



Rizzetta & Company

Talavera Community Development District

**Board of Supervisors
Regular Meeting
November 15, 2023**

**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
	William O'Donovan	Vice Chair
	Pamela Plehal	Assistant Secretary
	Lee Thompson	Assistant Secretary
	Marco Kremser	Assistant Secretary
	Christopher Walsh	Assistant Secretary
District Manager	Debby Wallace	Rizzetta & Company, Inc.
	Sean Craft	Rizzetta & Company, Inc.
District Counsel	Scott Steady	Burr Forman, PA
District Engineer	Stephen Brletic	BDI Engineers

All cellular phones must be placed on mute while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 994-1001.

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

TALAVERA COMMUNITY DEVELOPMENT DISTRICT

District Office – Wesley Chapel, Florida (813) 994-1001
Mailing Address – 3434 Colwell Avenue Suite 200, Tampa, Florida 33614

November 7, 2023

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, November 15, 2023, at 6:00 p.m.** at the Talavera Amenity Center located at 18955 Rococo Road, Spring Hill, Florida 34610. The following is the agenda for the meeting:

BOS MEETING:

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. STAFF REPORTS**
 - A. Landscape Inspection Specialist
 - i. Review of the Landscape Inspection Report Tab 1
 - B. RedTree
 - i. Review of the Landscaper Report Tab 2
 - ii. Discussion of Street Leaf Solar Light Proposal Tab 3
 - C. Solitude
 - i. Review of the Aquatics Report Tab 4
 - D. Clubhouse Manager
 - i. Review of Clubhouse Manager's Report Tab 5
 - E. District Engineer
 - i. Ratification of District's Engineering Agreement Tab 6
 - F. District Counsel
 - G. District Manager
 - i. Review of the District Manager's Report Tab 7
 - ii. Presentation of Website Compliance Report Tab 8
- 4. BUSINESS ITEMS**
 - A. Ratification of September 2022 Audit Tab 9
 - B. Discussion Regarding Signage Tab 10
 - C. Ratification of Trapper Agreement Tab 11
 - D. Discussion of New Towing Agreement Tab 12
 - E. Discussion of damages at 18120 Portfirio Place Tab 13

5. BUSINESS ADMINISTRATION

- A. Consideration of Minutes of the Board of Supervisors'
Regular Meeting held on October 18, 2023 Tab 14
- B. Consideration of Operation & Maintenance
Expenditures for October 2023..... Tab 15

6. SUPERVISOR REQUESTS

7. ADJOURNMENT

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 994-1001.

Sincerely,

Sean Craft

Sean Craft
District Manager

Tab 1

TALavera

LANDSCAPE INSPECTION REPORT



October 10, 2023
Rizzetta & Company
Jason Liggett – Landscape Specialist



Rizzetta & Company
Professionals in Community Management

SUMMARY & POOL HOUSE

General Updates, Recent & Upcoming Maintenance Event

- ❖ Treat the ant mounds in the bed spaces throughout the district.
- ❖ Make sure any tree lifting in the district is being completed to the scope of the contract in the next few months this includes any moss removal.
- ❖ **Treat turf weeds throughout the Saint Augustine.**

The following are action items for Redtree Landscaping. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation. **Bold and Underlined** indicates a board decision.

1. **Treat the turf weeds throughout the Saint Augustine to the east of the community center in the new turf. With the cooler weather we should be able to get aggressive. (Pic 1)**



2. Diagnose and treat the yellowing in the turf to the east of the amenity center in the new Saint Augustine(Pic 2)
3. Diagnose and treat the decline in the Viburnum suspensum to the right of the main entrance to the amenity center. You can see where the shrub starts to decline.(Pic 3>)
4. In the front of the amenity center clean up the magnolia leaf drop.



Talavera Parkway

5. Improve the vigor in the gold mound duranta at the entrance to the amenity center. Was the fertilization completed on this material.
6. Treat the turf weeds in the New Saint Augustine around the lift station to the west of the amenity center.
7. Treat the ant mounds on the walking path that goes from the parking lot to the kids playground.
8. We still have a lot of turf weeds pressure on the inbound and outbound side of Talavera parkway. We should be very aggressive when treating this with the cooler weather.
9. Remove the dead bottle brush at the main entrance monument. Provide the district a proposal to add more appealing material to the left and right side of the monuments.
10. During my inspection I noticed new mole activity. We typically start to notice it towards the fall and winter. We might need to have the trapper come back out and do some more trapping.
11. During my inspection ponds and common areas looked good.



Tab 2

TALAVERA

LANDSCAPE INSPECTION REPORT



October 10, 2023
Rizzetta & Company
Jason Liggett – Landscape Specialist



Rizzetta & Company
Professionals in Community Management

SUMMARY & POOL HOUSE

General Updates, Recent & Upcoming Maintenance Event

- ❖ Treat the ant mounds in the bed spaces throughout the district.
- ❖ Make sure any tree lifting in the district is being completed to the scope of the contract in the next few months this includes any moss removal.
- ❖ **Treat turf weeds throughout the Saint Augustine.**

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1. **Treat the turf weeds throughout the Saint Augustine to the east of the community center in the new turf. With the cooler weather we should be able to get aggressive. (Pic 1)** **Treated on 9.18 - Re-treat in process.**



2. Diagnose and treat the yellowing in the turf to the east of the amenity center in the new Saint Augustine(Pic 2)
Treated on 9.18 - Re-treat in process.
3. Diagnose and treat the decline in the Viburnum suspensum to the right of the main entrance to the amenity center. You can see where the shrub starts to decline.(Pic 3>)
Treated on 9.18 - Re-treat in process.
4. In the front of the amenity center clean up the magnolia leaf drop.
Completed 10.18



Talavera Parkway

5. Improve the vigor in the gold mound duranta at the entrance to the amenity center. Was the fertilization completed on this material.

Treated on 9.18 - Re-treat in process.

6. Treat the turf weeds in the New Saint Augustine around the lift station to the west of the amenity center.

Treated on 9.18 - Re-treat in process.

7. Treat the ant mounds on the walking path that goes from the parking lot to the kids playground.

Completed on 10.18

8. We still have a lot of turf weeds pressure on the inbound and outbound side of Talavera parkway. We should be very aggressive when treating this with the cooler weather.

Treated on 9.18 - Re-treat in process.

9. Remove the dead bottle brush at the main entrance monument. Provide the district a proposal to add more appealing material to the left and right side of the monuments.

In process

10. During my inspection I noticed new mole activity. We typically start to notice it towards the fall and winter. We might need to have the trapper come back out and do some more trapping.

11. During my inspection ponds and common areas looked good.

**Submitted by :
John Burkett -Client Care Specialist
RedTree Landscape Systems
October 26,2023**

John Burkett



Tab 3



Lighting Design

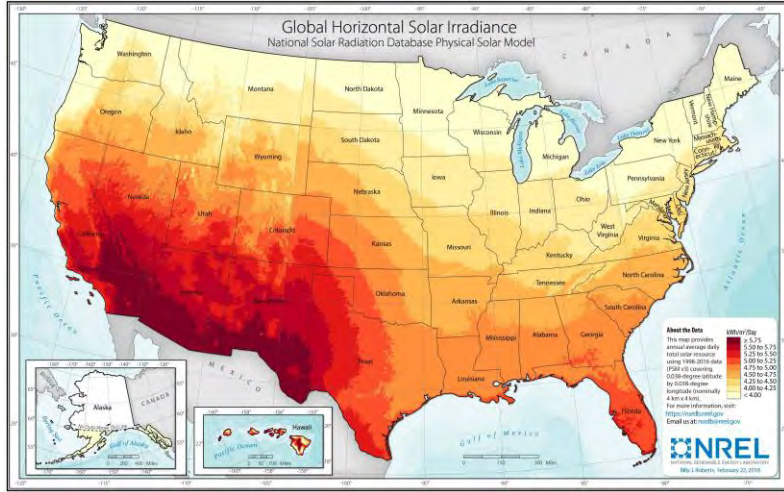
TECHNICAL PROPOSAL

RIZZETTA:
Talavera CDD

SALES REPRESENTATIVE / SASA MILIVOJEVIC
sasa@streetleaf.com / 813.800.LEAF



SOLAR CALCULATION BASED OFF OF STUDY



LIGHTING PLAN & PROPOSAL

QUOTE DETAILS



(263) Streetleaf Solar Lights:

1. Lighting Service (Lease):

- \$50 per month per light (includes delivery & install)
- Includes O&M service maintenance program
- \$100 Security Deposit per light

ENFORCED CODES & STANDARDS:

IESNA

AASHTO

SMART LIGHTING FOR GREEN LIVING



50 30W Solar Streetlights
will offset over 10,200 lbs
of Carbon Dioxide per year



Equivalent to saving over
5,100 lbs of coal that would
have been burnt to power
traditional grid-tied lights



Wildlife Friendly – Reduced
excess light and dim control
means less disruption to
nocturnal wildlife



**DISCLAIMER: The "Sustainability Facts" were calculated using an average daily power use based on a 12-hour run time. This information was entered into the Environmental Protection Agency's (EPA) Greenhouse Gas Equivalencies Calculator.

APOLLO

CE | IP66 | IK08



Constructed with corrosion resistant aluminium alloy components, modular design, IP66 and IK08 rated structure for added strength, we've engineered the new Apollo series to withstand the world's most extreme environments



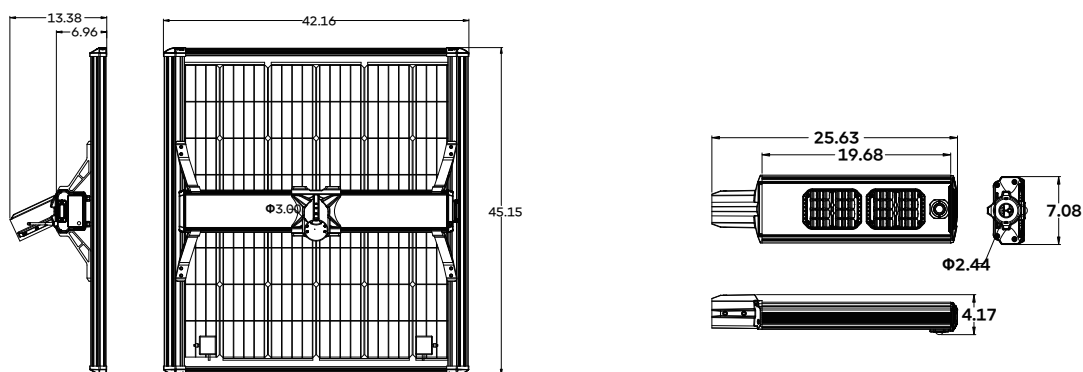
Dark Sky Compliant

streetleaf 

APOLLO Solar System Specifications

Model No.	Apollo PV System
Physical Parameters	
Power of PV Module (W)	220
Optimal Battery Capacity (Wh)	1229
Net Weight of Product (lbs)	70.54
Dimension of Product (in)	42x45x13
Light Photosensitivity (lx)	30
Environmental Requirements	
Charge Temperature	32°F~123°F
Discharge Temperature	-4°F~123°F
Storage Temperature (<3 months)	-4°F~113°F
Storage Temperature (3~12 months)	-4 °F~77°F
Mounting	
EPA (Effective Projected Area) (ft ²)	6.76
APA (Actual Projected Area) (ft ²)	5.64
Wind Load Rate (mph)	150
Model No.	Apollo LED Light
LED Module Parameters	
Light Output (W)	40
Qty. of LED Chips	2×24 (48 total)
Typical Luminous Flux (lm)	7200
Optional Light Distribution	Hybrid Type 2 and 3
Color Temperature (K)	3000K
Motion Sensor	DISS
Dimension of Product (in)	25x7x4
Net Weight of Product (lbs)	11.02
Mounting Recommendation	
EPA (Effective projected area) (ft ²)	0.57
APA (Acutal projected area) (ft ²)	0.47
Wind Load Rate (mph)	150
Recommended Installation Height (ft)	16~25
Recommended Installation Distance (ft)	100~200

Physical Dimensions (in)



- * The light source contained in this luminaire shall only be replaced by the manufacturer or his service agent or a similar qualified person.
- * The torque setting for any bolts or screws used to secure the luminaire to the bracket is 14 N/m.
- * Use for outdoors only!

Tab 4

SOLITUDE

LAKE MANAGEMENT



Talavera CDD Waterway Inspection Report

Reason for Inspection: Monthly required

Inspection Date: 2023-11-03

Prepared for:

Lynn Hayes
Rizzetta & Company

Prepared by:

Nick Margo, Aquatic Biologist

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

TABLE OF CONTENTS

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SITE ASSESSMENTS

PONDS 100, 105, 110 3

PONDS 120, 130, 150 4

PONDS 160, 170, 180 5

PONDS 190 6

MANAGEMENT/COMMENTS SUMMARY 7

SITE MAP 8

100

Comments:

Site looks good

The site remains in good condition with no noted nuisance vegetation, and a strong monoculture of Gulf Spikerush along the perimeter.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



105

Comments:

Normal growth observed

The site has lost most of its water over the past two months and has some new torpedo grass growth that will require another herbicide application.

Action Required:

Routine maintenance next visit

Target:

Torpedograss



110

Comments:

Normal growth observed

The site has some submerge weeds, causing an algae bloom on the surface. It also looks like the Gulf Spikerush was recently sprayed out.

Action Required:

Routine maintenance next visit

Target:

Submersed vegetation



120

Comments:

Site looks good

All three cells are still completely dry. A remains the only one with any native, beneficial vegetation within it.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



130

Comments:

Site looks good

The site remains completely dry with no issues.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



150

Comments:

Site looks good

The site remains in good condition with minimal issues to note and a good monoculture of Gulf Spikerush.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 160**Comments:**

Normal growth observed

The site has minimal nuisance shoreline vegetation, but has a swath of filamentous algae along the perimeter.

Action Required:

Routine maintenance next visit

Target:

Surface algae

**Site: 170****Comments:**

Site looks good

The site remains in good condition with minimal nuisance vegetation and good water clarity.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

**Site: 180****Comments:**

Normal growth observed

The site contains some seasonal shoreline vegetation such as torpedograss and vines that will require an herbicide application.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



Site: 190**Comments:**

Site looks good

The site remains in good condition with minimal submersed weeds and minimal algae noted.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

**Management Summary**

Site 160 has some algae. It's nothing too bad but it is a small band along the perimeter that will require treatment. This is most likely from the water going down and decay.

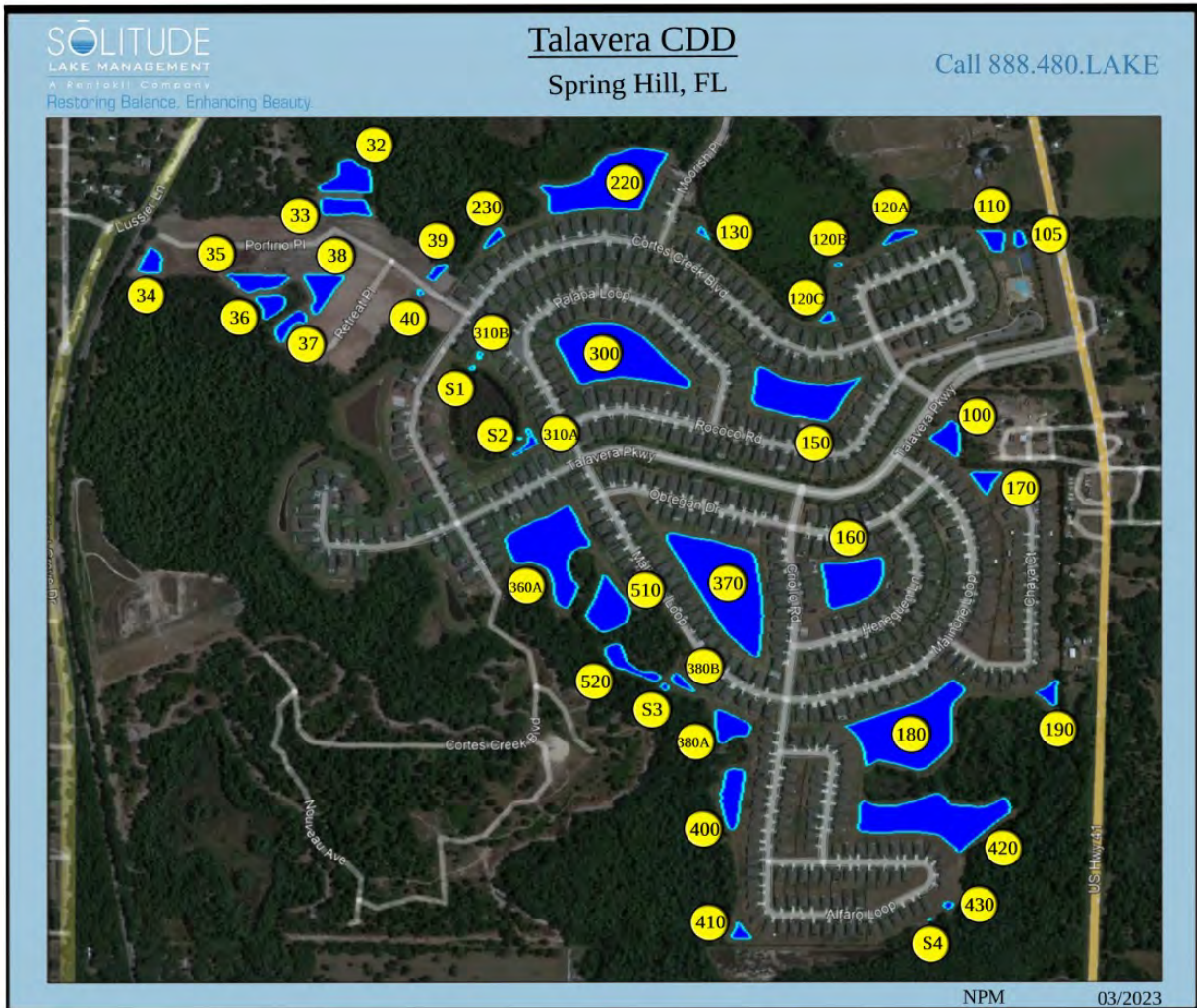
Site 110 has what looks like algae but is ultimately a Slender Spikerush bloom causing issues. It's a submersed weed that will need a systemic herbicide to actively treat but the water is also rapidly going down so it may be able to be sprayed out if the sites loses most of its water first.

