To the Board of Supervisors
Talavera Community Development District
Pasco County, Florida

Report on the Financial Statements

We have audited the financial statements of the Talavera Community Development District as of and for the year ended September 30, 2025, and have issued our report thereon dated June 17, 2026.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Florida Auditor General.

Other Reports and Schedule

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 17, 2026, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been made to address findings and recommendations made in the preceding financial audit report. There were no findings or recommendations in the preceding financial audit report.

Berger, Toombs, Elam,
Gaines & Frank
Certified Public Accountants PL

To the Board of Supervisors
Talavera Community Development District

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, requires us to apply appropriate procedures and communicate the results of our determination as to whether or not Talavera Community Development District met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that Talavera Community Development District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for Talavera Community Development District. It is management's responsibility to monitor Talavera Community Development District's financial condition; and our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Specific Information

The information below was provided by management and has not been audited by us; therefore, we do not express an opinion or provide any assurance on the information.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, Talavera Community Development District reported:

1) The total number of District employees compensated in the last pay period of the District's fiscal year as: 0
2) The total number of independent contractors, defined as individuals or entities that receive 1099s, to whom nonemployee compensation was paid in the last month of the District's fiscal year as: 7
3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as: $0
4) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: $27,797.51
5) Each construction project with a total cost of at least $65,000 approved by the District that is scheduled to begin on or after October 1, 2024, together with the total expenditures for such project as: N/A
6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: The Board did not amend the budget.

Berger, Toombs, Elam,
Gaines & Frank
Certified Public Accountants PL

To the Board of Supervisors
Talavera Community Development District

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)9, Rules of the Auditor General, Talavera Community Development District reported:

1) The rate or rates of non-ad valorem special assessments imposed by the District as: $1,760.95 for the General Fund and $1,000 - $1,250 for the Debt Service Fund
2) The amount of special assessments collected by or on behalf of the District as: Total special assessments collected was $2,121,254
3) The total amount of outstanding bonds issued by the District and the terms of such bonds are as follows: $2,965,000 DS2016A-1, $3,015,000 DS2016A-3, $4,340,000 DS2019

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or fraud, waste, or abuse, that has occurred or is likely to have occurred, that has an effect on the financial statements that is less than material, but which warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

Berger Toombs Elam Gaines + Frank

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

June 17, 2026

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Gaines & Frank

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INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE WITH SECTION 218.415, FLORIDA STATUTES

To the Board of Supervisors
Talavera Community Development District
Pasco County, Florida

We have examined Talavera Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2025. Management is responsible for Talavera Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Talavera Community Development District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about Talavera Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on Talavera Community Development District's compliance with the specified requirements.

In our opinion, Talavera Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2025.

Berger Toombs Elam
Gaines + Frank

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

June 17, 2026

Tab 13

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, July 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	**Board Supervisor, Chairman**
Christopher Walsh	**Board Supervisor, Vice-Chairman**
David Posey	**Board Supervisor, Assistant Secretary**
Charles Eade	**Board Supervisor, Assistant Secretary**
Pamela Plehal	**Board Supervisor, Assistant Secretary**

Also Present Were:

Sean Craft	**District Manager, Rizzetta & Company, Inc.**
Whitney Sousa	**District Counsel, Straley Robin & Vericker (via call)**
Robert Dvorak	**District Engineer, BDI Engineers (via call)**
Evelyn Ocasio Lopez	**Clubhouse Manager, Rizzetta & Company, Inc.**
David Doreo	**Representative, FLA Landscapes and Lawns**
Audience	Present

FIRST ORDER OF BUSINESS Call to Order / Roll Call

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

SECOND ORDER OF BUSINESS Audience Comments

Two members of the audience commented to the Board about speeding and parking enforcement in the community, suggesting that resident complaints be made to the Pasco County Sheriff's Office non-emergency line. Another member of the audience informed the Board about a proposed JEN Partners project by Kent Grove, where the developer is currently seeking county approval to have the land re-zoned.

THIRD ORDER OF BUSINESS STAFF REPORTS

A. FLA Landscapes and Lawns

Mr. Doreo reviewed his report with the Board.

i. Consideration of Proposal for Installation of Summer Flowers

On a Motion by Mr. Henderson, and seconded by Ms. Plehal, with a majority in favor, the Board of Supervisors approved the proposal from FLA Landscapes and Lawns in the amount of $2,700.00 for the installation of summer flowers, for the Talavera Community Development District.

B. Solitude

The Board reviewed the Aquatics Report.

C. Clubhouse Manager

Ms. Lopez reviewed her report with the Board. The Board approved a motion to reduce the number of PCSO extra duty patrols to once a month until further notice. Mr. Henderson and Ms. Lopez will coordinate on the scheduling.

On a Motion by Mr. Henderson, and seconded by Mr. Walsh, with all in favor, the Board of Supervisors approved to reduce the number of PCSO extra duty patrols to once a month as stated above, for the Talavera Community Development District.

D. District Engineer

Mr. Dvorak stated that he would follow up on a pond bank erosion report at 18281 Porfirio Place and provide a plan of action as well as proposals to the Board at the August meeting. Additionally, Ms. Plehal stated that there is another erosion issue at 18442 Malinche Loop which she believes is the result of pool discharge by the residents. Mr. Dvorak will also follow up on this and report his findings to the Board.

E. District Counsel

i. Review of Audit Response Letter.

Ms. Sousa reviewed the letter with the Board. The Board requested that they would like Ms. Sousa to investigate as to whether JEN Partners would be able to tie into Talavera's water/sewer even though the Board declined their offer at the February 2026 meeting.

F. District Manager's Report

Mr. Craft reviewed the District Manager's report with the Board and noted that the next CDD Board meeting is scheduled for August 19, 2026, at 6:00 p.m. at the Talavera Amenity Center located at 18955 Rococo Road, Spring Hill, FL 34610.

Mr. Craft also reviewed the 2nd Quarter Website Compliance Report with the Board stating that there were no negative findings.

FOURTH ORDER OF BUSINESS **Consideration of Resolution 2026-04; Redesignation of Officers of the District**

On a Motion by Mr. Walsh, and seconded by Mr. Posey, with all in favor, the Board of Supervisors approved Resolution 2026-04; Redesignation of Officers of the District, changing the Assistant Treasurer to Susan Garcia, for the Talavera Community Development District.

FIFTH ORDER OF BUSINESS **Ratification of Proposal to Replace Splash Pad Pump Motor**

On a Motion by Mr. Eade, and seconded by Mr. Walsh, with all in favor, the Board of Supervisors ratified the proposal from A-Quality Pool Service in the amount of $783.80 for replacement of the Splash Pad Pump Motor, for the Talavera Community Development District.

SIXTH ORDER OF BUSINESS **Ratification of Proposal to Replace Impeller and Diffuser to Pump Motor**

On a Motion by Mr. Eade, and seconded by Mr. Henderson, with all in favor, the Board of Supervisors ratified the proposal from A-Quality Pool Service in the amount of $183.07 for replacement of the Impeller and Diffuser to the Pump Motor, for the Talavera Community Development District.

SEVENTH ORDER OF BUSINESS **Consideration of Minutes of Board of Supervisors' Regular Meeting Held on June 17, 2026**

> On a Motion by Mr. Posey, and seconded by Ms. Plehal, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors; meeting held on June 17, 2026, as presented, for the Talavera Community Development District.

EIGHTH ORDER OF BUSINESS **Consideration of Operation and Maintenance Expenditures for May 2026**

> On a Motion by Mr. Eade, and seconded by Mr. Walsh, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for May, 2026 ($85,085.84), as presented, for the Talavera Community Development District.

NINTH ORDER OF BUSINESS **Supervisor Requests**

There were no requests made.

TENTH ORDER OF BUSINESS **Adjournment**

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

> On a Motion by Mr. Walsh, and seconded by Mr. Posey, with all in favor, the Board of Supervisors approved to adjourn the meeting at 6:52 p.m., for the Talavera Community Development District.