Sites 105 & 180 have some seasonal shoreline weeds, mostly torpedograss and vine. Both sites will require and herbicide treatment for proper control.

No other issues were noted during the inspection.

Thank You For Choosing SOLitude Lake Management.

Site	Comments	Target	Action Required
100	Site looks good	Species non-specific	Routine maintenance next visit
105	Normal growth observed	Torpedograss	Routine maintenance next visit
110	Normal growth observed	Submersed vegetation	Routine maintenance next visit
120	Site looks good	Species non-specific	Routine maintenance next visit
130	Site looks good	Species non-specific	Routine maintenance next visit
150	Site looks good	Species non-specific	Routine maintenance next visit
160	Normal growth observed	Surface algae	Routine maintenance next visit
170	Site looks good	Species non-specific	Routine maintenance next visit
180	Normal growth observed	Shoreline weeds	Routine maintenance next visit
190	Site looks good	Species non-specific	Routine maintenance next visit



Tab 5



Monthly Operations Report October 2023 - (Oct. 18 – Nov. 15, 2023)

Talavera Community Development District (CDD)

18955 Rococo Road, Spring Hill,, FL 34610

Phone: 8813.536-00199 E

Email:: manager@talaveraclub.com

Clubhouse Operations/Maintenance Update

Every other day,,pool & splash water testing & logging to Pool Record
Wipe the mailbox walls and ceiling -maintenance
Clean mailbox and applied stainless steel spray on all mailboxes -maintenance)
Deep carpet cleaning kitchen & multi-purpose room-(maintenance)
Twice a week pick-up replace bags dogs waste station-(maintenance)
Detailed cleaning of roadside board-(maintenance)
Repaired community board-(maintenance)
Detailed ant treatment outside/surrounding areas of clubhouse-(maintenance)
Detailed every other day Wasp/Hornets at tennis court-(maintenance)
Safety check & blow debris around clubhouse/amenities-maintenance)
Inventory of all cleaning materials-(maintenance)
Every other day drive through community street for parking violations
Normal daily routine for facilities,safety & trash checkk
Normal daily routine organizing lounge & chairs, wipe all tables and trash recovery
Normal Daily routine of handling/resolving any residents issues
Keep daily records of all duties done & filed
Coordinate October Activity/Events - see page upcoming events
Weekly update/check the community bulletin boards
Create flyers for all events & send out all needed community events & updates via email blast.

Extra Duty Schedule October 2023 Exhibit A

Deputy Patrol Report 10/3/2023-Exhibit B B

Deputy Patrol Report 10/6/2023-Exhibit C C

Deputy Patrol Report 10/10/2023-Exhibit D

Deputy Patrol Report 10/13/2023-Exhibit E E

Deputy Patrol Report 10/17/2023-Exhibit F

Cancellation of Deputy Patrol Report 10/20/2023-Exhibit G G

Status of Approved Items on CDD Meeting of Oct. 18, 2023

1. Extra Duty Patrol canceled effective October 19th, e-mailed confirmation-Exhibit GG
2. Waiting Stoney Bates Dragon Recreation Services, Inc as of 11/6/2023
3. Florida Playstructures & Water Features-Mr. Dawson-came to our clubhouse on Nov. 1st will have a proposal within a month. He couldn't before health issues.
4. Miracal Playgrounds has appointment Wednesday Nov. 15th to see our facilities.
5. Price as of 11/1 Conmacro Plant Covers Approx 18.00 each Exhibit H
6. Approximately Eight of Conmacro Plant 10ft x 30ft to cover the areas as per attached pictures -Exhibit I

Upcoming Nov. Events, Meeting & Food Trucks

Wednesday,, Nov. 1 –Cookie Day - 2:00pm-4:00pm
Friday, Nov. 3- Coffee & Donuts - 9:30am-11:00am
Saturday,, Nov. 4 -Food Truck -5:00pm-8:00pm
Monday, Nov. 6- Women of Faith -6:00pm-8:00pm
Tuesday,, Nov. 7 -Spirit Committee -6:00pm-8:00pm
Tuesday,, Nov. 7 -Card & Games - 11:00am-2:00pm
Wednesday,, Nov. 8 -Cookie Day - 2:0pm-4:00am
Thursday,, Nov. 9 -Christmas Craft with Eve - 11:00am-2:00pm
Friday,, Nov. 10 - Food Truck - 5:00pm-8:00pm
Friday,, Nov. 10- Comedy with Frankie Paul - 7:00pm-8:00pm
Saturday, Nov. 11 -Vendor Fair - 10:00am-2:00pm
Saturday,, Nov. 11 -Kids Craft Event -10:00am-2:00pm
Monday, Nov. 13 - Women of Faith - 6:00pm-8:00pm
Wednesday, Nov. 15 –Cookie Day- 2:00pm-4:00pm
Wednesday, Nov. 15 –CDD Meeting -6:00pm-8:30pm
Friday,, Nov. 17 –Coffee & Donuts -9:30am-11:00am
Saturday,, Nov. 18-Food Truck-5:00pm-8:00pm
Saturday,, Nov. 18- Paint & Sip with Joe-5:30pm-8:30pm
Monday,, Nov. 20-Women of Faith-6:00pm-8:00pm
Tuesday,, Nov. 21-Card Games-11:00am-2:00pm
Tuesday,, Nov. 21 - ACC Applications are Due
Wednesday,, Nov. 22-Cookie Day - 2:00pm-4:00pm
Thursday,, Nov. 23-TTurkey Trout-9:00am
Thursday,, Nov. 23-Office will be Closed-Thanksgiving Day
Saturday,, Nov. 25 -Bingo Night -5:30pm-7:30pm
Monday,, Nov. 27-Women of Faith-6:00pm-8:00pm
Wednesday,, Nov. 29-Cookie Day - 2:00pm-4:00pm

**To be discussed on our CDD meeting of Oct. 18th
and for Approval**

Extra Duty Employment Schedule for October 2023

Pasco Sheriff's

Extra Duty Detail Employment Report

MONTH OF OCTOBER 2023

Tuesdays & Fridays

Date	Shift Hours	Shift Confirmed	Shift By Sheriff	CJIS Num.	Cellular Number	Report Received	Invoice Date	Invoice Number	Invoice Amount
Tues-10/3/2023	6am-10am	10/2/2023	Yanzer, Joshua	6540	727.810.4793	✓			
Friday-10/6/2023	3pm-7pm	10/2/2023	Rongo, Jennifer	4959	813.731.4077	✓			
Tues-10/10/2023	6am-10am	10/7/2023	Kempink, Kerry		727.514.2638	✓			
Friday-10/13/2023	3pm-7pm	10/7/2023	Dendler, Zachary		727.514.8627	✓			
Tues-10/17/2023	6am-10am	10/7/2023	Yanzer, Joshua		727.810.4793	✓			
Friday-10/20/2023	3pm-7pm	10/7/2023	Zalva, Neil		727.277.4897	✓			
Tues-10/24/2023	6am-10am	10/7/2023	Brock, Ashley		813.733.1508	✓			
Friday-10/27/2023	3pm-7pm								
Tues 10/31/2023	6am-10am								

Cancelled
as per Board Meeting
10/18/2023

Exhibit B



Pasco Sheriff's Office
ATTN: Secondary Employment Office Administrator
8700 Citizen Drive
New Port Richey, FL 34654

The below is a consolidated daily report of all the deputies that worked the Talavera* Community detail on 10/3/2023

Deputy: **YANZER, JOSHUA (6540)**

Position: Community (Security)

Scheduled Time 6:00AM - 10:00AM

Actual Time 6:00AM - 10:00AM

Display Text	Answer Text1
Event Number:	2023568301
On Arrival Did You Check-in:	YES
Number of field interview reports:	None
Number of parking tickets:	None
Amount of time running radar:	N/A (not certified)
Were there any other types of violations, such as trespassing, written warnings, additional event numbers:	No
Please document a detailed Narrative of events that took place during your detail:	I continuously patrolled throughout the entire community and made my presence known to as many residents as possible within the community. While patrolling, I did not observe any criminal or suspicious activity. There were no incidents to report during this detail. No further action. JY6540

Exhibit C



Pasco Sheriff's Office
ATTN: Secondary Employment Office Administrator
8700 Citizen Drive
New Port Richey, FL 34654

The below is a consolidated daily report of all the deputies that worked the Talavera* Community detail on 10/6/2023

Deputy: **RONGO, JENNIFER (4959)**

Position: Community (Security)

Scheduled Time 3:00PM - 7:00PM

Actual Time 3:00PM - 7:00PM

Display Text	Answer Text1
Event Number:	2023575497
On Arrival Did You Check-in:	YES
Were there any other types of violations, such as trespassing, written warnings, additional event numbers:	None.
Please document a detailed Narrative of events that took place during your detail:	Patrolled the community and interacted with the residents throughout the community regarding parking on the street. Enforced traffic. No crimes were committed.



Pasco Sheriff's Office
 ATTN: Secondary Employment Office Administrator
 8700 Citizen Drive
 New Port Richey, FL 34654

The below is a consolidated daily report of all the deputies that worked the Talavera* Community detail on 10/10/2023

Deputy: **KEMPINK, KERRY (4284)**

Position: Community (Security)

Scheduled Time 6:00AM - 10:00AM

Actual Time 6:00AM - 10:00AM

Display Text	Answer Text1
Event Number:	2023581644
On Arrival Did You Check-in:	YES
Were there any other types of violations, such as trespassing, written warnings, additional event numbers:	no
Please document a detailed Narrative of events that took place during your detail:	I contacted Evelyn upon my arrival and left a voicemail. I canvassed the community for any suspicious activity with negative results during my shift. During my shift, I drove around the community multiple times. During my trips around the community, I observed a couple of vehicles parked on the road; however, none of the vehicles parked on the road were egregious enough to warrant police action. There was ample space for emergency vehicles to drive past if need be and the vehicles were parked closed to the curb. While driving around the neighborhood I spent a majority of the time focusing on the main arteries to assist in deterring speeding and unlawful driving. I assisted patrol units with a drowning call ref event number 2023581929.



Pasco Sheriff's Office
 ATTN: Secondary Employment Office Administrator
 8700 Citizen Drive
 New Port Richey, FL 34654

The below is a consolidated daily report of all the deputies that worked the Talavera* Community detail on 10/13/2023

Deputy: **DENDLER, ZACHARY (5115)**

Position: Community (Security)

Scheduled Time 3:00PM - 7:00PM

Actual Time 3:00PM - 7:00PM

Display Text	Answer Text1
Event Number:	2023588700
On Arrival Did You Check-in:	YES
Were there any other types of violations, such as trespassing, written warnings, additional event numbers:	None
Please document a detailed Narrative of events that took place during your detail:	During the time of my shift, I patrolled the neighborhood as instructed. I did not observe any suspicious activity. I spoke with a juvenile male who I observed riding a dirt bike on the roadway without wearing a helmet. He was advised of the safety measures needed while operating the vehicle. Due to being unable to locate a traffic enforcement agreement, I was unable to enforce traffic related issues within the community. I spoke with a door to door Spectrum solicitor who was concerned a resident called in a complaint. I explained to him that if the community had a trespass agreement for all CDD/HOA owned property he could be trespassed and would be unable to return to the community unless invited.

Exhibit F



Pasco Sheriff's Office
ATTN: Secondary Employment Office Administrator
8700 Citizen Drive
New Port Richey, FL 34654

The below is a consolidated daily report of all the deputies that worked the Talavera* Community detail on 10/17/2023

Deputy: **YANZER, JOSHUA (6540)**

Position: Community (Security)

Scheduled Time 6:00AM - 10:00AM

Actual Time 6:00AM - 10:00AM

Display Text	Answer Text1
Event Number:	2023594979
On Arrival Did You Check-in:	YES
Were there any other types of violations, such as trespassing, written warnings, additional event numbers:	No
Please document a detailed Narrative of events that took place during your detail:	I continuously patrolled throughout the entire community and made my presence known to as many residents as possible within the community. Shortly after I arrived, I observed a bus making it's pickups around the community so I followed it to ensure all vehicles were obeying traffic laws around the bus during pickup. Additionally, I went to all the homes under construction in the community and kept watch for suspicious activity around them. While patrolling, I did not observe any criminal or suspicious activity. There were no incidents to report during this detail. No further action. JY6540

Evelyn Ocasio Lopez

From: Extra Duty <ExtraDuty@pascosheriff.org>
Sent: Thursday, October 19, 2023 1:23 PM
To: Evelyn Ocasio Lopez
Subject: [EXTERNAL]Re: Notice Cancellation for the Application for Extra Duty Detail Employment

NOTICE: This email originated from outside of the organization.
Do not click links or open attachments unless you recognize the sender and know the content is safe. Please use the Phish Alert! button to report suspicious messages.

Good Afternoon,

Your cancellation has been received. You have no more upcoming details. Have a good rest of your day.

Thank you,

Extra Duty Program
Pasco Sheriff's Office
Extraduty@pascosheriff.org
(727) 844-7795

From: Evelyn Ocasio Lopez <eocasiolopez@rizzetta.com>
Sent: Thursday, October 19, 2023 1:10 PM
To: Extra Duty <ExtraDuty@pascosheriff.org>; Shannon Rauh <SRauh@pascosheriff.org>; Regina Trani <RTrani@pascosheriff.org>
Subject: Notice Cancellation for the Application for Extra Duty Detail Employment

! WARNING: [This email originated from outside of the organization]
CAUTION !

Good morning, I am reaching out to inform you that our CDD Board meeting of yesterday October 18, 2023, has decided to cancel the Application for Extra Duty Detail Employment signed on 9/20/23 and emailed on 9/21/23. The reason for this, is the missing Traffic Agreement document; which we were not aware and required for the main reason of our applications, Speeding in our community. I did reach out to Mrs. Christine Supeau Office of the County Attorney, as instructed by Mrs. Shannon Rauh, she explain the whole process in order to be able to certify our streets. And its going to be a process and not quick. Therefore, with this in mind, I have been advised to reach out to you and ask for the cancelation of the Application for the extra duty detail employment. Please advise what is need, or procedures.

Thank you in advance

Evelyn Ocasio Lopez
Clubhouse Manager
Rizzetta & Company
Talavera CDD

Exhibit H



Roll over image to zoom in



Macro Plant Covers Freeze Protection, 10 ft x 30 ft 0.9oz
Rating Row Cover Garden Fabric
Vegetables Raised beds,
Indoor Frost Cloth Frost
Protection Plant Blankets for
Winter Sun Pest

the Conmacro Store

109 ratings

editor's Choice Overall Pick

\$24 bought in past month

One-Day
FREE Returns

Pay \$17.99 \$0.00 for this order. Get a **\$200 Amazon Gift Card** upon approval for the Amazon Business Prime Card. Offer ends 12/12/23. Terms apply. [Learn more.](#)

Size: 10x30ft/ 0.9oz

8x24ft/ 0.9oz	8x24ft/1.06oz
\$13.99	\$15.99

10x30ft/ 0.9oz \$17.99	10x30ft/1.06oz \$18.99
---------------------------	---------------------------

- **[Thickened & Durable Material]** Comnacro frost blankets for outdoor plants are made of 0.9oz/sq. non-woven polypropylene fabric, which is thicker than the ordinary 0.6-0.8 oz/sq. The material of the winter plant covers freeze protection is lightweight and breathable to allow sunlight to reach the plants and protect crops from the damage of freeze and frost.
- **[Super Large Size Plant Covers for Winter]** The size of the garden cover is 10x30ft, which can cover large areas. You cut the size of the winter freeze protection into different sizes for different use, you can also cover the frost cloth with a single layer, doubled or tripled layer as you like.
- **[Multiple Functions of Frost Cloth]** (1) Comnacro plant frost protection covers can protect plants and crops from frost and freeze. (2) Can maintain the temperature and humidity, can be a great tool for germination of seeds and promote the growth of crops. (3) Comnacro frost blankets freeze protection also protects plants and vegetables from the strong sunlight.
- **[High-Quality Landscape Staples]** **!!!** Notice: The greenhouse houses and clamps are not included. Comnacro landscape staples are made of rugged, anti-rust galvanized iron, and the gaskets are made of high-

\$17⁹⁹

One-Day
FREE Returns
FREE delivery **Tomorrow,**
November 7. Order within 12
hrs 21 mins

Deliver to Clubhouse - Spring Hill
34610

In Stock

Qty: 1

Add to Cart

Buy Now

Ships from Amazon
Sold by Tetutor Direct
Returns Returnable until Jan 31, 2024
Payment Secure transaction
▼ See more

☐ Add a gift receipt for easy returns

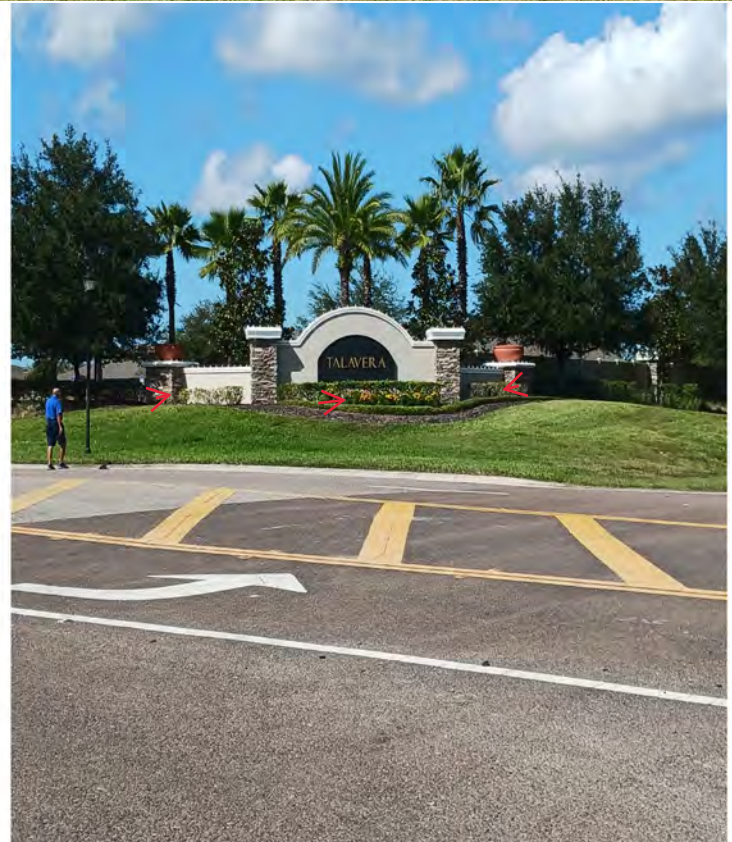
Add to List



Toolifer Plant Covers Freeze Protection, 10x50FT Rectangular...
☆☆☆☆☆ 100
\$21⁹⁹ ✓prime

Sponsored

Exhibit J



The other side of pool
need to be protected



covering the four corners of the
Talavera Parkway center isle.

Exhibit I

Tab 6

ENGINEERING SERVICES AGREEMENT

This Engineering Services Agreement (“Agreement”) is made and entered into as of October 24, 2023, by and between:

Talavera Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in Pasco County, Florida (the “District”); and

Brletic Dvorak, Inc., a Florida corporation, providing professional engineering services (“Engineer” and, together with the District, the “Parties”).

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes*, (the “Act”) as amended; and

WHEREAS, pursuant to the Act, the District was established for the purpose of planning, finance, constructing, reconstructing, acquiring, and/or maintaining certain public improvements and services within the District; and

WHEREAS, pursuant to Sections 190.033 and 287.055, *Florida Statutes*, the District previously solicited proposals from qualified firms to provide professional engineering services on a continuing basis; and

WHEREAS, Engineer or its predecessors submitted a proposal to serve in this capacity; and

WHEREAS, the District’s Board of Supervisors (the “Board”) ranked Engineer or its predecessors as the most qualified firm to provide professional engineering services for the District and authorized the negotiation of a contract pursuant to Section 287.055, *Florida Statutes*; and

WHEREAS, the District intends to employ the Engineer to perform engineering services including, but not limited to, construction administration, environmental management and permitting, financial and economic studies, as defined by a separate work authorization or work authorizations; and

WHEREAS, the Engineer shall serve as the District’s professional representative in each service or project to which this Agreement applies and will give consultation and advice to the District during performance of his services.

NOW, THEREFORE, for and in consideration of the mutual covenants herein contained, the acts and deeds to be performed by the Parties and the payments by the District to the Engineer of the sums of money herein specified, it is mutually covenanted and agreed as follows:

Article 1. Scope of Services

- A. The Engineer will provide general engineering services, including:
 - i. Preparation of any necessary reports and attendance at meetings of the Board.

- ii. Providing professional engineering services including but not limited to review and execution of documents under the District's Trust Indentures and monitoring of District projects. Performance of any other duties related to the provision of infrastructure and services as requested by the Board, District Manager, or District Counsel.
 - iii. Any other items requested by the Board.
- B. Engineer shall, when authorized by the Board, provide general services related to construction of any District projects including, but not limited to:
 - i. Periodic visits to the site, or full time construction management of District projects, as directed by the District.
 - ii. Processing of contractor's pay estimates.
 - iii. Preparation of, and/or assistance with the preparation of, work authorizations, requisitions, change orders and acquisitions for review by the District Manager, District Counsel, and the Board.
 - iv. Final inspection and requested certificates for construction including the final certificate of construction.
 - v. Consultation and advice during construction, including performing all roles and actions required of any construction contract between the District and any contractor(s) in which Engineer is named as owner's representative or "Engineer."
 - vi. Any other activity related to construction as authorized by the Board.
- C. With respect to maintenance of the facilities, Engineer shall render such services as authorized by the Board.

Article 2. Representations. The Engineer hereby represents to the District that:

- A. It has the experience and skill to perform the services required to be performed by this Agreement.
- B. It shall design to and comply with applicable federal, state, and local laws, and codes, including without limitation, professional registration and licensing requirements (both corporate and individual for all required basic disciplines) in effect during the term of this Agreement, and shall, if requested by the District, provide certification of compliance with all registration and licensing requirements.
- C. It shall perform said services in accordance with generally accepted professional standards in the most expeditious and economical manner, and to the extent consistent with the best interests of the District.
- D. It is adequately financed to meet any financial obligations it may be required to incur under this Agreement.

Article 3. Method of Authorization. Each service or project shall be authorized in writing by the District. The written authorization shall be incorporated in a work authorization which shall include the scope of work, compensation, project schedule, and special provisions or conditions specific to the service or project being authorized ("**Work Authorization**"). Authorization of services or projects under this Agreement shall be at the sole option of the District.

Article 4. Compensation. It is understood and agreed that the payment of compensation for services under this Agreement shall be stipulated in each Work Authorization. One of the following methods will be utilized:

- A. *Lump Sum Amount* - The District and Engineer shall mutually agree to a lump sum amount for the services to be rendered payable monthly in direct proportion to the work accomplished. For any lump-sum or cost-plus-a-fixed-fee professional service contract over the threshold amount provided in Section 287.017, *Florida Statutes*, for CATEGORY FOUR, the District shall require the Engineer to execute a truth-in-negotiation certificate stating that wage rates and other factual unit costs supporting the compensation are accurate, complete, and current at the time of contracting. The price for any lump sum Work Authorization, and any additions thereto, will be adjusted to exclude any significant sums by which the District determines the Work Authorization was increased due to inaccurate, incomplete, or noncurrent wage rates and other factual unit costs. All such adjustments must be made within one (1) year following the completion of the work contemplated by the lump sum Work Authorization.
- B. *Hourly Personnel Rates* - For services or projects where scope of services is not clearly defined, or recurring services or other projects where the District desires to use the hourly compensation rates outlined in **Exhibit A** attached hereto. The District and Engineer may agree to a "not to exceed" amount when utilizing hourly personnel rates for a specific work authorization

Article 5. Reimbursable Expenses. Reimbursable expenses consist of actual expenditures made by the Engineer, its employees, or its consultants in the interest of the project for the incidental expenses as listed as follows:

- A. Expenses of transportation and living when traveling in connection with a project, for long distance phone calls and telegrams, and fees paid for securing approval of authorities having jurisdiction over the project. All expenditures shall be made in accordance with Chapter 112, *Florida Statutes*, and with the District's travel policy.
- B. Expense of reproduction, postage, and handling of drawings and specifications.

Article 6. Term of Agreement. It is understood and agreed that this Agreement is for professional engineering services. It is further understood and agreed that the term of this Agreement will be from the time of execution of this Agreement until terminated pursuant the terms herein.

Article 7. Special Consultants. When authorized in writing by the District, additional special consulting services may be utilized by the Engineer and paid for on a cost basis.

Article 8. Books and Records. The Engineer shall maintain comprehensive books and records relating to any services performed under this Agreement, which shall be retained by the Engineer for a period of at least four (4) years from and after completion of any services hereunder. The District, or its authorized representative, shall have the right to audit such books and records at all reasonable times upon prior notice to the Engineer.

Article 9. Ownership of Documents.

- A. All rights in and title to all plans, drawings, specifications, ideas, concepts, designs, sketches, models, programs, software, creation, inventions, reports, or other tangible work product originally developed by the Engineer pursuant to this Agreement ("Work Product") shall be and remain the sole and exclusive property of the District when developed and shall be considered work for hire.

- B. The Engineer shall deliver all Work Product to the District upon completion thereof unless it is necessary for the Engineer in the District's sole discretion, to retain possession for a longer period of time. Upon early termination of the Engineer's services hereunder, the Engineer shall deliver all such Work Product whether complete or not. The District shall have all rights to use any and all Work Product. The Engineer shall retain copies of the Work Product for its permanent records, provided the Work Product is not used without the District's prior express written consent. The Engineer agrees not to recreate any Work Product contemplated by this Agreement, or portions thereof, which if constructed or otherwise materialized, would be reasonably identifiable with the project.
- C. The District exclusively retains all manufacturing rights to all materials or designs developed under this Agreement. To the extent the services performed under this Agreement produce or include copyrightable or patentable materials or designs, such materials or designs are work made for hire for the District as the author, creator, or inventor thereof upon creation, and the District shall have all rights therein including, without limitation, the right of reproduction, with respect to such work. The Engineer hereby assigns to the District any and all rights the Engineer may have including, without limitation, the copyright, with respect to such work. The Engineer acknowledges that the District is the motivating factor for, and for the purpose of copyright or patent, has the right to direct and supervise the preparation of such copyrightable or patentable materials or designs.

Article 10. Accounting Records. Records of the Engineer pertaining to the services provided hereunder shall be kept on a basis of generally accepted accounting principles and shall be available to the District or its authorized representative for observation or audit at mutually agreeable times.

Article 11. Reuse of Documents. All documents including drawings and specifications furnished by the Engineer pursuant to this Agreement are instruments of service. They are not intended or represented to be suitable for reuse by the District or others on extensions of the work for which they were provided or on any other project. Any reuse without specific written consent by the Engineer will be at the District's sole risk and without liability or legal exposure to the Engineer. All documents including drawings, plans and specifications furnished by Engineer to District are subject to reuse in accordance with Section 287.055(10), *Florida Statutes*.

Article 12. Estimate of Cost. Since the Engineer has no control over the cost of labor, materials, or equipment or over a contractor's(s') methods of determining prices, or over competitive bidding or market conditions, his opinions of probable cost provided as a service hereunder are to be made on the basis of his experience and qualifications and represent his best judgment as a design professional familiar with the construction industry, but the Engineer cannot and does not guarantee that proposals, bids, or the construction costs will not vary from opinions of probable cost prepared by him. If the District wishes greater assurance as to the construction costs, it shall employ an independent cost estimator at its own expense. Services to modify approved documents to bring the construction cost within any limitation established by the District will be considered additional services and justify additional fees.

Article 13. Insurance. Subject to the provisions of this Article, the Engineer shall maintain insurance during the performance of its services under this Agreement, with limits of liability not less than the following:

Workers' Compensation	Statutory
General Liability	
Bodily Injury (including Contractual)	\$1,000,000/\$2,000,000
Property Damage (including Contractual)	\$1,000,000/\$2,000,000
Automobile Liability	Combined Single Limit \$1,000,000
Bodily Injury / Property Damage	
Professional Liability for Errors and Omissions	\$2,000,000

If any such policy of insurance is a "claims made" policy, and not an "occurrence" policy, the Engineer shall, without interruption, and at the District's option, maintain the insurance for at least three (3) years after the one-year anniversary of this Agreement.

The District, its officers, supervisors, agents, staff, and representatives shall be named as additional insured parties, except with respect to the Worker's Compensation Insurance and the Professional Liability for Errors and Omissions Insurance both for which only proof of insurance shall be provided. The Engineer shall furnish the District with the Certificate of Insurance evidencing compliance with the requirements of this Section. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the state of Florida.

If the Engineer fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Engineer shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

Article 14. Contingent Fee. The Engineer warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for the Engineer, to solicit or secure this Agreement and that it has not paid or agreed to pay any person, company, corporation, individual, or firm, other than a bona fide employee working solely for the Engineer, any fee, commission, percentage, gift, or other consideration contingent upon or resulting from the award or making of this Agreement.

Article 15. Compliance with Governmental Regulations. In performing its obligations under this Agreement, the Engineer and each of its agents, servants, employees or anyone directly or indirectly employed by the Engineer, shall comply with all applicable laws, ordinances, rules, regulations, and orders of any public or governmental authority having appropriate jurisdiction. If the Engineer fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation of an alleged violation, made by any local, State or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Engineer or any of its agents, servants, or employees, or fails to comply with any requirement

of such agency within five (5) days after receipt of any such notice, order request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

Article 16. Compliance with Professional Standards. In performing its obligations under this Agreement, the Engineer and each of its agents, servants, employees, or anyone directly or indirectly employed by the Engineer, shall maintain the standard of care, skill, diligence, and professional competency for such work and/or services ordinarily exercised by other professionals practicing in the same discipline(s), under similar circumstances, and at the time and place where the services are performed, and makes no warranty, express or implied, including the implied by law warranties of MERCHANTABILITY and FITNESS FOR A PARTICULAR PURPOSE. Any designs, drawings, reports, or specifications prepared or furnished by the Engineer that contain errors, conflicts, or omissions will be promptly corrected by the Engineer at no cost to the District.

Article 17. Audit. The Engineer agrees that the District or any of its duly authorized representatives shall, until the expiration of four (4) years after expenditure of funds under this Agreement, have access to and the right to examine any books, documents, papers, and records of the Engineer involving transactions related to this Agreement. The Engineer agrees that payment made under this Agreement shall be subject to reduction for amounts charged thereto that are found on the basis of audit examination not to constitute allowable costs. All required records shall be maintained until an audit is completed and all questions arising therefrom are resolved, or four (4) years after completion of all work under this Agreement.