______________________________ ______________________________
Assistant Secretary/Secretary Chair/Vice Chair

Tab 14

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
June 2026
For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from June 1, 2026 through June 30, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **$ 99,827.70**

Approval of Expenditures:

____

______ Chairperson

______ Vice Chairperson

______ Assistant Secretary

Talavera Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2026 Through June 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Brletic Dvorak, Inc.	300428	2453	District Engineering Services 05/26	$ 1,860.00
Charter Communications	20260610-1	1416975052126	18955 Rococo Road 05/26	$ 349.15
Coastal Waste & Recycling, Inc.	300445	SW0002010509	Waste Collection June 2026	$ 13,901.16
Cody Pools, Inc.	300429	982429	Commercial Pool Service 06/26	$ 2,608.50
Cody Pools, Inc.	300441	982715	Pool Repair 06/26	$ 1,046.50
David Alan Posey	300439	DP061726	Board of Supervisor Meeting 06/17/26	$ 200.00
DCSI, Inc.	300442	35350	Interactive Talk Down Monitoring 06/26	$ 199.00
Finn Outdoor, LLC	300430	3020	Drainage Maintenance on Ponds 05/26	$ 15,950.00
Finn Outdoor, LLC	300437	3026	Pond Maintenance 06/26	$ 3,750.00
Finn Outdoor, LLC	300437	3027	MES Maintenance Pond 300 Sediment in pipe 06/26	$ 2,750.00
FLA Landscapes and Lawns, Inc.	300424	59076	Irrigation Repairs	$ 835.00

Talavera Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2026 Through June 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
FLA Landscapes and Lawns, Inc.	300446	59247	Monthly Landscape Services 06/26	$ 20,260.00
Nvirotect Pest Control Service, Inc.	300443	398113	Pest Control Treatment 06/26	$ 80.00
Pamela Plehal	20560622-1	PP061726	Board of Supervisor Meeting 06/17/26	$ 200.00
Pasco County Utilities	20260624-1	24579071	18955 Rococo Road 05/26	$ 603.31
Pasco County Utilities	20260624-1	24581037	0 Conquistador Common Area Loop 05/26	$ 22.37
PC Consultants	300425	108996	MS Email Essentials 05/26	$ 198.00
Richard L Henderson Jr	300440	RH061726	Board of Supervisor Meeting 06/17/26	$ 200.00
Rizzetta & Company, Inc.	300427	INV0000109915	Administrative Services 06/26	$ 4,849.25
Rizzetta & Company, Inc.	300435	INV0000110055	Amenity Management & Oversight and Personnel Reimbursement 06/26	$ 5,939.51
Rizzetta & Company, Inc.	300433	INV0000110102	Auto Mileage & Travel and Cell Phone April Service 06/26	$ 78.00

Talavera Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2026 Through June 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Rizzetta & Company, Inc.	300438	INV0000110135	Personnel Reimbursement 06/26	$ 4,471.89
Rust Off, LLC.	300426	51915	RX-10 Chemical for Rust Control 02/26	$ 525.00
Rust Off, LLC.	300426	52284	RX-10 Chemical for Rust Control 03/26	$ 612.50
Rust Off, LLC.	300426	52495	RX-10 Chemical for Rust Control 04/26	$ 561.75
Rust Off, LLC.	300426	53009	RX-10 Chemical for Rust Control 05/26	$ 612.50
Solitude Lake Management, LLC	300447	PSI268706	Monthly Lake & Pond Services 06/26	$ 2,769.99
Straley Robin Vericker	300434	28521	Legal Services 05/26	$ 2,667.00
The Observer Group, Inc.	300444	26-01441H	Legal Advertising 05/26	$ 76.56
Turner Pest Control, LLC	300431	622411357	Commercial Pest Control/Wildlife Services 06/26	$ 560.00
Valley National Bank	20260626-1	CC053126	Dog Waste Station Supplies 05/26	$ 1,487.58
Withlacoochee River Electric Cooperative, Inc.	20260622-1	1707187-060526	12581 US Hwy 41-Spot Lights 05/26	$ 67.61

Talavera Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2026 Through June 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Withlacoochee River Electric Cooperative, Inc.	20260622-1	1707189-060526	12581 US Hwy 41 05/26	$ 8,154.23
Withlacoochee River Electric Cooperative, Inc.	20260622-1	1707190-060526	18955 Rococo Rd-Caban 05/26	$ 1,090.30
Withlacoochee River Electric Cooperative, Inc.	20260622-1	1707191-060526	8935 Rococo Rd-Ir Well 05/26	$ 244.35
Withlacoochee River Electric Cooperative, Inc.	20260622-1	1707192-060526	18955 Rococo Rd-Cabana 05/26	$ 46.69
Report Total				**$ 99,827.70**

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

INVOICE

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

INVOICE	2453
DATE	05/29/2026
TERMS	Net 30
DUE DATE	06/28/2026

PROJECT NAME
Talavera CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Senior Inspector	[May 11 - May 22]	5:00	120.00	600.00
Project Manager	[May 14 - May 29]	6:00	210.00	1,260.00

BALANCE DUE **$1,860.00**

Pay invoice

TALAVERA CDD
May 2026

CDD Activities	WEEK(S)	HOURS	RATE	PERSON	TOTAL
Rizzetta Coordination and Administration Includes engineer's reports, board meeting meeting attendance, invoicing, coordination with board and DM, etc.	5/18 - 5/25	3.00	$210	R. Dvorak	$630.00
Porfirio Easement Request -		0.00	$210	R. Dvorak	$0.00
		0.00	$210	S. Brletic	$0.00
Miscellaneous - site visit for 18491 Cortes Creek	5/11 - 5/25	3.00	$210	R. Dvorak	$630.00
inlet issue. Traffic calming plan including		0.00	$135	K. Wagner	$0.00
contacting contractors for proposals		5.00	$120	J. Whited	$600.00
clarifying RFP requirements and		0.00	$80	S. Ferguson	$0.00
coordination with bidders.					
Pond Project Phase 1 -		0.00	$210	R. Dvorak	$0.00
		0.00	$120	K. Wagner	$0.00
Wetland Mitigation Area D-1 -		0.00	$210	R. Dvorak	$0.00
		0.00	$135	K. Wagner	$0.00
INVOICE TOTAL		11.00			**$1,860.00**

Spectrum BUSINESS

May 21, 2026
Invoice Number: 1416975052126
Account Number: **8337 13 062 1416975**

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

Auto Pay Notice

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

Summary *Service from 05/21/26 through 06/20/26 details on following pages*	
Previous Balance	349.15
Payments Received -Thank You!	-349.15
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	8.15
Current Charges	$349.15
YOUR AUTO PAY WILL BE PROCESSED 06/08/26	
Total Due by Auto Pay	**$349.15**

NEWS AND INFORMATION

You've been selected for exclusive multi-line mobile savings. Call *1-866-294-9488* now.

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

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

Spectrum BUSINESS

4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 21 05222026 NNNNNNNN 01 001286 0005

Talavera ccd
PO BOX 32414
CHARLOTTE NC 28232-2414

May 21, 2026

Talavera ccd

Invoice Number: 1416975052126
Account Number: 8337 13 062 1416975
Service At: 18955 ROCOCO RD
SPRING HILL FL 34610-0159

Total Due by Auto Pay **$349.15**

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833713062141697500349159

 May 21, 2026

Talavera ccd

Invoice Number: 1416975052126
Account Number: 8337 13 062 1416975

Spectrum BUSINESS

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

8633 2390 DY RP 21 05222026 NNNNNNNN 01 001286 0005

Charge Details

Previous Balance		349.15
EFT Payment	05/08	-349.15
Remaining Balance		**$0.00**

Payments received after 05/21/26 will appear on your next bill.

Service from 05/21/26 through 06/20/26

Spectrum Business™ TV

Spectrum Business TV	40.00
Spectrum Receiver	15.00
Broadcast TV Surcharge	31.00
	$86.00
Spectrum Business™ TV Total	$86.00

Spectrum Business™ Internet

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

Spectrum Business™ Voice

Spectrum Business Voice	50.00
Promotional Discount	-10.00
Spectrum Business Voice	50.00
Promotional Discount	-10.00
	$80.00

Phone number (813) 536-0019

$0.00

Phone number (813) 536-1445

Spectrum Business™ Voice Continued

$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	2.22
Federal Universal Service Fund	5.93
Taxes, Fees and Charges Total	$8.15
Current Charges	**$349.15**
Total Due by Auto Pay	**$349.15**

Billing Information

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

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

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

Continued on the next page....

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

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

Spectrum BUSINESS

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

May 21, 2026

Talavera ccd
Invoice Number: 141697505212 6
Account Number: 8337 13 062 1416975

Spectrum BUSINESS

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

8633 2390 DY RP 21 05222026 NNNNNNNN 01 001286 0005

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.

May 21, 2026

Talavera ccd

Invoice Number: 1416975052126

Account Number:: 8337 13 062 1416975

Spectrum BUSINESS

Contact Us

Visit us at SpectrumBusiness.net

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

8633 2390 DY RP 21 05222026 NNNNNNNN 01 001286 0005

Coastal Waste & Recycling

Phone:
www.coastalwasteinc.com

INVOICE

Invoice	SW0002010509
Page	Page 1 of 1
Date	05/31/2026
Customer	19146
Site	0
PO Number	
Due Date	06/30/2026

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

DATE	DESCRIPTION	REFERENCE	RATE	QTY.	AMOUNT
	(0001) **TALAVERA CDD** **3434 COLWELL AVE, TAMPA FL**				
	Serv #001 96 GALLON MSW 798 - 0YD				
31 - May	798 Units @ $17.42 Contract Rate Year 3 (Jun 01/26 - Jun 30/26)		$13,901.16	1.00	$13,901.16

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

INVOICE TOTAL $13,901.16

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

Invoice	SW0002010509
Page	Page 1 of 1
Date	05/31/2026
Customer	19146
Site	0
PO Number	
Due Date	06/30/2026

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

AMOUNT REMITTED

0025756SW0191460000SW000201050900026270168

Invoice

A-Quality Pool Service
A Cody Pools Company

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

Invoice Date	Invoice #
6/1/2026	982429
Balance	$2,608.50

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		6/21/2026			

Quantity	Description	Price Each	Amount
	JUNE 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
	Installed 3 air relief valves and new o-ring -Completed 5/11/2026	108.50	108.50
	Sales Tax	7.00%	0.00

Total	$2,608.50
Payments/Credits	$0.00
Balance Due	$2,608.50

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 #
6/18/2026	982715
Balance	$1,046.50

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		6/25/2026			

Quantity	Description	Price Each	Amount
	Installation of 6 New Harmsco Filter Cartridge Elements 6 - 105SQF Cartridge Element -Includes Installation Labor and Materials -Quote #5472 -Completed 6/17/2026	1,046.50	1,046.50

Total	$1,046.50
Payments/Credits	$0.00
Balance Due	$1,046.50

Thank you for choosing A-Quality Pool Service!

Talavera CDD
Meeting Date: June 17, 2026

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if paid
Richard Henderson	✓
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 pm
Meeting End Time:	7:03 pm
Total Meeting Time:	1:03

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: ______________________

DCSI, Inc
"Security & Sound"

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
35350	06/16/2026	$199.00	07/01/2026	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**

INVOICE

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

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

Bill to
Talavera CDD

Ship to
Talavera CDD

Invoice details
Invoice no.: 3020
Terms: Due on receipt
Invoice date: 05/26/2026
Due date: 05/26/2026

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

8.	**Drainage Maintenance**	Pond 200 – Cut back and remove vegetation in discharge sump and swale.	1	$1,250.00	$1,250.00
9.	**Drainage Maintenance**	Pond 220 – Cut back and remove vegetation in discharge sump and swale.	1	$1,250.00	$1,250.00
10.	**Drainage Maintenance**	Pond 230 – Cut back and remove vegetation in discharge sump and swale.	1	$1,250.00	$1,250.00

Total **$15,950.00**

Note to customer

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

INVOICE

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

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

Finn Outdoor

Bill to
Talavera CDD

Ship to
Talavera CDD

Invoice details
Invoice no.: 3026
Terms: Due on receipt
Invoice date: 06/15/2026
Due date: 06/15/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**O and M Items**	Pond 300 - Install geotextile and Flexamat throughout eroding pond corner adjacent to MES	1	$2,800.00	$2,800.00
2.		**O and M Items**	Pond 300 - Reset manhole lid and cover; Repour missing/broken concrete surround.	1	$950.00	$950.00

Total **$3,750.00**

Note to customer

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

INVOICE

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

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

Finn Outdoor

Bill to
Talavera CDD

Ship to
Talavera CDD

Invoice details
Invoice no.: 3027
Terms: Due on receipt
Invoice date: 06/15/2026
Due date: 06/15/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**MES Maintenance**	Pond 300 - Excavate sediment berm and sediment in pipe from FES on Pond 300. Grade sediment behind FES to restore bank. Sod all disturbed areas.	1	$2,750.00	$2,750.00

Total **$2,750.00**

Note to customer

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

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

Invoice

Date	Invoice #
5/26/2026	59076

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

P.O. No.	Due Date
	6/25/2026

Description	Qty	Rate	Amount
During the recent inspection our tech noted three drip zones that are not activating off the timer. The decoders and solenoids for these zones need to be replaced. Used 3 single station decoders, 3 solenoids, 8 dry conn wire nuts, and 3 labor hours.		835.00	835.00

Thank you for your business!

Total $835.00

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

Invoice

Date	Invoice #
6/1/2026	59247

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
	7/1/2026

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

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: 6-17-26

Account Number:	**11134**
Invoice Number:	398113
Previous Balance:	$0.00
General Household Pests	**$80.00**
Sales Tax:	$0.00
Service Amount:	**$80.00**
Check /Cash:	
Technician(s):	Tra

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
☐ Bedroom	☐ Bank	☐ Annual Service	☐ Additional Service
☐ Breakroom	☐ Industrial	☐ Every Other Month	☐ Extra Service
☐ Garage	☐ Medical	☑ Monthly Service	☑ General Pest Control
☐ Kitchen	☑ Professional	☐ Quarterly Service	☐ In Wall Tube System
☑ Perimeter	☐ Residence	☐ Twice Per Month	☐ Rodent Control
☐ Rest Room	☐ Retail	☐ Weekly	☐ Annual Service

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

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

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

Ask us about Automatic Payments or Paperless Billing.

Instructions: ____

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

LAND O' LAKES (813) 235-6012
NEW PORT RICHEY (727) 847-8131
DADE CITY (352) 521-4285
UtilCustServ@MyPasco.net
Pay By Phone: 1-855-786-5344

70 0 1
22-70346

TALAVERA CDD

Service Address: 18955 ROCOCO ROAD
Bill Number: 24579071
Billing Date: 6/3/2026
Billing Period: 4/14/2026 to 5/14/2026

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	4/14/2026	3551	5/14/2026	3597	30	46

Usage History

	Water
May 2026	46
April 2026	25
March 2026	45
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

Transactions

Previous Bill		379.24
Payment 05/22/26		-379.24 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	21.0 Thousand Gals X $3.47	72.87
Sewer		
Sewer Base Charge		103.45
Sewer Charges	46.0 Thousand Gals X $7.20	331.20
Total Current Transactions		603.31
TOTAL BALANCE DUE		**$603.31**

Annual Water Quality Report: The 2025 Consumer Confidence Report is available online at bit.ly/PascoRegional2025. To request a paper copy, please call (813) 929-2733.
Annual Water Quality Report: The 2025 Consumer Confidence Report is available online at bit.ly/PascoRegional2025. To request a

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	603.31
Total Balance Due	**$603.31**
Due Date	6/22/2026

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

The Total Due will be electronically transferred on 06/22/2026.

TALAVERA CDD
PO BOX 32414
CHARLOTTE NC 28232

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

013667863094004502457907110000603311

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

71 0 1
22-70346

TALAVERA CDD
Service Address: **0 CONQUISTADOR LOOP COMMON AREA**
Bill Number: 24581037
Billing Date: 6/3/2026
Billing Period: 4/14/2026 to 5/14/2026

Account #	Customer #
1084965	01366786

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

108496501366786

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Irrig Potable	190492067	4/14/2026	2083	5/14/2026	2083	30	0

Usage History

	Irrigation
May 2026	0
April 2026	0
March 2026	0
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 05/22/26	-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**

Annual Water Quality Report: The 2025 Consumer Confidence Report is available online at bit.ly/PascoRegional2025. To request a paper copy, please call (813) 929-2733.
Annual Water Quality Report: The 2025 Consumer Confidence Report is available online at bit.ly/PascoRegional2025. To request a

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Account #	1084965
Customer #	01366786
Balance Forward	0.00
Current Transactions	22.37
Total Balance Due	**$22.37**
Due Date	**6/22/2026**

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

The Total Due will be electronically transferred on 06/22/2026.

TALAVERA CDD
PO BOX 32414
CHARLOTTE NC 28232

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

0136678631084965924581037800000022378

PC Consultants

Invoice **108996**

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

Invoice

Customer

Name	***Talavera CDD***
Address	*5844 Old Pasco Road; Suite 100*
City	*Wesley Chapel* State *FL* ZIP *33544*
Phone	*(813)536-1445*

Date	*5/29/2026*
Order No.	*Attn: Evelyn*
Rep	*Ken Johnson*
FOB	*Email Renewal*

Qty	Description	Unit Price	TOTAL
24	*MS Email Essentials/ 1 Box/ 10GB Storage) - US Region* *Term: 24 Months; Type: MS Exchange* *Each email account is $8.25 per month or $99 per yr.* *New Email Expiration Date: 04/30/2028* Manager@Talaveraclub.com *Originally Created/Activated on 12/07/2018* *Password: TrustMe123!* *Converted from IMAP to MS Exchange on 01/24/24.* *Email Coverage : 05/01/2026 - 04/30/2028* ***FLORIDA CONSUMER CERTIFICATE OF EXEMPTION*** ***Certificate Number: 85-8013730746C-2*** ***Expires 01/31/2027***	*$8.25*	*$198.00*

Payment Details

- ○ Cash
- ○ Check
- ◉ Net 10 #VALUE!

	SubTotal	*$198.00*
Taxes	State	
	TOTAL	*$198.00*

Office Use Only

Thank You For Your Order!

Latest Technologies, Old Fashioned Service

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

Invoice

Date	Invoice #
6/2/2026	INV0000109915

Bill To:

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

Services for the month of	Terms	Client Number
June	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 #
6/5/2026	INV0000110055

Bill To:

Talavera CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

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

Description	Qty	Rate	Amount
Amenity Management & Oversight	1.00	$1,104.17	$1,104.17
Personnel Reimbursement	1.00	$4,835.34	$4,835.34

Subtotal	$5,939.51
Total	$5,939.51

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

Invoice

Date	Invoice #
6/1/2026	INV0000110102

Bill To:

Talavera CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

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

Description	Qty	Rate	Amount
Cell Phone	50.00	$1.00	$50.00
Auto Mileage & Travel	28.00	$1.00	$28.00

Subtotal	$78.00
Total	$78.00

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

Invoice

Date	Invoice #
6/18/2026	INV0000110135

Bill To:

Talavera CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

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

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	$4,471.89	$4,471.89

Subtotal	$4,471.89
Total	$4,471.89

Invoice

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

Phone # 800-992-3111

E-mail therustoff@bellsouth.net

Date	Invoice #
2/16/2026	51915

PAST DUE

Bill To

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

Ship To

TALAVERA CDD
18904 DIEGO CIRCLE SPRINHILL FL 34610

P.O. No.	Terms
	Net 30

Item	Description	Quantity	Rate	Amount
TALAVERA	GALLONS RX-10 CHEMICAL FOR RUST CONTROL	150	3.50	525.00

Subtotal	$525.00
Sales Tax (7.0%)	$0.00
Payments/Credits	$0.00
Balance Due	$525.00

Thank you for your business.