Article 18. Indemnification. The Engineer agrees, to the fullest extent permitted by law, to indemnify and hold harmless the District, its officers, supervisors, agents, staff, and representatives from liabilities, damages, losses, and costs, including, but not limited to, reasonable attorneys' fees, paralegal fees, and expert witness fees and costs for trial, alternative dispute resolution, or appellate proceedings, to the extent caused by the negligence, recklessness, or intentionally wrongful conduct of the Engineer and other persons employed or utilized by the Engineer in the performance of this Agreement. To the extent a limitation on liability is required by Section 725.06 of the *Florida Statutes* or other applicable law, liability under this section shall in no event exceed the sum of Two Million Dollars (\$2,000,000) and Engineer shall carry, at his own expense, insurance in a company satisfactory to District to cover the aforementioned liability. Engineer agrees such limitation bears a reasonable commercial relationship to the contract and was part of the project specifications or bid documents. The Engineer agrees and covenants that nothing herein shall constitute or be construed as a waiver of the District's sovereign immunity pursuant to Section 768.28, *Florida Statutes*, or other law, and nothing in the Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

UNDER THIS AGREEMENT, AND SUBJECT TO THE REQUIREMENTS OF SECTION 558.0035, FLORIDA STATUTES, WHICH REQUIREMENTS ARE EXPRESSLY INCORPORATED HEREIN, AN INDIVIDUAL EMPLOYEE OR AGENT MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE.

Article 19. Public Records. The Engineer understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, the Engineer agrees to comply with all applicable provisions of Florida law in handling such records, including, but not limited, to section 119.0701, *Florida Statutes*. Among other requirements and to the extent applicable by law, the Engineer shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the

requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of this Agreement term and following this Agreement term if the Engineer does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of this Agreement, transfer to the District, at no cost, all public records in the Engineer's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Engineer, the Engineer shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats. The Engineer acknowledges that the designated Public Records Custodian for the District is Debby Wallace.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT AT (813) 514-0400, OR BY EMAIL AT INFO@RIZZETTA.COM, OR BY REGULAR MAIL AT 3434 COLWELL AVENUE, SUITE 200, TAMPA, FLORIDA 33614.

Article 20. Notices. All notices, requests, consents, and other communications hereunder ("Notices") shall be in writing and shall be emailed, delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the Parties, as follows:

A. If to the District: Talavera Community Development District
c/o Rizzetta & Company
3434 Colwell Ave., Suite 200
Tampa, FL 33614
Attention: District Manager

With a copy to: Burr & Forman LLP
201 N. Franklin Street, Suite 3200
Tampa, FL 33602
Attention: Scott Steady

B. If to the Engineer: Brletic Dvorak, Inc.
536 4th Ave. S, Unit 4
St. Petersburg, FL 33701
Attn: Stephen Brletic
sbrletic@bdiengineers.com

Except as otherwise provided herein, any Notice shall be deemed received only upon actual delivery at the address set forth herein. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the Parties may deliver Notice on behalf of the Parties. Any party or other person to whom Notices are to be sent or copied may notify the other

Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the Parties and addressees set forth herein.

Article 21. Employment Verification. The Engineer agrees that it shall bear the responsibility for verifying the employment status, under the Immigration Reform and Control Act of 1986, of all persons it employs in the performance of this Agreement. Additionally, Engineer agrees to comply with Section 448.095(2), Florida Statutes, and represents that Engineer is eligible to contract with the District and is currently in compliance and will remain in compliance, for as long as it has any obligations under this Agreement, with all requirements of the above statute; this includes, but is not limited to, registering with and using the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.

Article 22. Controlling Law. The Parties agree that this Agreement shall be controlled and governed by the laws of the State of Florida. Venue shall be in Pasco County, Florida.

Article 23. Assignment. Neither the District nor the Engineer shall assign, sublet, or transfer any rights under or interest in this Agreement without the express written consent of the other. Nothing in this paragraph shall prevent the Engineer from employing such independent professional associates and consultants as the Engineer deems appropriate, pursuant to Article 7 herein.

Article 24. Conflicts of Interest. The Engineer shall bear the responsibility for acting in the District's best interests, shall avoid any conflicts of interest and shall abide by all applicable ethical canons and professional standards relating to conflicts of interest.

Article 25. Subcontractors. The Engineer may subcontract portions of the services, subject to the terms of this Agreement and subject to the prior written consent of the District, which may be withheld for any or no reason. Without in any way limiting any terms and conditions set forth in this Agreement, all subcontractors of the Engineer shall be deemed to have made all of the representations and warranties of the Engineer set forth herein and shall be subject to any and all obligations of the Engineer hereunder. Prior to any subcontractor providing any services, the Engineer shall obtain from each subcontractor its written consent to and acknowledgment of the terms of this Agreement. The Engineer shall be responsible for all acts or omissions of any subcontractors.

Article 26. Independent Contractor. The District and the Engineer agree and acknowledge that the Engineer shall serve as an independent contractor of the District. Neither the Engineer nor employees of the Engineer, if any, are employees of the District under the meaning or application of any federal or state unemployment, insurance laws, or any other potentially applicable laws. The Engineer agrees to assume all liabilities or obligations by any one or more of such laws with respect to employees of the Engineer, if any, in the performance of this Agreement. The Engineer shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Engineer shall have no authority to represent as agent, employee, or in any other capacity the District unless set forth differently herein or authorized by vote of the Board.

Article 27. Termination. The District may terminate this Agreement for cause immediately upon notice to Engineer. The District or the Engineer may terminate this Agreement without cause upon thirty (30) days written notice. At such time as the Engineer receives notification by the District to terminate this Agreement, the Engineer shall not perform any further services unless directed to do so by the Board. In the event of any termination or breach of any kind, the Engineer shall not be entitled to consequential or other damages of any kind (including, but not limited to, lost profits), but instead the Engineer's sole remedy

will be to recover payment for services rendered to the date of the notice of termination, subject to any offsets.

Article 28. Amendments. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by the Parties and formally approved by the Board.

Article 29. Recovery of Costs and Fees. In the event either party is required to enforce this Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover from the other party all costs incurred, including reasonable attorneys' fees, paralegal fees, and expert witness fees and costs for trial, alternative dispute resolution, or appellate proceedings.

Article 30. Agreement. This Agreement reflects the negotiated agreement of the Parties, each represented by competent legal counsel. Accordingly, this Agreement shall be construed as if both Parties jointly prepared it, and no presumption against one party or the other shall govern the interpretation or construction of any of the provisions of this Agreement.

Article 31. Acceptance. Acceptance of this Agreement is indicated by the signature of the authorized representative of the District and the Engineer in the spaces provided below.

Article 32. Scrutinized Companies. Pursuant to Section 287.135, Florida Statutes, Engineer represents that in entering into this Agreement, the Engineer has not been designated as a "scrutinized company" under the statute and, in the event that the Engineer is designated as a "scrutinized company", the Engineer shall immediately notify the District whereupon this Agreement may be terminated by the District.

[Signature Page to Follow]

In Witness Whereof, The Parties have executed this Agreement as of the day and year written above.

Attest:

Sean Craft

Secretary/Assistant Secretary

Talavera
Community Development District



Chair of the Board of Supervisors



Witness

Print Name: Robert Dvorak

BRLETIC DVORAK, INC.



By: Stephen Brletic

Its: President

CDD Labor Rates

(July 1, 2023 – December 31, 2023)

<u>Classification</u>	<u>Rates</u>
Principal	\$225
Project Manager I	\$200
Project Manager II	\$175
Senior Engineer	\$180
Project Engineer	\$145
Engineer	\$115
Senior Environmental Scientist	\$150
Environmental Scientist	\$110
Senior Designer	\$115
Designer	\$95
Senior Engineering Technician	\$85
Engineering Technician	\$65
Field Manager	\$130
Senior Inspector	\$115
Inspector	\$75
Clerical	\$50

[Work Authorization Form]

10 24, 2023

Talavera Community Development District
Pasco County, Florida

Subject: **Work Authorization Number 1**
Talavera Community Development District

Dear Chair of the Board of Supervisors:

Brletic Dvorak, Inc., ("Engineer"), is pleased to submit this work authorization to provide engineering services for Talavera Community Development District (the "District"). We will provide these services pursuant to our current agreement dated October 24, 2023 ("Engineering Agreement") as follows:

I. Scope of Work. Perform those services as necessary pursuant to the Engineering Agreement including attendance at Board of Supervisors meetings and preparation of reports or other activities as directed by the Board of Supervisors. Prepare an Engineer's Report to support the District's bond issuances and attendance at meetings and bond validation proceedings regarding the District's issuance of bonds.

II. Fees. The District will compensate Engineer pursuant to the hourly rate schedule contained in the Engineering Agreement. The District will reimburse Engineer all direct costs which include items such as printing, drawings, travel, deliveries, et cetera, pursuant to the Engineering Agreement.

This proposal, together with the Engineering Agreement, represents the entire understanding between the District and Engineer with regard to the referenced work authorization. If you wish to accept this work authorization, please sign both copies where indicated, and return one complete copy to our office. Upon receipt, we will promptly schedule our services.

Approved and Accepted



Authorized Representative of
Talavera
Community Development District

Sincerely,



By: Stephen Brletic

Date: 10/24/23

Tab 7



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** December 13th, 2023 @ 10AM

District Manager's Report

November 15

2023

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FINANCIAL SUMMARY

9/30/23

General Fund Cash & Investment
Balance: \$573,305

Reserve Fund Cash & Investment
Balance: \$104,361

Debt Service Fund Investment
Balance: \$800,649

**Total Cash and Investment
Balances: \$1,478,315**

General Fund Expense Variance: \$301,211 Under Budget

Tab 8



Quarterly Compliance Audit Report

Talavera

Date: October 2023 - 3rd Quarter

Prepared for: Scott Brizendine

Developer: Rizzetta

Insurance agency:



Preparer:

Jason Morgan - *Campus Suite Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

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Compliance Audit Overview

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

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

Compliance Criteria

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



ADA Website Accessibility

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



Florida Statute Compliance

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

Audit Process

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

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

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



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

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

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

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



Florida F.S. 189.069 Requirements

Result: **PASSED**

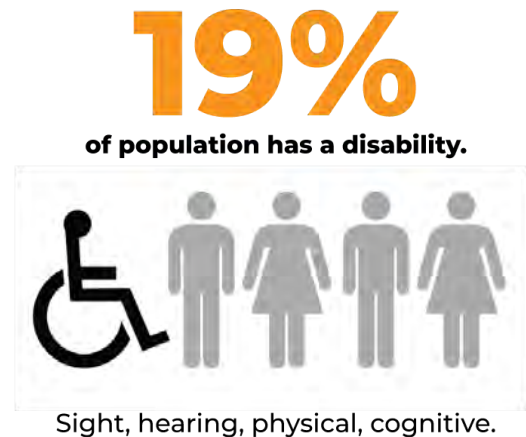
Compliance Criteria

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

Accessibility overview

Everyone deserves equal access.

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



The legal and right thing to do

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



ADA Compliance Categories

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



Contrast and colors

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

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



Using semantics to format your HTML pages

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



Text alternatives for non-text content

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

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



Ability to navigate with the keyboard

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

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

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



Easy to navigate and find information

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

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



Properly formatting tables

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

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



Making PDFs accessible

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

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



Making videos accessible

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

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



Making forms accessible

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

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



Alternate versions

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



Feedback for users

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



Other related requirements

No flashing

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

Timers

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

Fly-out menus

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

No pop-ups

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

Web Accessibility Glossary

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

Tab 9

**Talavera Community Development
District**

ANNUAL FINANCIAL REPORT

September 30, 2022

Talavera Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2022

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Certified Public Accountants PL

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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, 2022, 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 present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Talavera Community Development District as of September 30, 2022, 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 audits 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. 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 audits. 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 these 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.



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 currently known information that may raise substantial doubt 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 opinion. 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 could reasonably be expected to influence the economic decisions of users made on the basis of these financial statements.

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

- Exercise professional judgement 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 judgement, 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.



To the Board of Supervisors
Talavera Community Development District

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that Management's Discussion and Analysis be presented to supplement the basic financial statements. 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 auditing standards generally accepted in the United States of America, 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 Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated October 4, 2023 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.

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 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 Talavera Community Development 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

October 4, 2023

**Talavera Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2022**

Management's discussion and analysis of Talavera Community Development District (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 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.

**Talavera Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2022**

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 general obligation 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, 2022.

- ◆ The District's total assets were exceeded by total liabilities by \$(2,487,273) (net position). Net investment in capital assets for the District was \$(2,641,152). Restricted net position was \$117,852. Unrestricted net position was \$36,027.
- ◆ Governmental activities revenues totaled \$1,720,821 while governmental activities expenses totaled \$1,921,680.

**Talavera Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2022**

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	
	2022	2021
Current assets	\$ 398,342	\$ 215,925
Restricted assets	784,889	976,359
Capital assets	7,646,244	8,132,914
Total Assets	<u>8,829,475</u>	<u>9,325,198</u>
Current liabilities	566,748	651,612
Non-current liabilities	10,750,000	10,960,000 *
Total Liabilities	<u>11,316,748</u>	<u>11,611,612</u>
Net Position		
Net investment in capital assets	(2,641,152)	(2,325,668) *
Restricted	117,852	108,472
Unrestricted	36,027	(69,218)
Total Net Position	<u>\$ (2,487,273)</u>	<u>\$ (2,286,414) *</u>

*Restated

The increase in current assets is the result of revenues exceeding expenditures in the General Fund in the current year.

The decrease in capital assets is related to depreciation exceeding capital assets additions 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.

The decrease in net position is related to expenses exceeding revenues in the current year.

**Talavera Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2022**

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	
	2022	2021
Program Revenues		
Charges for services	\$ 1,716,485	\$ 1,406,176
General Revenues		
Miscellaneous revenues	1,604	3,230
Investment earnings	2,732	116
Debt forgiveness	-	920,845 *
Total Revenues	<u>1,720,821</u>	<u>2,330,367</u>
Expenses		
General government	113,708	106,249
Physical environment	1,027,151	945,370
Culture/recreation	186,099	182,070
Interest and other charges	594,722	602,230
Total Expenses	<u>1,921,680</u>	<u>1,835,919</u>
Change in Net Position	(200,859)	494,448 *
Net Position - Beginning of Year	<u>(2,286,414)</u>	<u>(2,780,862)</u>
Net Position - End of Year	<u>\$ (2,487,273)</u>	<u>\$ (2,286,414) *</u>

*Restated

The increase in charges for services is related to the increase in special assessments in the current year.

The increase in physical environment is related to the increase in reserve expenses in the current year.

**Talavera Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2022**

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, 2022 and 2021:

	Governmental Activities	
	2022	2021
Construction in progress	\$ -	\$ 10,966
Buildings and improvements	1,270,251	1,258,790
Infrastructure	9,401,730	9,401,730
Equipment	42,561	42,561
Accumulated depreciation	(3,068,298)	(2,581,133)
Total Capital Assets, net	<u>\$ 7,646,244</u>	<u>\$ 8,132,914</u>

The capital asset activity in the current year included additions to construction in progress of \$495, a transfer of \$11,461 to buildings and improvements from construction in progress and depreciation of \$487,165.

General Fund Budgetary Highlights

The final budget exceeded actual expenditures in the current year because streetlight and landscape expenditures were less than anticipated.

The September 30, 2022 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 balance outstanding as of September 30, 2022 was \$3,150,000 and \$3,180,000 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, 2022 was \$4,620,000.

**Talavera Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2022**

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 for the year ended September 30, 2023.

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, 2022

	Governmental Activities
ASSETS	
Current Assets	
Cash	\$ 373,890
Accounts receivable	2,351
Prepaid expenses	20,661
Deposits	1,440
Total Current Assets	<u>398,342</u>
Non-current Assets	
Restricted assets	
Investments	784,889
Capital assets, being depreciated	
Buildings and improvements	1,270,251
Infrastructure	9,401,730
Equipment	42,561
Less: accumulated depreciation	<u>(3,068,298)</u>
Total Non-current Assets	<u>8,431,133</u>
Total Assets	<u>8,829,475</u>
LIABILITIES	
Current Liabilities	
Accounts payable and accrued expenses	121,117
Accrued interest	245,631
Bonds payable	200,000
Total Current Liabilities	<u>566,748</u>
Non-current liabilities	
Bonds payable	10,750,000
Total Liabilities	<u>11,316,748</u>
NET POSITION	
Net investment in capital assets	(2,641,152)
Restricted for debt service	117,852
Unrestricted	36,027
Total Net Position	<u><u>\$ (2,487,273)</u></u>

See accompanying notes to financial statements.

Talavera Community Development District
STATEMENT OF ACTIVITIES
For The Year Ended September 30, 2022

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues Charges for Services</u>	<u>Net (Expense) Revenues and Changes in Net Position Governmental Activities</u>
Governmental Activities			
General government	\$ (113,708)	\$ 124,440	\$ 10,732
Physical environment	(1,027,151)	659,830	(367,321)
Culture/recreation	(186,099)	134,783	(51,316)
Interest and other charges	(594,722)	797,432	202,710
Total Governmental Activities	<u>\$ (1,921,680)</u>	<u>\$ 1,716,485</u>	<u>(205,195)</u>

General revenues:

Miscellaneous revenues	1,604
Investment earnings	<u>2,732</u>
Total General Revenues	<u>4,336</u>

Change in Net Position	(200,859)
------------------------	-----------

Net Position - Beginning of Year	(2,286,414)
Net Position - End of Year	<u>\$ (2,487,273)</u>

See accompanying notes to financial statements.

Talavera Community Development District
BALANCE SHEET –
GOVERNMENTAL FUNDS
September 30, 2022

	General	Debt Service	Capital Projects	Total Governmental Funds
ASSETS				
Cash	\$ 373,890	\$ -	\$ -	\$ 373,890
Accounts receivable	2,351	-	-	2,351
Prepaid expenses	20,661	-	-	20,661
Deposits	1,440	-	-	1,440
Restricted assets:				
Investments, at fair value	-	760,847	24,042	784,889
Total Assets	<u>\$ 398,342</u>	<u>\$ 760,847</u>	<u>\$ 24,042</u>	<u>\$ 1,183,231</u>
 LIABILITIES AND FUND BALANCES				
LIABILITIES				
Accounts payable and accrued expenses	<u>\$ 121,117</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 121,117</u>
 FUND BALANCES				
Nonspendable:				
Prepaid expenses and deposits	22,101	-	-	22,101
Restricted:				
Debt service	-	760,847	-	760,847
Capital projects	-	-	24,042	24,042
Assigned:				
Capital reserves	1,537	-	-	1,537
Unassigned:	253,587	-	-	253,587
Total Fund Balances	<u>277,225</u>	<u>760,847</u>	<u>24,042</u>	<u>1,062,114</u>
 Total Liabilities and Fund Balances	<u>\$ 398,342</u>	<u>\$ 760,847</u>	<u>\$ 24,042</u>	<u>\$ 1,183,231</u>

See accompanying notes to financial statements.

Talavera Community Development District
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2022

Total Governmental Fund Balances	\$ 1,062,114
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets, infrastructure, \$9,401,730, buildings and improvements, \$1,270,251, and equipment, \$42,561, net of accumulated depreciation, \$(3,068,298), are not current financial resources and therefore, are not reported at the fund level.	7,646,244
Long-term liabilities, including bonds payable are not due and payable in the current period and therefore, are not reported at the fund level.	(10,950,000)
Accrued interest expense for long-term debt is not a current financial use and therefore, is not reported at the fund level.	<u>(245,631)</u>
Net Position of Governmental Activities	<u><u>\$ (2,487,273)</u></u>

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, 2022

	General	Debt Service	Capital Projects	Total Governmental Funds
Revenues				
Special assessments	\$ 919,053	\$ 797,432	\$ -	\$ 1,716,485
Investment earnings	211	2,443	78	2,732
Miscellaneous revenues	1,604	-	-	1,604
Total Revenues	<u>920,868</u>	<u>799,875</u>	<u>78</u>	<u>1,720,821</u>
Expenditures				
Current				
General government	113,708	-	-	113,708
Physical environment	602,926	-	-	602,926
Culture/recreation	123,159	-	-	123,159
Capital outlay	495	-	-	495
Debt service				
Principal	-	200,000	-	200,000
Interest	-	598,674	-	598,674
Total Expenditures	<u>840,288</u>	<u>798,674</u>	<u>-</u>	<u>1,638,962</u>
Net change in fund balances	80,580	1,201	78	81,859
Fund Balances - Beginning of Year	<u>196,645</u>	<u>759,646</u>	<u>23,964</u>	<u>980,255</u>
Fund Balances - End of Year	<u>\$ 277,225</u>	<u>\$ 760,847</u>	<u>\$ 24,042</u>	<u>\$ 1,062,114</u>

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, 2022

Net Change in Fund Balances - Total Governmental Funds	\$ 81,859
Amounts reported for governmental activities in the Statement of Activities are different because:	
Governmental funds report capital outlays. However, in the Statement of Activities the costs of those assets is allocated over their estimated useful lives as depreciation. This is the amount that capital outlay, \$495, was exceeded by depreciation, \$(487,165), in the current period.	(486,670)
Repayment of bond principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the Statement of Net Position.	200,000
In the Statement of Activities, interest is accrued on outstanding bonds; whereas in governmental funds, interest expenditures are reported when due. This is the net amount between the prior year and the current year accruals.	<u>3,952</u>
Change in Net Position of Governmental Activities	<u><u>\$ (200,859)</u></u>

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, 2022

	Original Budget	Final Budget	Actual	Variance With Final Budget Positive (Negative)
Revenues				
Special assessments	\$ 915,658	\$ 915,658	\$ 919,053	\$ 3,395
Investment earnings	-	-	211	211
Miscellaneous revenues	-	-	1,604	1,604
Total Revenues	<u>915,658</u>	<u>915,658</u>	<u>920,868</u>	<u>5,210</u>
Expenditures				
Current				
General government	114,187	114,187	113,708	479
Physical environment	668,589	668,589	602,926	65,663
Culture/recreation	132,882	132,882	123,159	9,723
Capital outlay	-	-	495	(495)
Total Expenditures	<u>915,658</u>	<u>915,658</u>	<u>840,288</u>	<u>75,370</u>
Net change in fund balances	<u>-</u>	<u>-</u>	<u>80,580</u>	<u>80,580</u>
Fund Balances - Beginning of Year	<u>-</u>	<u>-</u>	<u>196,645</u>	<u>196,645</u>
Fund Balances - End of Year	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 277,225</u>	<u>\$ 277,225</u>

See accompanying notes to financial statements.

Talavera Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

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 purposes 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

Talavera Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

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.

Talavera Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

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 according to 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.

Talavera Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

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.

Talavera Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Basis of Presentation (Continued)

a. Governmental Major Funds (Continued)

Debt Service Fund – Accounts for debt service requirements to retire certain special assessment 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.

b. Non-current Governmental Assets/Liabilities

GASB Statement 34 requires that non-current governmental assets, such as land and improvements, and non-current governmental liabilities, such as general obligation bonds and due to developer 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.

Talavera Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

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	20-30 years
Equipment	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.

Talavera Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

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.

Custodial Credit Risk – Deposits

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, 2022, the District's bank balance was \$392,439 and the carrying value was \$373,890. 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 Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

Investments

As of September 30, 2022, the District had the following investments and maturities:

<u>Investment</u>	<u>Maturities</u>	<u>Fair Value</u>
First American Government Obligation Fund	18 days*	<u>\$ 784,889</u>

*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.

Talavera Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

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, 2022, the District's investment in First American Government Obligation 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 Obligation 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, 2022 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, 2022

NOTE C – CAPITAL ASSETS

Capital asset activity for the year ended September 30, 2022 was as follows:

	Balance October 1, 2021	Additions	Deletions	Balance September 30, 2022
<u>Governmental Activities:</u>				
Capital assets, not being depreciated:				
Construction in progress	\$ 10,966	\$ 495	\$ (11,461)	\$ -
Capital assets, being depreciated:				
Buildings and improvements	1,258,790	11,461	-	1,270,251
Infrastructure	9,401,730	-	-	9,401,730
Equipment	42,561	-	-	42,561
Total capital assets, being depreciated	<u>10,703,081</u>	<u>11,461</u>	<u>-</u>	<u>10,714,542</u>
Less accumulated depreciation for:				
Buildings and improvements	(325,189)	(66,760)	-	(391,949)
Infrastructure	(2,234,460)	(414,325)	-	(2,648,785)
Equipment	(21,484)	(6,080)	-	(27,564)
Total accumulated depreciation	<u>(2,581,133)</u>	<u>(487,165)</u>	<u>-</u>	<u>(3,068,298)</u>
Total capital assets depreciated, net	<u>8,121,948</u>	<u>(475,704)</u>	<u>-</u>	<u>7,646,244</u>
Governmental Activities Capital Assets	<u><u>\$ 8,132,914</u></u>	<u><u>\$ (475,209)</u></u>	<u><u>\$ (11,461)</u></u>	<u><u>\$ 7,646,244</u></u>

Depreciation was charged to physical environment \$424,225, 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, 2022:

Long-term debt at October 1, 2021	\$ 11,150,000
Principal payments	<u>(200,000)</u>
Long-term debt at September 30, 2022	<u><u>\$ 10,950,000</u></u>

Talavera Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE D – LONG-TERM DEBT (CONTINUED)

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 \$60,000. \$ 3,150,000

\$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 \$50,000. \$ 3,180,000

\$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 \$90,000. \$ 4,620,000

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2022 are as follows:

Year Ending September 30,	Principal	Interest	Total
2023	\$ 200,000	\$ 589,513	\$ 789,513
2024	210,000	580,263	790,263
2025	220,000	570,513	790,513
2026	235,000	560,201	795,201
2027	250,000	548,801	798,801
2028-2032	1,415,000	2,540,682	3,955,682
2033-2037	1,870,000	2,114,910	3,984,910
2038-2042	2,470,000	1,537,433	4,007,433
2043-2047	3,275,000	757,675	4,032,675
2048-2050	805,000	73,575	878,575
Totals	<u>\$ 10,950,000</u>	<u>\$ 9,873,566</u>	<u>\$ 20,823,566</u>

Talavera Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE D – LONG-TERM DEBT (CONTINUED)

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 establishes 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, 2022:

	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	\$ 145,237	\$ 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 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.

Talavera Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

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.

NOTE G – ECONOMIC DEPENDENCY

The District's activity is dependent upon the continued involvement of the Developer, the loss of which would have a material adverse effect on the District's operations. Three of the five board members were affiliated with the Developer as of September 30, 2022.

NOTE H – RESTATEMENT OF NET POSITION

Net position for Governmental Activities was restated as of October 1, 2021, to properly reflect forgiveness of debt.

Governmental Activities

Net Position, October 1, 2021, as previously reported	\$ (3,207,259)
Developer advance forgiveness	920,845
Net Position, October 1, 2021, Restated	<u><u>\$ (2,286,414)</u></u>



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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, the financial statements, as listed in the table of contents, of Talavera Community Development District, as of and for the year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the basic financial statements and have issued our report thereon dated October 4, 2023.

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 have not been identified.



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 determination of financial statement amounts. 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
Certified Public Accountants PL
Fort Pierce, Florida

October 4, 2023



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, 2022, and have issued our report thereon dated October 4, 2023.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States; 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 Reporting Requirements

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 Professionals Standards, AT-C Section 315 regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in that report, which is dated October 4, 2023, 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 noted in the preceding financial audit report.

Financial Condition

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 has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions met. In connection with our audit, we determined that the Talavera Community Development District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.



To the Board of Supervisors
Talavera Community Development District

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial conditions assessment procedures as of September 30, 2022 for the Talavera Community Development District. It is management's responsibility to monitor the Talavera Community Development District's financial condition; 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 provided below was provided by management and has not been audited; therefore, we do not express an opinion or provide any assurance on the information.

As required by Section 218.39(3)(c) and Section 218.32(1)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the Talavera Community Development District reported:

- 1) The total number of district employees compensated in the last pay period of the District's fiscal year: 0
- 2) The total number of independent contractors to whom nonemployee compensation, defined as individuals or entities that receive 1099s, was paid in the last month of the District's fiscal year: 14
- 3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency: N/A
- 4) All compensation earned by or awarded to nonemployee independent contractors, defined as entities or individuals that receive 1099s, whether paid or accrued, regardless of contingency: \$544,203
- 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, 2021, together with the total expenditures for such project: None
- 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 budget was not amended.

As required by Section 218.39(3)(c) and Section 218.32(1)(c), Florida Statutes, and Section 10.554(1)(i)8, Rules of the Auditor General, the Talavera Community Development District reported:

- 1) The rate or rates of non-ad valorem special assessments imposed by the District: General Fund \$2,522.63 - \$2,672.63, un-platted \$1,234.82 - \$1,401.82.
- 2) The amount of special assessments collected by or on behalf of the District: \$1,716,485.
- 3) The total amount of outstanding bonds issued by the District and the terms of such bonds: \$10,950,000; Series 2016A-1, \$3,150,000, Series 2016A-3, \$3,180,000 and Series 2019, \$4,620,000, interest rates from 3.5% to 6.5%.



To the Board of Supervisors
Talavera Community Development District

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 abuse, that have occurred, or are likely to have occurred, that have 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

October 4, 2023



**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

**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, 2022. 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, 2022.

*Berger Toombs Elam
Gaines & Frank*

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

October 4, 2023

Tab 10

Hi Pam,

Talavera subdivision although Private, it is also open to the Public. Meaning it is not gated. Therefore, the public has the right to expect the traffic control devices to be consistent with what a driver would expect to encounter on a publicly owned road. Florida Statutes also require roadways open to the public to be signed and marked in accordance with Federal and State guidelines.

So where does that leave Talavera;

The proposed changes you listed below are achievable but I recommend the following. The CDD should hire a Professional Engineer licensed in Florida to complete several studies to determine if Federal Warrants have been met. This is very important as stop signs carry extreme liability if not installed correctly and only placed when Warrants are met.

1. An All-Way stop study be completed at each intersection you desire to have changed.
2. A Traffic Control Plan identifying the changes to be made to signage within the community
3. Furnish a copy of all studies and new traffic control plan to this office for review.

Please give me a call if you have follow up questions.



Michael Bunk - Traffic Engineering Supervisor

Pasco County BCC | Traffic Operations

Phone: 727-847-8139 x8523, Cell: 727-992-4232

7536 State Street, Room 138

New Port Richey, FL 34654

mbunk@pascocountyfl.net

Tab 11

Proposal

FROM: Jerry Richardson State wildlife trapper
NWT 14255
2103 w Rio vista Ave
Tampa FL,33603

Phone No. 813-390-9578

PROPOSAL SUBMITTED TO , Talavera CDD

Name: Sean Craft

Phone: Date: 10-26-2023

Street: 4220 Lindever Ln,

City:

State: FL

Zip:

I propose to furnish all materials and perform all labor necessary to complete the following:

Hunt and trap all-inclusive Moles using state-of-the-art trapping equipment which includes Primary tools we use for hog control will be cage traps, snares, trail cameras, Wireless GPS camera systems, Night Vision, thermal images, and any other means necessary to control and eliminate wild hog population an along with other animals. Propriety and traps are monitored 24 hours a day along with onsite technicians 3 times a week to help eliminate and maintain and controlling the Mole population.

We are actively monitoring several properties throughout Hillsborough, Pasco, and Lee Counties. Which include the following sub-divisions: Connerton CDD, Ballantrae CDD, Concord station, Channing Park, Fish Hawk CDD, Panther Trace 1 – 2, and LEE County wildlife Preserve, Bexley community CDD, River reach CDD, Tanglewood CDD, South fork CDD, Tampa Palms CDD, Cross Creek CDD, Triple creek CDD, Tampa Fire rescue, Wilderness lakes Preserve CDD, Water leaf CDD, Waters Edge, Cress creek CDD, Meadow point 3-4 CDD, Country walk CDD, Watergrass CDD.

We specialize in Mole removal with 19 years of experience. We set the standards high in controlling the feral hog population & Wild coyotes as well. The purpose of this agreement is to assist CDD / HOA in controlling Wildlife, especially moles which cause property damage and human health and safety concerns.

If the CDD request us to assist with other wildlife that is causing damage such as raccoons, armadillos or other nuisance animals other than our traps are designs for we have other control methods and shall be discussed with the CDD controlling different species require different trap designs and methods. We will continue to work efficiently and effectively using an integrated approach to remove feral swine from CDD or HOA property.

Our monthly service fee \$1,320 per month (3) months to include multiple traps and camera setups including bait and all necessities to attract and contain moles to limit and prevent property damage. Monthly Invoices will be due the 1st of each month. We have a minimum of 3 months Any and all illegal activity that we notice will be reported to the appropriate authorities along with the property manager.

We are fully licensed and insured in the State of Florida to trap and remove all nuisance Wildlife. There is a set up & removal fee of \$ 285.00.(Note equipment is already in place)

All of the work is to be completed in a substantial and workmanlike manner for the sum of \$1,320 The entire amount of the contract \$1,320 or per month is to be paid within 30 days after completion or a 15% fee will be added. All payments are due first day of the month. Under no circumstance shall this contract be superseded by any other terms or conditions other than stated agreement.

Any alterations or deviation from the above specifications involving extra cost of material or labor will be executed, and will become an extra cost.

By signing this contract, you acknowledge the term to 3 months.

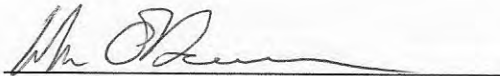
By signing this contract, you provide authorization for Trapper Jerry Richardson license number NWT-14255 to set traps and Hunt moles that are causing damage in the common areas as well as the private Land, and or lots of the community.