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

Phone # 800-992-3111

E-mail therustoff@bellsouth.net

Invoice

Date	Invoice #
3/24/2026	52284

PAST DUE

Bill To	Ship To
TALAVERA CDD C/P RIZZETTA & COMPANY 5844 OLD PASO RD STE 100 WESLEY CHAPEL, FL 33544	TALAVERA CDD 18904 DIEGO CIRCLE SPRINHILL FL 34610

P.O. No.	Terms
	Net 30

Item	Description	Quantity	Rate	Amount
TALAVERA	GALLONS RX-10 CHEMICAL FOR RUST CONTROL	175	3.50	612.50

Thank you for your business.

Subtotal	$612.50
Sales Tax (7.0%)	$0.00
Payments/Credits	$0.00
Balance Due	$612.50

Invoice

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

Date	Invoice #
4/27/2026	52495

PAST DUE

Bill To	Ship To
TALAVERA CDD C/P RIZZETTA & COMPANY 5844 OLD PASO RD STE 100 WESLEY CHAPEL, FL 33544	TALAVERA CDD 18904 DIEGO CIRCLE SPRINHILL FL 34610

P.O. No.	Terms
	Net 30

Item	Description	Quantity	Rate	Amount
TALAVERA	GALLONS RX-10 CHEMICAL FOR RUST CONTROL	150	3.50	525.00T

Subtotal	$525.00
Sales Tax (7.0%)	$36.75
Payments/Credits	$0.00
Balance Due	$561.75

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

Phone # 800-992-3111

E-mail therustoff@bellsouth.net

Invoice

Date	Invoice #
5/29/2026	53009

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

Ship To
TALAVERA CDD 18904 DIEGO CIRCLE SPRINHILL FL 34610

P.O. No.	Terms
	Net 30

Item	Description	Quantity	Rate	Amount
TALAVERA	GALLONS RX-10 CHEMICAL FOR RUST CONTROL	175	3.50	612.50

Subtotal	$612.50
Sales Tax (7.0%)	$0.00
Payments/Credits	$0.00
Balance Due	$612.50

Thank you for your business.

SOLITUDE
LAKE MANAGEMENT

INVOICE

Page: 1

Please Remit Payment to:
Solitude Lake Management, LLC
*****ADDRESS CHANGED******
PO BOX 85529
CHICAGO, IL 60689-5529
Phone #: (888) 480-5253
Fax #: (888) 358-0088

Invoice Number: PSI268706
Invoice Date: 6/1/2026

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

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

Ship Via	
Ship Date	6/1/2026
Due Date	7/1/2026
Terms	Net 30

Customer ID	8664
P.O. Number	
P.O. Date	6/1/2026
Our Order No.	

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance June Billing 6/1/2026 - 6/30/2026 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**

Straley Robin Vericker
1510 W. Cleveland Street

Tampa, FL 33606
Telephone (813) 223-9400
Federal Tax Id. - 20-1778458

Talavera CDD
PO Box 32414
Charlotte, NC 28232

June 04, 2026
Client: 001670
Matter: 000001
Invoice #: 28521

RE: General

For Professional Services Rendered Through May 31, 2026

SERVICES

Date	Person	Description of Services	Hours	Amount
5/4/2026	WAS	REVIEW PRELIMINARY BUDGET RESOLUTION; REVIEW PUBLICATION AD FOR NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS.	0.4	$134.00
5/6/2026	WAS	REVIEW TENTATIVE AGENDA FOR BOARD OF SUPERVISORS MEETING.	0.2	$67.00
5/15/2026	WAS	REVIEW COMMNICATIONS REGARDING PARKING COMPLAINT.	0.2	$67.00
5/19/2026	WAS	REVIEW AGENDA PACKAGE FOR BOARD OF SUPERVISORS MEETING.	0.4	$134.00
5/20/2026	WAS	TELEPHONE CALL WITH S. CRAFT REGARDING TOPICS FOR BOARD OF SUPERVISORS MEETING; PREPARE FOR AND ATTEND BOARD OF SUPERVISORS MEETING.	3.4	$1,139.00
5/21/2026	WAS	REVIEW MEETING SUMMARY; REVIEW AND PROVIDE FEEDBACK TO S. CRAFT ON DRAFT LETTER TO RESIDENT REGARDING UNAUTHORIZED PIPE INTO DISTRICT POND.	0.4	$134.00
5/22/2026	WAS	COMMUNICATIONS WITH S. CRAFT REGARDING FINAL BUDGET HEARING; REVIEW EXECUTED RESOLUTION APPROVING PRELIMINARY BUDGET.	0.4	$134.00
5/22/2026	AM	REVIEW ADOPTED PROPOSED BUDGET FOR FY 26-27; PREPARE MAILED NOTICE LETTER AND PUBLICATION ADS FOR BUDGET; REVIEW ADOPTED PROPOSED BUDGET FOR FY 26-27; PREPARE RESOLUTION ADOPTING FINAL BUDGET AND RESOLUTION LEVYING AND IMPOSING O&M ASSESSMENTS.	4.4	$858.00
		Total Professional Services	9.8	$2,667.00

Total Services	$2,667.00	
Total Disbursements	$0.00	
Total Current Charges		$2,667.00
PAY THIS AMOUNT		**$2,667.00**

Please Include Invoice Number on all Correspondence

Business Observer

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

INVOICE

Legal Advertising

Invoice # 26-01441H **Date 05/01/2026**

Attn:
Encore 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 # 26-01441H **Audit Committee and Regular Board of Supervisors Meeting** **RE:** Encore CDD Board of Supervisors Meeting on 5/14/26 at 1:30 PM **Published:** 5/1/2026	$76.56

Important Message

Please include our Serial # on your check

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

Paid	()
Total	**$76.56**

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

**ENCORE COMMUNITY DEVELOPMENT DISTRICT
AUDIT COMMITTEE AND REGULAR
BOARD OF SUPERVISORS MEETING**

The Board of Supervisors (the "Board") of the Encore Community Development District (the "District") will hold an Audit Committee meeting on May 14, 2026 at 1:30 p.m. with the regular meeting of the Board of Supervisors immediately following on May 14, 2026, at The Ella at Encore, located at 1210 Ray Charles Boulevard, Tampa, Florida 33602. The purpose of the meeting is to rank audit proposers and consider organizational matters related to the District and any other business which may properly come before it.

The meeting will be open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued in progress without additional published notice to a time, date and location stated on the record at the meeting.

A copy of the agenda may be obtained at the office of the District Manager, Rizzetta & Company, Inc., located at 2700 S. Falkenburg Road, Suite 2745, Riverview, Florida 33578 (813) 533-2950, during normal business hours.

Pursuant to provisions Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 533-2950, at least forty-eight (48) hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meetings is advised that this same 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 such appeal is to be based.

Encore Community Development District
Rachel Welborn, District Manager

May 1, 2026 26-01441H

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.

Service Slip/Invoice

Turner Pest Control
turnerpest.com

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

INVOICE: 622411357
DATE: 06/01/2026
ORDER:

Bill To: [1058665]
Talavera CDD
18955 Rococo Rd
Spring Hill, FL 34610-0159

Work Location: [1058665] 813-536-0019
Talavera CDD
Evelyn
18955 Rococo Rd
Spring Hill, FL 34610-0159

Work Date	Time	Target Pest	Technician		Time In
06/01/2026	12:00 AM				12:00 AM

Purchase Order	Terms	Last Service	Map Code		Time Out
	NET 30	05/29/2026			02:00 AM

Service	Description	Price
CPC-WILDLIFE	COMMERCIAL PEST - WILDLIFE SERVICE	$560.00

SUBTOTAL	$560.00
TAX	$0.00
AMT. PAID	$0.00
TOTAL	$560.00
AMOUNT DUE	**$560.00**

Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.