Mr. Richardson and his agents are authorized to set traps as he sees fit on the areas throughout the Land within Boundaries of said propriety where mole activity may occur.

Any alterations or deviation from the above specifications involving extra cost of material or labor will be executed upon written order for same, and will become an extra charge over the sum mentioned in this contract. All agreements must be made in writing.

Always striving to provide quality professional service at a reasonable price. Thank you for your business Jerry Richardson State Wildlife Trapper NWT - 14255

Authorized Signature



ACCEPTANCE

You are hereby authorized to furnish all materials and labor required to complete the work mentioned in the above proposal for 1320. _____ agrees to pay the amount mentioned in said proposal and according to the terms thereof.

Jerry Richardson
Signature

10-26-2023
Date

Tab 12

AGREEMENT FOR PRIVATE PROPERTY IMPOUNDS PER FLORIDA STATUTE 715.07

This agreement entered this 7th day of November, 2023 between

TABBY'S TOWING LLC

17020 Shady Hills Rd

Spring Hill, FL 34610

(727) 534 - 2468

~~(727) 656 - 2708~~

~~Tasha7732@yahoo.com~~

And Talavera CDD

The physical address of the property to which binding Agreement refers is as the following:

18955 Rococo Rd City Spring Hill
County Pasco, Florida 34610

This binding Agreement gives TABBY'S TOWING LLC the authority to enter said property and remove vehicles which are deemed unauthorized, abandoned, illegally parked or in-operable.

WD initials

The exclusive use of TABBY'S TOWING LLC by the above named party shall commence on the 7th day of November, 2023 and this contract shall remain in full force until otherwise by property management.

TABBY'S TOWING LLC assumes responsibility notifying all applicable law enforcement agencies of vehicle impoundment per FS 715.07 and 713.78.

Any and all changes in parking enforcement procedures i.e., placing the property on a temporary hold, additional vehicles allowed to park or enforcement times not included on the original Agreement and/or addendum, but not limited to, must be faxed in to TABBY'S TOWING LLC and confirmed by the manager. It is the responsibility of Property Management to notify the dispatch office of any changes.

I certify that I am authorized to execute this binding Agreement on behalf of the property owner and/or Management Company with TABBY'S TOWING LLC.

X [Signature] 352
Authorized signature Phone Number 352-442-3981

X William O'Donovan N/A CDD TALAVERA
Printed name and Title Company Name

X Sean Craft Rizzetta & Company
Authorized Signature Phone Number

X Sean Craft, District Manager 813-994-1001
Printed Name and Title Company Name

X Brandon Willey Brandon Willey
Agent for TABBY'S TOWING LLC Printed Name

(Please ensure complete and accurate information is provided. Use a separate sheet for each physical address under contract)

Property Name: Talavera CDD

Street: 18955 Rococo Rd., Spring Hill, FL 34610

Legal Jurisdiction: _____

First Contact: Evelyn Ocasio-Lopez Phone: 813-536-0019

Second Contact: William O'Donovan Phone: 352-442-3981

Security Contact: Daniel Gainza Phone: 813-900-7341

Gate Codes (IN) _____ (OUT) _____

Account type (circle one): Patrol

(For patrol, direct violations) Start Enforcement time: _____

Stop Enforcement time: _____

Residents/Tenants may call to have a vehicle removed from their assigned spaces.

YES _____ NO X

(A signed approval by authorized Property personnel is required for all call ins)

Only authorized Property Personnel to call for vehicle.

YES X NO _____

TABBYS TOWING LLC shall be responsible for collecting its storage and towing fees from vehicle owner
(not the property owner or MGMT Company)

The CUSTOMER is not responsible for giving notice to owners prior to towing.

Reasons for towing (Initial all approved reasons for which vehicles may be towed)

1. X No valid permit. No valid resident, tenant or expired visitors permit.
2. X Tow away zone. Sign posted and/or pavement markings.
3. X Abandoned/in-operable vehicle. Flat tire(s); vehicle on jacks; blocks; missing wheels; major component parts; parked location longer than 24 hours; expired inspection or license plates. If tag required, length of warning _____

4. ☒ Fire lane. Vehicle parked in designated fire lane.
5. ☒ Security Officer may call to have vehicle towed.
6. ☒ Management request of abandoned vehicle removal.
7. ☒ Vehicle wrecked or in-operable.
8. ☒ No tractor trailer or large (above 1 ton) commercial vehicle parking on property.
9. ☒ Vehicle parked on grass, off the pavement or landscaping.
10. ☒ Vehicle parked in a handicap space with no handicap permit, ramp or unloading zone.
11. ☒ Vehicle blocking or parked in isle or roadway.
12. ☒ No after-hours parking (vehicle parked on property after business is closed) (same as no overnight parking)
13. ☒ Hindering access, blocking dumpster, building entrances, loading zones or docks, etc.
14. ☒ Vehicle taking up two (2) parking spaces.
15. ☒ For sale vehicles. Vehicle parked on front of property displaying a for sale sign. Tow immediately.
16. ☒ Vehicle parked in reserved or assigned parking space.
17. ☒ Vehicle parked in non-parking space primarily used for pedestrian access.
18. ☒ No parking anytime. Vehicle is parked on property where posted "NO PARKING".
19. ☒ Non customer. Vehicle operator is not a customer of business located on the property.
20. ☒ Vehicle is parked on the sidewalk.
21. ☒ Vehicle double parked behind another vehicle.
22. ☒ Vehicle parked in Manager's or maintenance space.
23. ☒ Towing services while seal coating and paving jobs are in progress.
24. _____
25. _____

X [Signature]
Authorized signature

352-442-3981
Phone Number

X William O'Donovan
Printed name and Title

CDD TALLAVENA
Company Name

X Sean Craft
Authorized Signature

Rizzetta & Company

Phone Number

X Sean Craft, District Manager
Printed Name and Title

813-994-1001

Company Name

X Brandon Willey
Agent for TABBY'S TOWING LLC

Brandon Willey
Printed Name

Tabby's Towing LLC, a limited liability company, is authorized to provide towing and related services to property owners and businesses in the state of Florida. The services provided by Tabby's Towing LLC shall be subject to the terms and conditions of the towing contract.

The undersigned hereby certifies that the above named party is the owner of the property located at [Address] and that the undersigned is authorized to execute this towing contract on behalf of the property owner.

TABBY'S TOWING LLC, a limited liability company, is authorized to provide towing and related services to property owners and businesses in the state of Florida. The services provided by Tabby's Towing LLC shall be subject to the terms and conditions of the towing contract.

A towing contract is hereby entered into between the undersigned and Tabby's Towing LLC, a limited liability company, for the towing of the vehicle described above. The undersigned hereby certifies that the vehicle described above is the property of the undersigned and that the undersigned is authorized to execute this towing contract on behalf of the property owner.

I hereby declare that I am authorized to execute this towing contract on behalf of the property owner and that I am not a representative of Tabby's Towing LLC.

X [Signature]
Authorized Signature

Thom Watson

X [Signature]
Printed name and Title

George Ward

X [Signature]
Authorized Signature

George Ward

X [Signature]
Printed Name and Title

George Ward

X [Signature]
Agent for TABBY'S TOWING LLC
(Please include telephone and address information as provided. List a separate street and mail address if different.)

Printed Name

Tab 13

From: Gilberto De Leon <gilberto.deleon18@gmail.com>
Sent: Tuesday, October 31, 2023 5:16 PM
To: Sean Craft <SCraft@rizzetta.com>
Cc: Amanda De Leon <manda8609@gmail.com>
Subject: [EXTERNAL]Letter from Lawyers

NOTICE: This email originated from outside of the organization.

Do not click links or open attachments unless you recognize the sender and know the content is safe. Please use the Phish Alert! button to report suspicious messages.

Good afternoon Sean,

We have received a letter from CDD lawyers representing our community, requesting us to repair damages caused by heavy equipment during the construction of our pool at 18120 Porfirio Place. We understand the need to fix the area and are fully committed to doing so. However, due to the continued work and the upcoming dormant season for grass, we respectfully request an extension beyond the 30-day mark mentioned in the letter.

We are seeking this extension because there is no area within our property for the equipment to traverse. To do so would have required removing my neighbor's entire fence line and replacing his side of the lawn and fence, incurring additional expenses. The most cost-effective solution was to approach the end of the cul-de-sac and traverse through the back of my neighbor's and our home to reach the backyard, reducing any potential risk to both homes.

The damage is at the back of the property and is barely visible from the street. Only my neighbor and I can observe it. We propose to continue using that area to move equipment to finish the pool, and this email will serve as our commitment that we will fix the area once we get the all-clear from the builder that no more equipment needs to come onto the property. We expect to complete the pool by January, after which we will begin repairing the damaged area and ensure that it is the optimal time to replace the grass to allow for optimal growth and reduce the risk of reapplying additional sod.

Please do not hesitate to contact me or my wife if you have any further questions. We are looking forward to hearing back from you. If you wish to speak to me directly, I can be reached at 813-951-0108.

Thank you and have a great day.

Sincerely,
Gilberto De Leon

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Scott Steady
ssteady@burr.com
Direct Dial: (813) 367-5719

One Tampa City Center, Suite 320
201 North Franklin Street
Tampa, FL 33601

Office (813) 221-2600
Fax (813) 221-7300

BURR.CO

October 26, 2023

VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED,
AND VIA FIRST CLASS U.S. MAIL

Gilberto and Amanda De Leon
18120 Porfirio Place
Spring Hill, FL 34610


Re: Talavera Community Development District ("District")

Dear Mr. & Mrs. De Leon:

I am the District Counsel and am writing to you concerning damage your contractor caused to the District's property. The District has picture of damage caused by heavy equipment along the District's drainage pond and behind you and your neighbor's yard on District property along the conservation area. Please have the areas repaired (including the replacement of grass/sod) within 30 days of receipt of this letter. Please provide pictures of the repair to the District Manager at the following email address: Rizzetta & Company, c/o Sean Craft, scraft@rizzetta.com.

If the repairs are not made, the District will cause the repairs to be made and will invoice you for the District's costs and expenses. I encourage you to made the repairs given your costs will be much cheaper that the cost and expenses that will be incurred by the District.

Sincerely,



Scott Steady
District Counsel

SIS/ad

cc: District Manager

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Gilberto & Amanda DeLeon
18120 Portofino Place
Spring Hill, FL 34610



9590 9402 5945 0062 9395 98

2. Article Number (Transfer from service label)

7017 2620 0001 0874 0229

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☒ Adult Signature ☐ Agent
☐ Certified Mail® ☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Certified Mail®
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only**

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$
- ☐ Return Receipt (electronic) \$
- ☐ Certified Mail Restricted Delivery \$
- ☐ Adult Signature Required \$
- ☐ Adult Signature Restricted Delivery \$

Postage

\$

Total Postage and Fees

\$

Sent To **Gilberto and Amanda DeLeon**

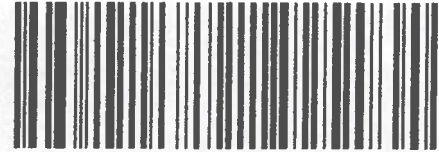
18120 Portofino Place

Spring Hill, FL 34610

City, State, ZIP+4

Postmark
Here

6220 4280 7000 0292 2702
6220 4280 7000 0292 2702



PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

CERTIFIED MAIL®

From: Evelyn Ocasio Lopez <eocasiolopez@rizzetta.com>
Sent: Thursday, October 19, 2023 2:20 PM
To: Sean Craft <SCraft@rizzetta.com>
Subject: 18120 Porfirio Place Damages on our CDD property

Good afternoon, Sean, today Ramon & I are doing our street drive thru the community, as we are driving on to Porfirio Place, we notice a Truck and also Mr. Bill O'Donovan walking his dog, he addressed to check where truck is at, enclosed picture which is self-explainable; as I called the non-emergency to place a claim file number 2023-599-772 today October 19, 2023. The resident came out that he did not know of the driving through the CDD, and the reason is because the company Tropical Pools their equipment did not fit, etc. The owner he didn't want to tell me his name, tell us, did you see the house further down, the owner that did his pool, he ruined his grass and next door neighbor grass? I did let him know my responsibility is to report this damage to the CDD Board.

This is the second house at the end.

Ramon & I drove back to the street later on and the company did bring a smaller equipment.

Evelyn Ocasio Lopez

Clubhouse Manager

Rizzetta & Company

Talavera CDD















Tab 14

MINUTES OF MEETING

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

TALAVERA COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors of Talavera Community Development District was held on **Wednesday, October 18, 2023, at 10:00 a.m.** at the Talavera Amenity Center located at 18955 Rococo Road, Spring Hill, Florida 34610.

Present and Constituting a Quorum:

Marco Kremser	Board Supervisor, Chair
Richard Henderson	Board Supervisor, Vice Chair
Pamela Plehal	Board Supervisor, Assistant Secretary
William O'Donovan	Board Supervisor, Assistant Secretary

Also Present Were:

Debby Wallace	District Manager, Rizzetta & Company, Inc.
Sean Craft	District Manager, Rizzetta & Company, Inc.
Scott Steady	District Counsel, Burr Forman, PA
Tonja Stewart	District Engineer, Stantec Consulting Service <i>(by phone)</i>
Evelyn Ocasio Lopez	Clubhouse Manager, Rizzetta & Company, Inc.
John Burkett	RedTree Landscape Systems

Audience	Present
----------	----------------

FIRST ORDER OF BUSINESS Call to Order / Roll Call

The Meeting was called to order at 10:00 a.m. and roll call performed confirming that a quorum was present.

SECOND ORDER OF BUSINESS Audience Comments

There were no audience member comments.

THIRD ORDER OF BUSINESS Consideration of Fence Easements

Discussion was held regarding resident fence application.

On a Motion by Mr. Kremser, and seconded by Mr. O'Donovan, with all in favor, the Board of Supervisors denied the fence easement application and encouraged the resident to re-apply using correct boundaries with respect to the property lines. The Board also gave direction that the ACC is to first give their approval on applications before sending them over for review to the Talavera Community Development District

FOURTH ORDER OF BUSINESS

Appointment of Open Board Seat

On a Motion by Mr. Henderson, and seconded by Mr. Kremser, with all in favor, the Board appointed Christopher Walsh to fill the vacant seat on the Board through the remainder of the existing Term (November 2024) to the Talavera Community Development District.

FIFTH ORDER OF BUSINESS

STAFF REPORTS

A. Landscape Inspection Specialist

- i. During the landscape inspection report review, the Board gave direction to engage the trapper they have used in the past for a period of 3 months to address a mole issue which had been recurring over the years at the same location.
- ii. During the consideration of the annual bed cloth proposal, the Board gave direction to the Clubhouse Manager to determine the quantities needed based on the locations the Board provided at the meeting.

On a Motion by Mr. Henderson, and seconded by Mr. Kemser, with all in favor, the Board of Supervisors approved the landscaping proposals of the Talavera Community Development District.

B. RedTree

- i. Mr. Burkett reviewed his report with the Board.
- ii. During the consideration of the proposals from RedTree, the Board approved the proposal to install ornamental grass at S5 as presented.
- iii. The Board approved the proposal to remove the bottlebrush located at the monuments coming off of SR-41 as presented.
- iv. The Board approved the proposal to remove the dead maple tree and replace with new with a not to exceed amount of \$1,500.00.

On a Motion by Mr. O'Donovan, and seconded by Mr. Kremser, with all in favor, the Board of Supervisors approved the landscape report of the Talavera Community Development District.

C. Solitude

The Board reviewed the Aquatics Report.

D. Clubhouse Manager

1. Review of Clubhouse Report

Ms. Ocasio Lopez reviewed the report for the Board.

E. District Engineer

The Board approved a motion to engage the services of BDI Engineering Services and to send a notice of termination of services to Stantec.

On a Motion by Mr. O'Donovan, and seconded by Mr. Henderson, with all in favor, the Board of Supervisors approved the motion to engage the services of BDI Engineering Services to the Talavera Community Development District

F. District Counsel

The Board was informed that due to an insurance requirement by EGIS that District Counsel is required to be in attendance (either in person or by phone) for the duration of all CDD meetings.

G. District Manager's Report

The Board ratified the fiscal year 2022 audit which came back with no findings. Mr. Craft noted that the next CDD Board meeting was scheduled for November 15, 2023, at 6:00 p.m.

SIXTH ORDER OF BUSINESS

Discussion of Pool Pump Repairs

Discussion was held regarding pool pump repairs, the Board stated that they wish to factor in the costs of a new pool pump into the FY 2024-25 budget based on its current age. Separately, the Board indicated that they wish to factor in costs for adding perimeter fencing, upgrading video monitoring capabilities, and treatment for midge flies which would need to be done multiple times over the course of a year at all community ponds into next year's budget.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2024-01;
Re-Designating Officers of the District**

The Board approved a motion to designate Richard Henderson as Board Chairman, William O'Donovan as Vice Chairman, with Mr. Marco Kremser, Pamela Plehal and

Christopher Walsh each to serve as Assistant Secretaries to the District. Debby Wallace and Sean Craft will also continue to serve as Assistant Secretaries to the District for signature purposes.

On a Motion by Mr. Kremser, and seconded by Mr. Henderson, with all in favor, the Board of Supervisors approved Resolution 2024-01; Re-Designating Officers of the District, for the Talavera Community Development District.

EIGHTH ORDER OF BUSINESS

Discussion of Clubhouse Expansion

The Board requested the original plans which they believe is held by M/I Homes. District Management to follow up.

NIINTH ORDER OF BUSINESS

Consideration of Sunshade Proposals and Locations

The Clubhouse Manager informed the Board that she has reached out to several vendors and is expecting to receive proposals to present at the November meeting.

TENTH ORDER OF BUSINESS

Consideration of Planting Proposal in Area 1

The Board approved the proposal but stated that they wish to hold off having the material planted until March or April as we are now at the end of the growing season. Horner Environmental to follow up with SWFWMD to inquire as to whether they are willing to allow this request and will follow up with District Management.

On a motion by Mr. Walsh, and seconded by, Mr. Kremser, with all in favor the Board of Supervisors approved the motion for extension of the Planting Proposal in Area 1, for the Talavera Community Development District.

ELEVENTH ORDER OF BUSINESS

Consideration of Updated Playground Equipment & Splash Pad

The Clubhouse Manager informed the Board that she has reached out to several vendors and is expecting to receive proposals to present at the November meeting.

TWELFTH ORDER OF BUSINESS

Discussion of Traffic Agreement with Pasco County

Twelfth and Thirteen Order of Business became one discussion.

THIRTEENTH ORDER OF BUSINESS**Discussion of Off-Duty Patrol and
Traffic Enforcement Agreement**

During the discussion of off duty patrols and traffic enforcement agreement, the Board gave direction to the Clubhouse Manager to cancel the existing agreement with the county if possible and if not to then modify the schedule to allow for one shift per week. The new District Engineer will be prepared to discuss the steps needed to ensure that the district is able to have speeding violations enforced by the PCSO as they are currently unable to due to the lack of traffic enforcement agreement.

On a Motion by Mr. O'Donovan, and seconded by Mr. Kremser, with all in favor, the Board of Supervisors approved the cancellation or modify the existing agreement with the Pasco County Extra Duty Patrols for the fiscal year 2023/2024, for the Talavera Community Development District.

FOURTEENTH ORDER OF BUSINESS**Consideration of Minutes of Board of
Supervisors' Regular Meeting Held on
September 20, 2023**

On a Motion by Mr. Walsh, and seconded by Mr. Kremser, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors; meeting held on September 20, 2023, as presented, for the Talavera Community Development District.

FIFTEENTH ORDER OF BUSINESS**Consideration of Operation and
Maintenance Expenditures for
September 2023**

On a Motion by Mr. Kremser, and seconded by Mr. Henderson, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures for September 2023 (\$133,112.10), as presented, for the Talavera Community Development District.

SIXTEENTH ORDER OF BUSINESS**Supervisor Requests**

The Board approved a motion to authorize the Clubhouse Manager to call into the Alligator Hotline and have alligators removed from the premises as needed.

SEVENTEENTH ORDER OF BUSINESS**Adjournment**

On a Motion by Mr. Kremser, and seconded by Mr. Henderson, with all in favor, the Board of Supervisors approved to adjourn the meeting at 12:47 p.m., for the Talavera Community Development District.

216

217

218

219

Assistant Secretary/Secretary

Chair/Vice Chair

Tab 15

TALAVERA COMMUNITY DEVELOPMENT DISTRICT

District Office · Wesley Chapel, Florida · (813) 994-1001

Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.talaveracdd.org

Operation and Maintenance Expenditures October 2023 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from October 1, 2023 through October 31, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$ 82,173.20**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Talavera Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2023 Through October 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Berger, Toombs, Elam, Gaines & Frank CPA	100394	364163	Audit Services - Year Ending September 30, 2022	\$ 3,800.00
Christopher Walsh	100407	CW101823	Board Of Supervisor Meeting 10/18/23	\$ 200.00
Coastal Waste & Recycling, Inc.	100398	SW0000413744	Monthly Waste Collection 10/23	\$ 10,617.50
Cushion Solutions	100395	062323 Check Request	Final 50% Balance for Estimate #13356	\$ 485.00
DCSI, Inc.	100388	31258	Quarterly Gate Monitoring Services 10/23	\$ 135.00
DCSI, Inc.	100408	31311	Access Control System Key Fobs 10/23	\$ 489.00
Florida Department of Revenue	100399	61-8017594644-7 07/23-09/23	Sales & Use Tax July-September 23	\$ 6.54
Hunt Talent LLC	100409	101723	Comedy Performance - Deposit Reimbursement 10/23	\$ 100.00
Innersync Studio, Ltd	100389	21709	Annual Website Services FY23/24	\$ 1,537.50
Jennifer A Woollums	100415	051423 Woollums	Rental Refund 05/23	\$ 100.00
Joseph J Bastasich Jr.	100396	JB091923	Painting Party 09/23	\$ 96.00
Marco Kremser	100410	MK101823	Board Of Supervisor Meeting 10/18/23	\$ 200.00

Talavera Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2023 Through October 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Nvirotect Pest Control Service, Inc.	100414	308799	Pest Control Treatment 10/23	\$ 70.00
Pamela Plehal	100411	PP101823	Board Of Supervisor Meeting 10/18/23	\$ 200.00
Pasco County Utilities	100390	19160623	Pasco Utilities 09/23	\$ 233.95
RedTree Landscape Systems, LLC	100391	14964	Monthly Landscape Maintenance 10/23	\$ 16,675.00
RedTree Landscape Systems, LLC	100404	15081	Fall Seasonal Color Installation Rotation 09/23	\$ 1,836.00
Richard L Henderson Jr	100412	RH101823	Board Of Supervisor Meeting 10/18/23	\$ 200.00
Rizzetta & Company, Inc.	100383	INV0000084022	Assessment Roll FY 23-24	\$ 5,736.00
Rizzetta & Company, Inc.	100384	INV0000084118	District Management Fees 10/23	\$ 4,876.17
Rizzetta & Company, Inc.	100385	INV0000084236	Personnel Reimbursement 09/23	\$ 3,704.63
Rizzetta & Company, Inc.	100387	INV0000084262	Cell Phone, Auto Mileage & Travel 09/23	\$ 95.20
Rizzetta & Company, Inc.	100403	INV0000084324	Personnel Reimbursement 10/23	\$ 4,607.20
Robert Sanchez, Jr.	100386	91923	DJ Service 10/14/23	\$ 180.00

Talavera Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2023 Through October 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Securiteam, Inc.	100405	13875091923	Service and Repair 10/23	\$ 175.00
Solitude Lake Management, LLC	100400	PSI017054	Monthly Lake & Pond Services 10/23	\$ 1,658.25
Solitude Lake Management, LLC	100406	PSI021315	Plantings 10/23	\$ 8,928.00
Spectrum	ACH	1416975092123 10/23 ACH	18955 Rococo Rd 2nd acct 8337 13 062 1416975 10/23 ACH	\$ 321.13
Suncoast Pool Service, Inc.	100401	9744	Pool Service 10/23	\$ 1,240.00
Suncoast Pool Service, Inc.	100392	9765	Pool Pump Repair 10/23	\$ 2,387.50
Talavera CDD	Replenishment 100223	Replenishment 100223	Replenishment 100223	\$ 332.41
Talavera CDD	Replenishment 102723	Replenishment 102723	Replenishment 102723	\$ 1,152.30
Times Publishing Company	100393	0000308737 092423	Account #121610 Legal Advertising 09/23	\$ 287.50
Times Publishing Company	100397	0000309454 10/04/23	Account #121610 Legal Advertising 10/23	\$ 128.80
Vanguard Cleaning Systems of Tampa Bay	100402	107867	Monthly Service Charge 10/23	\$ 400.00
William O'Donovan	100413	BO101823	Board Of Supervisor Meeting 10/18/23	\$ 200.00

Talavera Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2023 Through October 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Withlacoochee River Electric Cooperative, Inc.	ACH	WREC Electric Summary 09/23	Electric Summary 09/23	\$ <u>8,781.62</u>
Report Total				<u>\$ 82,173.20</u>



Berger, Toombs, Elam,
Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

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

RECEIVED

OCT 12 2023

*TALAVERA COMMUNITY DEVELOPMENT DISTRICT
3434 COLWELL AVE
SUITE 200
TAMPA, FL 33614*

*Invoice No. 364163
Date 10/08/2023
Client No. 21720*

Services rendered in connection with the audit of the Basic Financial Statements
as of and for the year ended September 30, 2022.

Total Invoice Amount \$ 3,800.00

We now accept Visa and MasterCard.

Please enter client number on your check.

Finance charges are calculated on balances over 30 days old at an annual percentage rate of 18%

Fort Pierce / Stuart

Member AICPA

Member AICPA Division for CPA Firms
Private Companies Practice Section

Member FICPA

Talavera CDD

Meeting Date: October 18, 2023

SUPERVISOR PAY REQUEST

<u>Name of Board Supervisor</u>	<u>Check if paid</u>
Bill O'Donovan	<input checked="" type="checkbox"/>
Marco Kremser	<input checked="" type="checkbox"/>
Pam Plehal	<input checked="" type="checkbox"/>
Richard Henderson	<input checked="" type="checkbox"/>
Chris Walsby	<input checked="" type="checkbox"/>

(*) Does not get paid

NOTE: Supervisors are only paid if checked.**EXTENDED MEETING TIMECARD**

10.19.23

Meeting Start Time:	10:00
Meeting End Time:	12:47
Total Meeting Time:	2:47

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	\$0.655
Mileage to Charge	\$0.00

DM Signature: Regin Giff

COASTAL WASTE & RECYCLING INC
1840 NW 33RD STREET
POMPANO BEACH, FL 33064
Clearwater Office: 727-561-0360
Ft. Myers Office: 954-947-4000
Orlando Office: 407-905-9200
Sarasota Office: 941-922-3417



BILL TO: TALAVERA CDD
C/O RIZZETTA & COMPANY
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

RECEIVED

OCT 11 2023

INVOICE NO.	SW0000413744
CUSTOMER NO.	19146
DATE	10/1/23
CUSTOMER PO NO.	
SITE	0000
DUE DATE	10/31/23
INVOICE TOTAL	\$10,617.50

Phone: 954-947-4000 • Web: www.coastalwasteinc.com

DATE	DESCRIPTION	REFERENCE	RATE	QTY	AMOUNT
	(0001) C/O RIZZETTA & COMPANY 13434 COLWELL AVE STE 200 TAMPA, FL				
	SERV #1 96 GALLON MSW - 0.45YD				
10/1/23	MONTHLY - WASTE COLLECTION 10/1/2023 - 10/31/2023		10,617.50	1.00	10,617.50
	SITE TOTAL				10,617.50
10.11.23					INVOICE TOTAL \$10,617.50

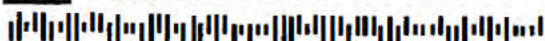
Please return this portion with payment.



COASTAL WASTE & RECYCLING INC
1840 NW 33RD STREET
POMPANO BEACH FL 33064

1980 1 AB 0.537 10/7 001995 0001:0001

TALAVERA CDD
C/O RIZZETTA & COMPANY
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390



Invoices can be paid via Credit Card or ACH.

To view invoices online and manage payments on your account, visit our website, www.coastalwasteinc.com, to sign up for online bill pay. To have invoices emailed to you, please return an email address with this payment.

Billing email: _____

Company Code SW Customer No. 19146 Site No. 0000

Invoice No. SW0000413744 INVOICE TOTAL \$10,617.50



COASTAL WASTE & RECYCLING INC
PO BOX 25756
MIAMI FL 33102-5756

0025756SW0191460000SW000041374400010617509

TALAVERA COMMUNITY DEVELOPMENT DISTRICT

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

Check Request

Amount: \$485.00

Date: 6/23/2023

Payable to: Cushion Solutions Incorporated

Address: 820 North Rome Avenue, Tampa, Fl 33606

Reason: Balance \$485.00 for estimate Number 13356

Requester: Evelyn Ocasio Lopez – Clubhouse Manager

Directions for check: Mail to 802 North Rome Avenue
Tampa, Fl 33606

10.12.23

**Cushion Solutions Incorporated**

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

Invoice

Date	Invoice #
6/16/2023	35103

Bill To
<i>Talavera CDD Evelyn Ocasio Lopez 18955 Rococo Road Spring Hill, FL 34610 813-994-1001 Ext 8024</i>

Ship To
<i>Talavera CDD Lynn Hayes 18955 Rococo Road Spring Hill, FL 34610 813-994-1001 Ext 8024</i>

Customer Phone	Customer Fax	S.O. No.	P.O. No.	Terms		
813-994-1001 Ext 8024		34821				
Item	Description	Ordered	Invoiced	Rate	Amount	
Non-Inventory Item	Lounge Sling Replacement FS-026 - Meridian	6	6	120.00	720.00	
Non-Inventory Item	Pick Up And Delivery manager@talaveraclub.com	1	1	250.00	250.00	
		Total \$970.00				
		Payments/Credits -\$485.00				
		Balance Due \$485.00				



DCSI, Inc. "Security & Sound"
P.O. Box 265
Lutz, FL 33548
(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
31258	10/03/2023	\$135.00	10/18/2023	Net 15	

SALES REP
DC

ACCT#/LOT/BLK
Clubhouse Access System

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Access/ Gate Door King IM Server Subscription Quarterly Invoiced	3	45.00	135.00

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

BALANCE DUE

\$135.00

10.3.23



DCSI, Inc. "Security & Sound"
P.O. Box 265
Lutz, FL 33548
(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
31311	10/18/2023	\$489.00	11/02/2023	Net 15	

SALES REP
DC

ACCT#/LOT/BLK
Clubhouse

DATE	ACTIVITY	QTY	RATE	AMOUNT
	This invoice is for keyfobs for the access control system at the Talavera clubhouse. Includes: Access/ Gate KT-Awid-G-0 26 bit Awid key tags Start #: 2100-2199 FC: 38	100	4.89	489.00

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

BALANCE DUE

\$489.00

10.19.23



Sales and Use Tax Return

DR-15EZ

R. 01/15

TC

Rule 12A-1.097

Florida Administrative Code

Effective 01/15

You may file and pay tax online or you may complete this return and pay tax by check or money order and mail to:

Florida Department of Revenue
5050 W Tennessee Street
Tallahassee, FL 32399-0120

Please read the *Instructions for DR-15EZ Sales and Use Tax Returns* (Form DR-15EZ) before you complete this return. Instructions are posted on our website at www.floridarevenue.com.

FLORIDA SALES AND USE TAX RETURN

Reporting Period

July-September 2023

DR-15EZ

R. 01/15

Certificate Number: 61-8017594644-7

Surtax Rate: .0100

NAME
ADDRESS
CITY/ST
ZIP

Talavera Community Development
District
5844 Old Pasco RD STE 100
Wesley Chapel FL 33544-4010

FLORIDA DEPARTMENT OF REVENUE
5050 W TENNESSEE ST
TALLAHASSEE FL 32399-0120

Location/Mailing Address Changes:

New Location Address:

Telephone Number: ()

New Mailing Address: Talavera CDD

3434 Colwell Ave, Suite 200

Tampa, FL 33614

Amount Due From Line 9
On Reverse Side

6.54

Check here if payment was made electronically.

Due: October 1, 2023

Late After: October 20, 2023

9100 0 20239999 0001003043 2 4999999999 0000 5

FLORIDA SALES AND USE TAX RETURN

Reporting Period

July-September 2023

DR-15EZ

R. 01/15

Certificate Number: 61-8017594644-7

Surtax Rate: .0100

NAME
ADDRESS
CITY/ST
ZIP

Talavera Community Development District
5844 Old Pasco RD STE 100
Wesley Chapel FL 33544-4010

FLORIDA DEPARTMENT OF REVENUE
5050 W TENNESSEE ST
TALLAHASSEE FL 32399-0120

Location/Mailing Address Changes:

New Location Address:

Telephone Number: ()

New Mailing Address: Talavera CDD

3434 Colwell Ave, Suite 200

Tampa, FL 33614

Amount Due From Line 9
On Reverse Side

6.54

Check here if payment was made electronically.