PLEASE PAY FROM THIS INVOICE

Valley

EVELYN OCASIO LOPEZ

ACCOUNT SUMMARY

Credit Limit	$6,000.00
Credit Available	$5,981.00
Statement Closing Date	May 31, 2026
Days in Billing Cycle	0
Previous Balance	$0.00
Payments & Credits	$0.00
Purchases & Other Charges	$0.00
Balance Transfer	$0.00
FEES CHARGED	$0.00
INTEREST CHARGED	$0.00
New Balance	$0.00

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

PAYMENT INFORMATION

New Balance	$0.00
Minimum Payment Due	**$0.00**
Payment Due Date	**June 25, 2026**

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
05/01	05/03	5265384G9MMRTWQDH	ALPHABET SIGNS 8005826366 PA MCC: 5099 MERCHANT ZIP: 17527	133.40
05/02	05/03	5543286GA5VPB35DB	AMAZON MKTPL*BV0A776Y2 SEATTLE WA MCC: 5942 MERCHANT ZIP:	19.99
05/05	05/06	5543286GD5WN3EMDN	AMAZON MKTPL*BF3J45F82 SEATTLE WA MCC: 5942 MERCHANT ZIP:	33.80
05/06	05/06	5543286GE5WXVJV2N	AMAZON MKTPL*BJ0WR7D00 SEATTLE WA MCC: 5942 MERCHANT ZIP:	68.98
05/06	05/07	0543684GFBLJ5ES24	WM SUPERCENTER #6207 SPRING HILL FL MCC: 5411 MERCHANT ZIP: 34609	6.47
05/09	05/10	5543286GH5V5QW1GX	AMAZON MKTPL*KI52A26L3 SEATTLE WA MCC: 5942 MERCHANT ZIP:	33.98
05/10	05/10	1230202GJ00LY7Z10	MAILCHIMP ATLANTA GA MCC: 5818 MERCHANT ZIP:	26.50
05/10	05/10	5543286GJ5VHP93HE	AMAZON MKTPL*BV7CW0YZ1 SEATTLE WA MCC: 5942 MERCHANT ZIP:	179.44

Transactions continued on next page

Please detach bottom portion and submit with payment using enclosed envelope

Valley

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

PAYMENT INFORMATION

Payment Due Date	**June 25, 2026**
New Balance	**$0.00**
Minimum Payment Due	$0.00
Past Due Amount	$0.00
Amount Enclosed:	$

Make Check Payable to:

Valley Bank
PLEASE DO NOT MAIL CHECKS
St Petersburg FL 33716

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

EVELYN OCASIO LOPEZ

TRANSACTIONS (continued)

Tran Date	Post Date	Reference Number	Transaction Description	Amount
05/14	05/14	5543286GN5WRP3N4X	AMAZON MKTPL*FK7MH9W93 SEATTLE WA MCC: 5942 MERCHANT ZIP:	21.99
05/14	05/14	5543286GN5WS5P2BZ	AMAZON MKTPL*7T2PE1QD3 SEATTLE WA MCC: 5942 MERCHANT ZIP:	18.90
05/15	05/17	0543684GRBLJ9V4B3	WM SUPERCENTER #6207 SPRING HILL FL MCC: 5411 MERCHANT ZIP: 34609	29.09
05/16	05/17	5543286GR5XR4M6XP	AMAZON MKTPL*BF88U7AV0 SEATTLE WA MCC: 5942 MERCHANT ZIP:	19.98
05/20	05/21	5548382GX0NR046Q7	WAL-MART #1213 BROOKSVILLE FL MCC: 5411 MERCHANT ZIP: 34613	8.92
05/21	05/22	5543286GX5Z8100BJ	AMAZON MKTPL*EF67D6243 SEATTLE WA MCC: 5942 MERCHANT ZIP:	36.97
05/21	05/22	8211755GXEHMV8Q8N	SP UNITED STATES FLAG NEW STANTON PA MCC: 5999 MERCHANT ZIP:	85.50
05/22	05/22	5543286GY5ZGPHDLT	AMAZON MKTPL*IH7LF2HJ3 SEATTLE WA MCC: 5942 MERCHANT ZIP:	45.16
05/22	05/24	0541601GY43AEK9YG	WAL-MART #6207 SPRING HILL FL MCC: 5411 MERCHANT ZIP:	98.53
05/23	05/24	8271116GZEHMH2K49	JUNK PUNKS TAMPA CLEARWATER FL MCC: 7349 MERCHANT ZIP:	580.00
05/25	05/26	1230202H1006E0M22	ADOBE SAN JOSE CA MCC: 5818 MERCHANT ZIP: zz	19.99
05/30	05/31	5543286H662BYY2K7	AMAZON MKTPL*6X06V0SG3 SEATTLE WA MCC: 5942 MERCHANT ZIP:	19.99
05/31	05/31	000000000000COMPC	TOTAL PURCHASES $1,487.58 TOTAL $1,487.58	

INTEREST CHARGE CALCULATION

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

Type of Balance	ANNUAL PERCENTAGE RATE (APR)	Balance Subject to Interest Rate	Days in Billing Cycle	Interest Charge
Purchases	14.25% (v)	$0.00	0	$0.00

(v) = variable (f) = fixed

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

Talavera CDD
Credit Card-Evelyn Ocasio Lopez **MAY 2026**

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

				Security Operations & Security Monitoring Services	**Pool/Water Park/Fountain Maintenance**	**Playground Equipment & Maintenance**	**Clubhouse Janitorial Supplies**	**Dog Waste Station Supplies**	**Athletic/Park Court/Field Repair**	**Office Supplies**	**Clubhouse Maintenance & Repair**	**Special Events**	**Holiday Decorations**	**Miscellaneous Contingency**	
				52900-4618	**57200-4710**	**57200-4638**	**57200-4704**	**57200-4906**	**57200-4755**	**57200-5101**	**57200-4705**	**57200-4775**	**53900-4680**	**57900-6409**	
Date	**Vendor Name**	**Reason for Expenditure**	**Amount**												
5/1/2026	Alphabet Sign	3" Universal Letter Board Letter Kit 290	$ (133.40)							$ (133.40)					(133.40)
5/1/2026	Amazon	6pc Artificial Vine Flowers	$ (19.99)									$ (19.99)			(19.99)
5/5/2025	Amazon	2pk Flourescent Tubs Light Maintain Rm	$ (33.80)								$ (33.80)				(33.80)
5/5/2026	Amazon	10Rls Dog Sta. Refill Roll Bg & 1Rl Can	$ (68.98)					$ (68.98)							(68.98)
5/7/2026	Amazon	Brush & Business Card Holder	$ (33.98)							$ (24.99)	$ (8.99)				(33.98)
5/6/2026	Walmart	Bag of Cookies Weds	$ (6.47)									$ (6.47)			(6.47)
5/9/2026	Amazon	Printer Ink Blk&Color First Aid Ointment	$ (179.44)							$ (179.44)					(179.44)
5/10/2026	Mail Chimp	Monthly Fee	$ (26.50)							$ (26.50)					(26.50)
5/13/2026	Amazon	Clorox	$ (18.90)								$ (18.90)				(18.90)
5/13/2026	Amazon	Lysol 144 oz	$ (21.99)								$ (21.99)				(21.99)
5/15/2026	Walmart	Cookies Wed, Kids Pool popsicle water	$ (29.09)									$ (29.09)			(29.09)
5/16/2026	Amazon	Double Side Heavy Duty Tape	$ (19.98)								$ (19.98)				(19.98)
5/20/2026	Walmart	Donuts CDD Meeting 5/20	$ (8.92)									$ (8.92)			(8.92)
5/20/2026	Amazon	1bx Hand folding towel Bath & 2 Locks	$ (45.16)								$ (45.16)				(45.16)
5/20/2026	Amazon	1box printer paper/white out pen & rolls	$ (36.97)							$ (26.98)	$ (9.99)				(36.97)
5/21/2026	US Flag Store	5'x8ft Super Tough Knitted Poly US Flag	$ (85.50)							$ (85.50)					(85.50)
5/22/2026	Walmart	Paint & Sip Paint Cls 5-23	$ (98.53)									$ (98.53)			(98.53)
5/23/2026	**Junk Punks Removal**	**18504 LaFuente J.Buteau Res Debris Rem**	**$ (580.00)**											**$ (580.00)**	(580.00)
5/25/2026	Adobe	Monthly Fee	$ (19.99)							$ (19.99)					(19.99)
5/30/2026	Amazon	Foosball table balls set of 8	$ (19.99)							$ (19.99)					(19.99)
															0.00
															0.00
			$ (1,487.58)	$ -	$ -	$ -	$ -	$ (68.98)	$ -	$ (516.79)	$ (158.81)	$ (163.00)	$ -	$ (580.00)	(1,487.58)
															0.00

manager talaveraclub.com

From: info@alphabetsigns.com
Sent: Friday, May 1, 2026 1:48 PM
To: manager talaveraclub.com
Subject: Alphabet Signs Order 461925 - $133.40

Alphabet Signs
91 Newport Road, Ste 102
Gap, PA 17527
US

Your Order Has Been Received.

Your Order # 461925

Order Date: 05/01/2026 13:47:52 EDT

Hello Customer,

Thank you for your order! Below is a summary for your records. You will be notified once your order ships.

Order Details

Ship To

Evelyn Ocasio Lopez
18955 Rococo Rd
Spring Hill, FL 34610
US

Bill To

Evelyn Ocasio Lopez
3434 Colwell Ave Ste 200
Tampa, FL 33614
US

Payment Method

Shipping Method

Shipping: Shipping

Item	Qty	Total
3 inch Universal Letter Board Letter Kit, 290 Pieces Account Holder Discount	1	~~$129.95~~ $123.45

Shipping: Shipping:	$9.95
Sales Tax:	$0.00
Total:	**$133.40**

Check Order Status

We hope to see you again soon.

Alphabet Signs

Do you have questions? Email Us Call 800-582-6366

Order Summary

Order placed May 1, 2026   Order # 112-5543764-9213849

Ship to

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

Payment method

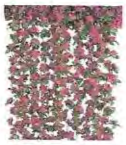
Mastercard ending in 4420

View related transactions

Order Summary

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

Arriving Tuesday



PONKING 6 Pcs x 8.2 ft Flower Garland Artificial Rose Vine Flowers with Green Leaves Hanging Fake Roses Vine for Room Party Home Wedding Birthday Christmas Wall Arch Decor, Spring Magenta Flower

Sold by: Sunny rose

Supplied by: Other

$19.99

Back to top

Order Summary

Order placed May 5, 2026 Order # 112-7521055-6681002

Ship to

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

Payment method

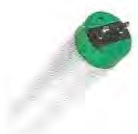
Mastercard ending in 4420

View related transactions

Order Summary

Item(s) Subtotal:	$33.80
Shipping & Handling:	$0.00
Total before tax:	$33.80
Estimated tax to be collected:	$0.00
Grand Total:	**$33.80**

Arriving May 8 - May 12



Replacement for Philips 281550 F32T8/TL841/ALTO, 32 Watt, 4100K Cool White, 48in T8 Fluorescent Tube Light Bulbs (2 Pack)

Sold by: Light Bulbs International

Supplied by: Other

$33.80

Back to top

Order Summary

Order placed May 5, 2026 Order # 112-0392411-2326626

Ship to

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

Payment method

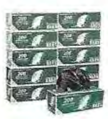
Mastercard ending in 4420

View related transactions

Order Summary

Item(s) Subtotal:	$68.98
Shipping & Handling:	$2.99
Free Shipping:	-$2.99
Total before tax:	$68.98
Estimated tax to be collected:	$0.00
Grand Total:	**$68.98**

Arriving tomorrow 10 AM – 3 PM

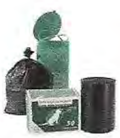


Zero Waste USA - 2,000 Commercial Grade Dog Waste Station Refill Roll Bags - Fits Any Roll Bag Dog Waste Station - 40% Thicker than competitor brands - 10 Rolls of 200 bags per roll

Sold by: Zero Waste USA

Supplied by: Other

$44.99



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

Sold by: Zero Waste USA

Supplied by: Other

$23.99

Back to top

Order Summary

Order placed May 7, 2026 Order # 112-3037899-1565003

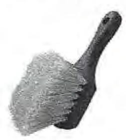
Ship to
Clubhouse Manager
18955 ROCOCO RD
SPRING HILL, FL 34610-0159
United States

Payment method
Mastercard ending in 4420
View related transactions

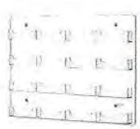
Order Summary

Item(s) Subtotal:	$33.98
Shipping & Handling:	$0.00
Total before tax:	$33.98
Estimated tax to be collected:	$0.00
Grand Total:	**$33.98**

Arriving Saturday



Wheel & Tire Brush for Car Rim, Soft Bristle Car Wash Brush, Cleans Tires & Releases Dirt and Road Grime, Short Handle for Easy Scrubbing Black
Sold by: LucklyJone
Supplied by: Other
$8.99



Hillban Acrylic Business Card Holder Wall Mount Clear Sticker Display Rack Multiple Card Holders Clear Acrylic Organizing Sticker Display Stand Pre Drilled(16 Pockets)
Sold by: Gelangdian
Supplied by: Other
$24.99

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Give us feedback @ survey.walmart.com
Thank you! ID #:7WRWC1256L66

Walmart

Neighborhood Market
352-587-6950 Mgr. ISAAC
14344 SPRING HILL DR
SPRING HILL FL 34609
ST# 06207 OP# 009006 TE# 06 TR# 02143

ITEMS SOLD 1
TC# 6098 8487 7891 0194 0008

SPG COOKIES 078742021820 F 6.47 N

Cookies for 5/6/26 202

SUBTOTAL	6.47
TOTAL	6.47
MCARD TEND	6.47
CHANGE DUE	0.00

MASTERCARD- 4420 I 1 APPR#006556
6.47 TOTAL PURCHASE
REF # UFX3X8333430
AID A0000000041010
TERMINAL # 23057154
*No Signature Required
05/06/26 08:27:00

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.

Low prices You Can Trust. Every Day.
05/06/26 08:27:19

Give us feedback @ survey.walmart
Thank you! ID #:7WRWC1256L66

Walmart

Neighborhood Market
352-587-6950 Mgr. ISAAC
14344 SPRING HILL DR
SPRING HILL FL 34609
ST# 06207 OP# 009006 TE# 06 TR# 02143

ITEMS SOLD 1
TC# 6098 8487 7891 0194 00

SPG COOKIES 078742021820 F 6.47 N

SUBTOTAL 6.47
TOTAL 6.47
MCARD TEND 6.47
CHANGE DUE 0.00

MASTERCARD- 4420 I 1 APPR#006556
6.47 TOTAL PURCHASE
REF # UFX3X8333430
AID A0000000041010
TERMINAL # 23057154
*No Signature Required
05/06/26 08:27:00

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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05/06/26 08:27:19

Order Summary

Order placed May 9, 2026   Order # 112-7428354-3060254

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:	$179.44
Shipping & Handling:	$2.99
Free Shipping:	-$2.99
Total before tax:	$179.44
Estimated tax to be collected:	$0.00
Grand Total:	**$179.44**
FSA or HSA eligible: (inc. tax and shipping)	$11.66

Arriving tomorrow 10 AM – 3 PM

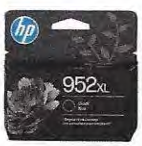
Globe (144 Pack) Triple Antibiotic Ointment 0.9g Single Packet, First Aid Kit for Minor Scratches, Wounds, Cuts and Burns, Prevents Infection Active Ingredients Compare to Leading Brand, Travel Size

Sold by: iTrifecta

Supplied by: Other

$11.66

FSA or HSA eligible

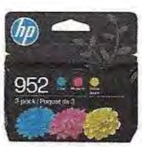


HP 952XL Black High-Yield Ink Cartridge Printers | Works OfficeJet 8702 OfficeJet Pro 7720, 7740, 8210, 8216, 8710, 8715, 8720, 8725, 8730, 8740 | Eligible for Instant Ink | F6U19AN

Sold by: Amazon.com

Supplied by: Other

$70.89



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

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Intuit Mailchimp

Mailchimp Receipt MC12551147

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# 12551147
Date Paid: May 10, 2026 02:34 AM New York

Billing statement

Essentials plan 1,500 contacts	**$26.50**
Paid via Mast ending in 4420 which expires 05/2027 on May 10, 2026	**$26.50**

Looking for our W-9?

Looking for our United States Residency Certificate?

Balance as of May 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.

mailchimp

Order Summary

Order placed May 13, 2026 Order # 112-2319711-4441848

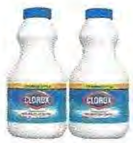
Ship to
Clubhouse Manager
18955 ROCOCO RD
SPRING HILL, FL 34610-0159
United States

Payment method
Mastercard ending in 4420
View related transactions

Order Summary

Item(s) Subtotal:	$18.90
Shipping & Handling:	$0.00
Total before tax:	$18.90
Estimated tax to be collected:	$0.00
Grand Total:	**$18.90**

Delivered May 14



Clorox Regular Disinfecting Bleach Cleaner, 2 Pack Concentrated Liquid Bleach, Removes Mold, Mildew and Stains, Whitens, for Multi Purpose Cleaning and Laundry, 24 oz Bottles
Sold by: A.A. ONE INC
Supplied by: Other
Return or replace items: Eligible through June 13, 2026
$18.90

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Order Summary

Order placed May 13, 2026   Order # 112-4891893-3162632

Ship to

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

Payment method

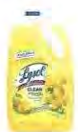
Mastercard ending in 4420

View related transactions

Order Summary

Item(s) Subtotal:	$21.99
Shipping & Handling:	$0.00
Total before tax:	$21.99
Estimated tax to be collected:	$0.00
Grand Total:	**$21.99**

Delivered May 14



Lysol Clean & Fresh Multi-Surface Cleaner, Lemon & Sunflower, 144oz
Sold by: Insight Trade LLC
Supplied by: Other
Return items: Eligible through June 13, 2026
$21.99

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Give us feedback @ survey.walmart.com
Thank you! ID #:7WRX94256K6F

Walmart

Neighborhood Market
352-587-6950 Mgr. ISAAC
14344 SPRING HILL DR
SPRING HILL FL 34609
ST# 06207 OP# 009008 TE# 08 TR# 01189

\# ITEMS SOLD 6
TC# 3477 7189 9950 2355 1237

2 ANIMAL C	072320910220 F	5.18 N	
FUN POPS	071041203600 F	2.97 N	Cookies & Ice pops kids
FUN POPS	071041203600 F	2.97 N	
3OZ TEAM FA	044000050380 F	12.97 N	
SC 10OZ 15PK	681131781130 F	2.50 N	water
SC 10OZ 15PK	681131781130 F	2.50 N	

SUBTOTAL	29.09
TOTAL	29.09
MCARD TEND	29.09
CHANGE DUE	0.00

MASTERCARD- 4420 I 1 APPR#015231
29.09 TOTAL PURCHASE
REF # UGDQR0146814
AID A0000000041010
TERMINAL # 55508193
*No Signature Required
05/15/26 08:02:04

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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05/15/26 08:02:25

Give us feedback @ survey.walmart.com
Thank you! ID #:7WRX94256K6F

Walmart

Neighborhood Market
352-587-6950 Mgr. ISAAC
14344 SPRING HILL DR
SPRING HILL FL 34609
ST# 06207 OP# 009008 TE# 08 TR# 01189

\# ITEMS SOLD 6
TC# 3477 7189 9950 2355 1237

2 ANIMAL C 072320910220 F 5.18 N
FUN POPS 071041203600 F 2.97 N
FUN POPS 071041203600 F 2.97 N
3OZ TEAM FA 044000050380 F 12.97 N
SC 10OZ 15PK 681131781130 F 2.50 N
SC 10OZ 15PK 681131781130 F 2.50 N

SUBTOTAL 29.09
TOTAL 29.09
MCARD TEND 29.09
CHANGE DUE 0.00

MASTERCARD- 4420 I 1 APPR#015231
29.09 TOTAL PURCHASE
REF # UGDQR0146814
AID A0000000041010
TERMINAL # 55508193
*No Signature Required
05/15/26 08:02:04

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:
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STATE ROAD 52
DADE CITY FL 33525
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05/15/26 08:02:25

Order Summary

Order placed May 16, 2026   Order # 112-1595267-6753857

Ship to

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

Payment method

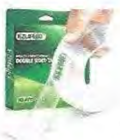
Mastercard ending in 4420

View related transactions

Order Summary

Item(s) Subtotal:	$19.98
Shipping & Handling:	$0.00
Total before tax:	$19.98
Estimated tax to be collected:	$0.00
Grand Total:	**$19.98**

Arriving tomorrow



2

EZlifego Double Sided Tape Heavy Duty, Nano Double Sided Adhesive Tape, Clear Mounting Tape Picture Hanging Adhesive Strips (9.85FT)

Sold by: SIMPLE JUMP

Supplied by: Other

$9.99

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Give us feedback @ survey.walmart.com
Thank you! ID #:7WRXT1F48J2

Walmart

WM Supercenter
352-597-3807 Mgr. MARK
13300 CORTEZ BLVD
BROOKSVILLE FL 34613
ST# 01213 OP# 009001 TE# 01 TR# 03123

CDD Meeting
5/20/26

ITEMS SOLD 2
TC# 7336 9985 5737 4951 5509

BC DONUTS	194346610390 F	4.46 N
RASP DONUTS	194346610400 F	4.46 N
	SUBTOTAL	8.92
	TOTAL	8.92
	MCARD TEND	8.92
	CHANGE DUE	0.00

MASTERCARD- 4420 I 1 APPR#020765
8.92 TOTAL PURCHASE
REF # 614050291117
AID A0000000041010
TERMINAL # 29174369
*No Signature Required
05/20/26 09:24:48

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.

Low prices You Can Trust. Every Day.
05/20/26 09:25:06

Give us feedback @ survey.walmart.com
Thank you! ID #:7WRXT1F48J2

Walmart

WM Supercenter
352-597-3807 Mgr. MARK
13300 CORTEZ BLVD
BROOKSVILLE FL 34613
ST# 01213 OP# 009001 TE# 01 TR# 03123

ITEMS SOLD 2
TC# 7336 9985 5737 4951 5509

BC DONUTS 194346610390 F 4.46 N
RASP DONUTS 194346610400 F 4.46 N
SUBTOTAL 8.92
TOTAL 8.92
MCARD TEND 8.92
CHANGE DUE 0.00

MASTERCARD- 4420 I 1 APPR#020765
8.92 TOTAL PURCHASE
REF # 614050291117
AID A0000000041010
TERMINAL # 29174369
*No Signature Required
05/20/26 09:24:48

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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Low prices You Can Trust. Every Day.
05/20/26 09:25:06

Order Summary

Order placed May 20, 2026   Order # 114-2193410-8807417

Ship to

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

Payment method

Mastercard ending in 4420

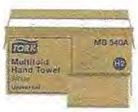
View related transactions

Order Summary

Item(s) Subtotal:	$45.16
Shipping & Handling:	$0.00
Total before tax:	$45.16
Estimated tax to be collected:	$0.00
Grand Total:	**$45.16**

Delivered May 23

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

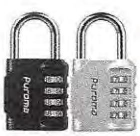
Return or replace items: Eligible through June 22, 2026

$36.17

Maintenance

Delivered May 22

Your package was left near the front door or porch.



Puroma 2 Pack Combination Lock for Locker 4 Digit Outdoor Waterproof Padlock for School, Gym, Sports, Fence, Toolbox, Gate, Case, Outdoor, Hasp Storage (Silver & Black)

Sold by: PuromaDirect

Return or replace items: Eligible through June 21, 2026

$8.99

Maintenance

Back to top

Order Summary

Order placed May 20, 2026 Order # 114-2677331-0784232

Ship to

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

Payment method

Mastercard ending in 4420

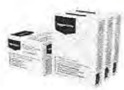
View related transactions

Order Summary

Item(s) Subtotal:	$36.97
Shipping & Handling:	$2.99
Free Shipping:	-$2.99
Total before tax:	$36.97
Estimated tax to be collected:	$0.00
Grand Total:	**$36.97**

Delivered May 21

Your package was left near the front door or porch.



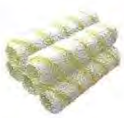
Amazon Basics Multipurpose Copy Printer Paper, 20 lb, 8.5 x 11 Inches, 3 Reams (1,500 Sheets), 92 Bright White for Home Use — office

Sold by: Amazon.com

Supplied by: Other

Return or replace items: Eligible through June 20, 2026

$19.99



Pro Grade - Paint Roller Covers - 1/2 X 9 Inch Microfiber 5 Pack — Maintenance

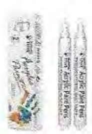
Sold by: Pro-Grade Supplies

Return or replace items: Eligible through June 20, 2026

$9.99

Delivered May 21

Your package was left near the front door or porch.



TFIVE White Paint Marker Pens - 2 Pack Acrylic Permanent Marker, 2-3mm Medium Tip, Paint Pen for Art Projects, Drawing, Rock Painting, Ceramic, Glass, Wood, Plastic, Metal, Canvas DIY Crafts — office

Sold by: TFIVE

Return or replace items: Eligible through June 20, 2026

$6.99

Back to top

OnlineStores™

Sale Receipt

United-States-Flag.com
Online Stores PA LLC
766 E Pittsburgh St.
Suite 202
Greensburg PA 15601
United States
USFS_723517

#CS2519145

5/21/2026

Bill To	Ship To	TOTAL
Evelyn Ocasio Lopez Talavera CDD 3434 Colwell Avenue, Suite 200 Tampa FL 33614 United States	Evelyn Ocasio Lopez Talavera CDD 18955 Rococo Rd Spring Hill FL 34610 United States	$85.50

Payment Method	Check #	Shipping Method
Shopify Payments		Best Way Economy

Quantity	Item	Options	Rate	Amount
1	**USA58SP 5ft x 8ft Super Tough Knitted Polyester American Flag - US Made** H58		$85.50	$85.50

Subtotal	$85.50
Shipping	$0
Handling	$0.00
Discount Applied	
Total Tax (%)	$0.00
Total	$85.50

Total Paid as of 5/21/2026	Total Due as of 5/21/2026
$85.50	$0.00

Give us feedback @ survey.walmart.com
Thank you! ID #:7WRYOP256NYF

Walmart

Neighborhood Market
352-587-6950 Mgr. ISAAC
14344 SPRING HILL DR
SPRING HILL FL 34609
ST# 06207 OP# 009007 TE# 07 TR# 04785

ITEMS SOLD 16
TC# 1470 4905 6085 3281 5394

3OZ CROWD F	044000050290	12.97	N
BAKERS DOZEN	299496000000 F	6.97	N
LUNCHMEAT	070800227950 F	6.48	N
16Z CB CKR	840370800660 F	8.48	N
16Z CB CKR	840370800660 F	8.48	N
HF CKTL BF 1	044500339130 F	3.86	N
HF CKTL BF 1	044500339130 F	3.86	N
RITZ STACKS	044000045750 F	5.23	N
SPRITE	049000067240	6.94	N
COKE	049000067210	6.94	N
DIET COKE	049000067220	6.94	N
COKE	049000067210	6.94	N
SEAGRAMS	072979004850	6.94	N
SC 10OZ 15PK	681131781130 F	2.50	N
SC 10OZ 15PK	681131781130 F	2.50	N
SC 10OZ 15PK	681131781130 F	2.50	N

SUBTOTAL 98.53
TOTAL 98.53
MCARD TEND 98.53
CHANGE DUE 0.00

MASTERCARD- 4420 I 1 APPR#022384
98.53 TOTAL PURCHASE
REF # 614215028265
AID A0000000041010
TERMINAL # 28534858
*No Signature Required
05/22/26 09:34:10

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.

Low prices You Can Trust. Every Day.
05/22/26 09:34:30

Paint & Sip Class 5/22/26

Give us feedback @ survey.walmart.com
Thank you! ID #:7WRYOP256NYF

Walmart

Neighborhood Market
352-587-6950 Mgr. ISAAC
14344 SPRING HILL DR
SPRING HILL FL 34609
ST# 06207 OP# 009007 TE# 07 TR# 04785

ITEMS SOLD 16
TC# 1470 4905 6085 3281 5394

3OZ CROWD F	044000050290	12.97	N
BAKERS DOZEN	299496000000 F	6.97	N
LUNCHMEAT	070800227950 F	6.48	N
16Z CB CKR	840370800660 F	8.48	N
16Z CB CKR	840370800660 F	8.48	N
HF CKTL BF 1	044500339130 F	3.86	N
HF CKTL BF 1	044500339130 F	3.86	N
RITZ STACKS	044000045750 F	5.23	N
SPRITE	049000067240	6.94	N
COKE	049000067210	6.94	N
DIET COKE	049000067220	6.94	N
COKE	049000067210	6.94	N
SEAGRAMS	072979004850	6.94	N
SC 10OZ 15PK	681131781130 F	2.50	N
SC 10OZ 15PK	681131781130 F	2.50	N
SC 10OZ 15PK	681131781130 F	2.50	N

SUBTOTAL 98.53
TOTAL 98.53
MCARD TEND 98.53
CHANGE DUE 0.00

MASTERCARD- 4420 I 1 APPR#022384
98.53 TOTAL PURCHASE
REF # 614215028265
AID A0000000041010
TERMINAL # 28534858
*No Signature Required
05/22/26 09:34:10

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 to start a trial

Low prices You Can Trust. Every Day.
05/22/26 09:34:30

JUNK PUNKS
REMOVAL SERVICE

RECEIPT

Junk Punks Tampa Bay
4604 49th St N #5077 St. Petersburg FL 33709
(813) 851-4831
tampabay@junkpunks.com

Payment method	Card ending with 4420
Date	Sat May 23, 2026
Amount	$580.00
Job type	Residential

Bill To:
Evelyn Ocasio Lopez
18955 Rococo Rd
Spring Hill, Florida 34610
(352) 345-7353

Service Location:
Jean Dennis Duteau
18504 Lafuente Ct
Spring Hill, Florida 34610
(352) 345-7353

Description	QTY	Price	Amount
Bed Load Minimum Charge Weight-based bed load rate. Non-CDL limit up to 4,000 lbs. Minimum bed load space was utilized.	1	$145.00	$145.00
1/6 Load Volume-based load rate determined by truck space used, 1/6 of the truck space was utilized.	1	$285.00	$285.00
Labor Any labor required to fill truck. This includes, but is not limited to stairs, delicate areas, distance to trailer, sorting through items with client, assembly/disassembly of items, etc. $75/hr per crew member.	1	$150.00	$150.00

Sub total	$580.00
Total	$580.00

Thank you for your business!

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

ORIGINAL

Invoice Information

Invoice Number	3468432511
Invoice Date	25-MAY-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-MAY-2026 to 24-JUN-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 May 30, 2026 Order # 114-1269482-9463468

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:	$19.99
Shipping & Handling:	$0.00
Total before tax:	$19.99
Estimated tax to be collected:	$0.00
Grand Total:	**$19.99**

Arriving tomorrow

GAMESUN Official Tournament Foosball Table Balls, Commercial Quality,pros Design

Sold by: GameSun

Supplied by: Other

$19.99

Back to top

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

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

Bill Date	06/05/2026
Amount Due	67.61
Current Charges Due	07/01/2026

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 Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/04	29055	06/02	29303				248

Comparative Usage Information

Period	Days	Average kWh Per Day
Jun 2026	29	9
May 2026	32	8
Jun 2025	32	6

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

1 0 4 6 9 4 9 7

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

Previous Balance		67.54
Payment	67.54CR	
Balance Forward		0.00
Customer Charge	39.16	
Energy Charge 248 KWH @ 0.06090	15.10	
Fuel Adjustment 248 KWH @ 0.04700	11.66	
FL Gross Receipts Tax	1.69	
Total Current Charges		67.61
Total Due E.F.T.		67.61

DO NOT PAY
Total amount will be electronically transferred on or after 06/19/2026.

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: 06/05/2026

Use above space for address change ONLY.

District: BP04

9 - 28 - 8526
1707187 BP04
TALAVERA COMM DEV DIST
PO BOX 32414
CHARLOTTE NC 28232-2414

Electronic Funds Transfer on or after	06/19/2026
TOTAL CHARGES DUE	67.61
DO NOT PAY	

000170718700000676100000676105

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 CHARGE: (General Service customers only) 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
14651 21st Street
Dade City
(352) 567-5133

One Pasco Center
30461 Commerce Dr.
San Antonio
(352) 588-5115

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

Bill Date	06/05/2026
Amount Due	8,154.23
Current Charges Due	07/01/2026

District Office Serving You
Bayonet Point

See Reverse Side For More Information

Service Address PUBLIC LIGHTING
Service Classification Public Lighting

ELECTRIC SERVICE

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

Comparative Usage Information

Period	Days	Average kWh Per Day

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

1 0 4 6 9 4 9 7

Previous Balance		8,122.04
Payment	8,122.04CR	
Balance Forward		0.00
Light Energy Charge	118.60	
Light Support Charge	236.37	
Light Maintenance Charge	2,001.17	
Light Fixture Charge	2,456.84	
Light Fuel Adj 9,660 KWH @ 0.04700	454.02	
Poles(QTY 273)	2,866.50	
FL Gross Receipts Tax	20.73	
Total Current Charges		8,154.23
Total Due E.F.T.		8,154.23

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Lights/Poles	Type/Qty		Type/Qty		Type/Qty		Type/Qty	
	212	170	306	69	456	34	960	273

DO NOT PAY
Total amount will be electronically transferred on or after 06/19/2026.

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: 06/05/2026

Use above space for address change ONLY.

District: BP04

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

Electronic Funds Transfer on or after	06/19/2026
TOTAL CHARGES DUE	8,154.23
DO NOT PAY	

000170718900081542300081542307

CUSTOMER INFORMATION

Bill Payment Procedure

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Definitions

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Wrec Net

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3. Please remember that during severe weather, interruptions may be widespread.

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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	30461 Commerce Dr. San Antonio	12013 Hays Road Shady Hills
(352) 567-5133	(352) 588-5115	(727) 868-9465

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

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

Bill Date	06/05/2026
Amount Due	1,090.30
Current Charges Due	07/01/2026

District Office Serving You
Bayonet Point

See Reverse Side For More Information

Service Address 18955 ROCOCO RD
Service Classification General Service Demand

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/04	82675	06/02	93263		26.26	26	10588

Comparative Usage Information

Period	Days	Average kWh Per Day
Jun 2026	29	365
May 2026	32	349
Jun 2025	32	332

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

1 0 4 6 9 4 9 7

Previous Balance		1,240.46
Payment	1,240.46CR	
Balance Forward		0.00
Customer Charge	44.16	
Demand Charge 26 KW @ 6.65000	172.90	
Energy Charge 10,588 KWH @ 0.03290	348.35	
Fuel Adjustment 10,588 KWH @ 0.04700	497.64	
FL Gross Receipts Tax	27.25	
Total Current Charges		1,090.30
Total Due E.F.T.		1,090.30

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

DO NOT PAY
Total amount will be electronically transferred on or after 06/19/2026.

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: 06/05/2026

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	06/19/2026
TOTAL CHARGES DUE	1,090.30
DO NOT PAY	

000170719000010903000010903005

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.

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Definitions

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About Customer Assistance Plans

Budget Bill Plan

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Wrec Net

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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
14651 21st Street
Dade City
(352) 567-5133

One Pasco Center
30461 Commerce Dr.
San Antonio
(352) 588-5115

Bayonet Point
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

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

Bill Date	06/05/2026
Amount Due	244.35
Current Charges Due	07/01/2026

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 Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/04	14737	06/02	16582				1845

Comparative Usage Information

Period	Days	Average kWh Per Day
Jun 2026	29	64
May 2026	32	59
Jun 2025	32	79

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		241.73
Payment	241.73CR	
Balance Forward		0.00
Customer Charge	39.16	
Energy Charge 1,845 KWH @ 0.06090	112.36	
Fuel Adjustment 1,845 KWH @ 0.04700	86.72	
FL Gross Receipts Tax	6.11	
Total Current Charges		244.35
Total Due E.F.T.		244.35

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DO NOT PAY
Total amount will be electronically transferred on or after 06/19/2026.

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: 06/05/2026

Use above space for address change ONLY.

District: BP04

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

Electronic Funds Transfer on or after	06/19/2026
TOTAL CHARGES DUE	244.35
DO NOT PAY	

000170719100002443500002443508

CUSTOMER INFORMATION

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

Bill Date	**06/05/2026**
Amount Due	**46.69**
Current Charges Due	**07/01/2026**

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 Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/04	11798	06/02	11857				59

Comparative Usage Information

Period	Days	Average kWh Per Day
Jun 2026	29	2
May 2026	32	2
Jun 2025	32	2

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

Previous Balance		47.47
Payment	47.47CR	
Balance Forward		0.00
Customer Charge	39.16	
Energy Charge 59 KWH @ 0.06090	3.59	
Fuel Adjustment 59 KWH @ 0.04700	2.77	
FL Gross Receipts Tax	1.17	
Total Current Charges		46.69
Total Due E.F.T.		46.69

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District: BP04

1707192 BP04
TALAVERA COMM DEV DIST
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CHARLOTTE NC 28232-2414

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000170719200000466900000466900

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