Due: October 1, 2023

Late After: October 20, 2023

9100 0 20239999 0001003043 2 4999999999 0000 5

Proper Collection of Tax: Florida's state sales tax rate is 6%; however, there is an established "bracket system" for collecting sales tax on any part of each total taxable sale that is less than a whole dollar amount. Sales and use tax brackets for the state tax rate and for the combined state rate and various discretionary sales surtax rates are available on our website at www.floridarevenue.com.

Discretionary Sales Surtax: Most counties impose a local option discretionary sales surtax that must be collected on taxable transactions. You must collect discretionary sales surtax along with the 6% state sales tax on taxable sales when delivery or use occurs in a county that imposes a surtax. Current discretionary sales surtax rates for all counties are listed on Form DR-15DSS, *Discretionary Sales Surtax Information*, posted on our website.

	DOLLARS				CENTS	
1. Gross Sales (Do not include tax)					9	3
2. Exempt Sales (Include these in Gross Sales, Line 1)						
3. Taxable Sales/Purchases (Include Internet/Out-of-State Purchases)						
4. Total Tax Due (Include Discretionary Sales Surtax from Line B)					6	54
5. Less Lawful Deductions						
6. Less DOR Credit Memo						
7. Net Tax Due					6	54
8. Less Collection Allowance or Plus Penalty and Interest						
9. Amount Due With Return (Enter this amount on front)					6	54

Under penalties of perjury, I declare that I have read this return and the facts stated in it are true.

Signature of Taxpayer _____ Date _____ Telephone # _____

Methan Poirier 10-16-23 813-533-2590
Signature of Preparer _____ Date _____ Telephone # _____

Discretionary Sales Surtax Information

A. Taxable Sales and Purchases NOT Subject to DISCRETIONARY SALES SURTAX 0.93

B. Total Discretionary Sales Surtax Due .

E-file / E-pay to Receive Collection Allowance

Please do not fold or staple.

	DOLLARS				CENTS	
1. Gross Sales (Do not include tax)					9	3
2. Exempt Sales (Include these in Gross Sales, Line 1)						
3. Taxable Sales/Purchases (Include Internet/Out-of-State Purchases)						
4. Total Tax Due (Include Discretionary Sales Surtax from Line B)					6	54
5. Less Lawful Deductions						
6. Less DOR Credit Memo						
7. Net Tax Due					6	54
8. Less Collection Allowance or Plus Penalty and Interest						
9. Amount Due With Return (Enter this amount on front)					6	54

Under penalties of perjury, I declare that I have read this return and the facts stated in it are true.

Signature of Taxpayer _____ Date _____ Telephone # _____

Methan Poirier 10-16-23 813-533-2590
Signature of Preparer _____ Date _____ Telephone # _____

Discretionary Sales Surtax Information

A. Taxable Sales and Purchases NOT Subject to DISCRETIONARY SALES SURTAX 0.93

B. Total Discretionary Sales Surtax Due .

E-file / E-pay to Receive Collection Allowance

Please do not fold or staple.

TALAVERA COMMUNITY DEVELOPMENT DISTRICT

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

Check Request

Amount: \$100.00

Date: 10/17/2023

Payable to: Hunt Talent LLC

Address: P.O. Box 5627, Spring Hill, Fl 34611

Reason: Deposit for Event of Comedy Frankie Paul on Nov 10,
2023 Inv. 111023

Directions for check: Check is to be mailed to resident
address above.

Requested by: Evelyn Ocasio Lopez
Clubhouse Manager
Rizzetta & Company
Talavera
(813) 536-1445
manager@talaveraclub.com

10.20.23

Hunt Talent LLC

8501 Philatelic Dr., PO Box 5627 Spring Hill, FL 34611 (please include street address & PO Box #)

To: Talavera CDD, c/o Rizzetta & Company, 18955 Rococo Road, Spring Hill , FL 34610

INVOICE #111023

SHOW DATE: 11/10/23

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
1	Talavera Community 7:00 pm – Frankie Paul performance deposit Balance of \$525 due no later than Nov.24/23 Make Check Payable to Hunt Talent LLC	\$100	\$100
	PAID IN FULL		

Make all checks payable to [Hunt Talent LLC]

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

Thank you for your business!

INVOICE

BILL TO

Talavera CDD
12750 Citrus Park Lane
Tampa, FL 33625

INVOICE # 21709**DATE** 10/01/2023**DUE DATE** 10/16/2023**TERMS** Net 15

DESCRIPTION	AMOUNT
CDD Website Services - Hosting, support and training	600.00
CDD Ongoing PDF Accessibility Compliance Service	937.50

Annual service - Oct 1st to Sept 30th

BALANCE DUE

\$1,537.50

10.2.23

TALAVERA COMMUNITY DEVELOPMENT DISTRICT

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

Check Request

Amount: \$100.00

Date: 5/14/2023

Payable to: Jennifer A. Woollums

Address: 18576 Cortes Creek Blvd, Spring Hill, Fl 34610-7848

Reason: Deposit for a Rental of 5/14/2023

Requester: Evelyn Ocasio Lopez

Directions for check: Mail to 18576 Cortes Creek Blvd
Spring Hill, Fl 34610-7848

TALavera COMMUNITY DEVELOPMENT DISTRICT

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

Check Request

Amount: \$96.00

Date: 09/19/23

Payable to: Joseph Bastasich

Address: 47 Cactus Street, Homosassa, Fl 34446

Reason: Paint & Sip with Joe Class 9-16-2023

Requester: Evelyn Ocasio Lopez – Clubhouse Manager

Directions for check:

Check is to be mailed: 47 Cactus Street
Homosassa, Fl 34446

10.10.23

INVOICE

Lujocustomart

United States

Bill to
Talavera

Evelyn

1-352-345-7353

eocasiolopez@rizzetta.com

Invoice Number: JBTAL3**Invoice Date:** September 16, 2023**Payment Due:** October 1, 2023**Amount Due** \$96.00
(USD):

Items	Quantity	Price	Amount
Painting Party	8	\$15.00	\$120.00

Subtotal: \$120.00

Discount: (\$24.00)

Total: \$96.00**Amount Due (USD):** \$96.00**Notes / Terms**

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



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: 10-18-23

Call for a FREE Lawn Care Quote!

Next service FREE for each referral!*

10% Discount with yearly Prepayment!*

* Exclusions apply. Call office for details.

10.20.23

Account Number: 11134

Invoice Number: 308799

Previous Balance: \$0.00

General Household Pests \$70.00

Sales Tax: \$0.00

Service Amount: \$70.00

Check /Cash: _____

Technician(s): Erin

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

General Pest

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

Treatment

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

Rodent Control

- ☐ Mice
☐ Rats
☐ _____

Treatment

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

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

Ask us about Automatic Payments or Paperless Billing.

Instructions: _____



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

LAND O' LAKES
NEW PORT RICHEY
DADE CITY

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

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

OCT - 6 2023



182 1 1
22-70346

TALAVERA CDD

Service Address: **18955 ROCOCO ROAD**

Bill Number: 19160623

Billing Date: 10/4/2023

Billing Period: 8/17/2023 to 9/18/2023

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2023.

Please visit bit.ly/pcurates for details.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	14328663	8/17/2023	2608	9/18/2023	2620	32	12

Usage History

	Water
September 2023	12
August 2023	28
July 2023	25
June 2023	20
May 2023	26
April 2023	33
March 2023	34
February 2023	26
January 2023	28
December 2022	24
November 2022	18
October 2022	18

Transactions

Previous Bill	373.87
Payment 09/20/23	-373.87 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	38.63
Water Tier 1	12.0 Thousand Gals X \$2.04 24.48
Sewer	
Sewer Base Charge	93.08
Sewer Charges	12.0 Thousand Gals X \$6.48 77.76
Total Current Transactions	233.95
TOTAL BALANCE DUE	\$233.95



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 233.95

Total Balance Due \$233.95

Due Date 10/23/2023

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

Round-Up Donations to Charity

Amount Enclosed

☐ Check this box to participate in Round-Up.

TALAVERA CDD
3434 COLWELL AVENUE STE 200
TAMPA FL 33614

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

013667863094004501916062340000233958

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690
727-810-4464
service@redtreelandscape.systems
redtreelandscapesystems.com

Invoice 14964



BILL TO

Mr. Sean Craft
Talavera Community Development
District
c/o: Rizzetta & Company
5844 Old Pasco Road, Suite 100
Wesley Chapel, FL 33544

DATE
10/01/2023

PLEASE PAY
\$16,675.00

DUE DATE
10/01/2023

ACTIVITY	QTY	RATE	AMOUNT
Grounds Maintenance Monthly General Landscape Maintenance	1	7,000.00	7,000.00
Grounds Maintenance Monthly General Landscape Maintenance - pond areas	1	3,500.00	3,500.00
Sales Monthly Fertilization		1,500.00	1,500.00
Sales Monthly Pest Control		575.00	575.00
Sales Monthly Irrigation		600.00	600.00
Grounds Maintenance Phase 1D	1	3,500.00	3,500.00

TOTAL DUE \$16,675.00

THANK YOU.

10.2.23

RedTree Landscape Systems

5532 Auld Lane

Holiday, FL 34690

727-810-4464

service@redtreelandscape.systems

redtreelandscapesystems.com

Invoice 15081



BILL TO

Mr. Sean Craft
Talavera Community Development
District
c/o: Rizzetta & Company
5844 Old Pasco Road, Suite 100
Wesley Chapel, FL 33544

DATE
09/30/2023

PLEASE PAY
\$1,836.00

DUE DATE
11/14/2023

ACTIVITY	QTY	RATE	AMOUNT
Landscape Construction Fall Seasonal color installation rotation performed 9/20/23	1,400	2.25	3,150.00
Landscape Construction Credit owed for INV #13043	1	-657.00	-657.00
Landscape Construction Credit owed for INV #13776	1	-657.00	-657.00

TOTAL DUE \$1,836.00

THANK YOU.

10.12.23

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

Invoice

Date	Invoice #
10/1/2023	INV0000084022

Bill To:

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

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

Description	Qty	Rate	Amount
Assessment Roll (Annual)	1.00	\$5,736.00	\$5,736.00
9.21.23	Subtotal		\$5,736.00
	Total		\$5,736.00

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

Invoice

Date	Invoice #
10/1/2023	INV0000084118

Bill To:

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

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

[illegible]

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

Invoice

Date	Invoice #
9/29/2023	INV0000084236

Bill To:

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

Services for the month of		Terms	Client Number
September		Upon Receipt	00048
Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	\$3,704.63	\$3,704.63
09.29.23		Subtotal	\$3,704.63
		Total	\$3,704.63

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

Invoice

Date	Invoice #
9/30/2023	INV0000084262

Bill To:

Talavera CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

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

Description	Qty	Rate	Amount
Cell Phone	50.00	\$1.00	\$50.00
Auto Mileage & Travel	45.20	\$1.00	\$45.20
Subtotal			\$95.20
Total			\$95.20

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

Invoice

Date	Invoice #
10/13/2023	INV0000084324

Bill To:

Talavera CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Services for the month of		Terms	Client Number
October		Upon Receipt	00048
Description	Qty	Rate	Amount
Amenity Management & Oversight	1.00	\$850.00	\$850.00
Personnel Reimbursement	1.00	\$3,757.20	\$3,757.20
10.13.23			
Subtotal			\$4,607.20
Total			\$4,607.20

TALAVERA COMMUNITY DEVELOPMENT DISTRICT

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

Check Request

Amount: \$180.00

Date: 09/19/23

Payable to: Robert Sanchez – DJ Rob

Address: 19024 Diego Circle, Spring Hill, Fl 34610

Reason: DJ Service 9-14-2023

Requester: Evelyn Ocasio Lopez-Clubhouse Manager

Directions for check:

Check is to be mailed to 19024 Diego Circle, Spring Hill, Fl 34610

584772

Invoice

SOLD TO TALAMON Master Association		SHIP TO FROM: Robert Sanchez "DJ ROB"	
ADDRESS 18955 ROCOCO RD.		ADDRESS 19024 Diego Cir.	
CITY, STATE, ZIP Spring Hill, FL. 34610		CITY, STATE, ZIP Spring Hill, FL. 34610	

CUSTOMER ORDER NO. KIDS pool party	SOLD BY Robert Sanchez	TERMS 4 hours	FOB	DATE 10/14/2023
---------------------------------------	---------------------------	------------------	-----	--------------------

ORDERED	SHIPPED	DESCRIPTION	PRICE	UNIT	AMOUNT
		DJ Services For 10/14/2023 (1-4pm) @ Talamon Community Center "Kids pool party"	45.00	3 hrs.	*135.00
		Sound Equipment, Light, and Music Set-Up And TakeDown of Equipment	45.00	1 hr.	*45.00
<p>Thank You!</p> <p>"DJ Rob"</p>					
					9.19.2023
					TOTAL Due: *180.00

Securiteam
 13745 N. Nebraska Ave.
 Tampa, FL 33613
 Phone: 813-909-7775
 Fax: 888-596-8464

Invoice

Bill To
Talavera CDD C/O Rizzetta & Co. 3434 Colwell Ave St 200 Tampa, FL 33614

Ship To
Talavera Amenity 18904 Diegio Circle Spring Hill, FL 34601

Date	Invoice #	P.O. No.	Terms	Due Date
10/13/2023	13875091923		Net 30	11/12/2023

QTY	Description
1	<p>Service Labor - 1 hour minimum (ErikV - Erik Varno - Sep 19, 2023 10:42 AM Reset server and monitor. Setup auto login for server. This server should be replaced try a appliance Avigilon maybe. This will fail again told client also</p> <p>DanielG - Daniel Gainza - 9/15/2023 3:01:02 PM - Evelyn is having issues with the cameras monitor and with the access to her computer. Please check that. Thanks)</p>
	10.13. 23

	Subtotal	\$175.00
	Sales Tax (0.0%)	\$0.00
	Total	\$175.00
	Payments/Credits	\$0.00
	Balance Due	\$175.00



INVOICE

Page: 1

Please Remit Payment to:

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

Invoice Number: PSI017054
Invoice Date: 10/1/2023

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

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

Ship Via
Ship Date 10/1/2023
Due Date 10/31/2023
Terms Net 30

Customer ID 8664
P.O. Number
P.O. Date 10/1/2023
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance October Billing 10/1/2023 - 10/31/2023 Talavera Cdd-Lake-ALL Phase D1 Lake All		1	1	1,658.25	1,658.25

10.2.23

Amount Subject to Sales Tax 0.00
Amount Exempt from Sales Tax 1,658.25

Subtotal: 1,658.25
Invoice Discount: 0.00
Total Sales Tax: 0.00
Payment Amount: 0.00
Total: 1,658.25



INVOICE

Page: 1

Please Remit Payment to:

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

Invoice Number: PSI021315
Invoice Date: 10/9/2023

Bill

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

Ship

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

Ship Via
Ship Date 10/9/2023
Due Date 11/8/2023
Terms Net 30

Customer ID 8664
P.O. Number
P.O. Date 10/9/2023
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Subcontract (Dredge, BMP Repair, Etc.) One-Time Service PLANTINGS (SUBCONTRACT) Talavera Cdd-Lake-ALL		1	1	8,928.00	8,928.00

10.9.23

Amount Subject to Sales Tax 0.00
Amount Exempt from Sales Tax 8,928.00

Subtotal: 8,928.00
Invoice Discount: 0.00
Total Sales Tax 0.00
Payment Amount: 0.00
Total: 8,928.00



September 21, 2023
Invoice Number: 1416975092123
Account Number: **8337 13 062 1416975**
Security Code:
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 09/21/23 through 10/20/23 details on following pages

Previous Balance	321.13
Payments Received -Thank You!	-321.13
Remaining Balance	\$0.00
Spectrum Business™ TV	50.98
Spectrum Business™ Internet	167.97
Spectrum Business™ Voice	79.98
Other Charges	22.20
Current Charges	\$321.13
YOUR AUTO PAY WILL BE PROCESSED 10/07/23	
Total Due by Auto Pay	\$321.13

NEWS AND INFORMATION

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

Enhance your business communications with Spectrum Mobile. Call **1-855-223-5045** to learn how you can get 1 mobile unlimited line **FREE** for 1 year.



Thank you for choosing Spectrum Business.

We appreciate your prompt payment and value you as a customer.

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



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8337 1300 NO RP 21 09222023 NNNNNNN 01 001168 0005

Talavera ccd
5844 OLD PASCO RD STE 100
WESLEY CHAPEL FL 33544-4010

September 21, 2023

Talavera ccd

Invoice Number: 1416975092123
Account Number: 8337 13 062 1416975
Service At: 18955 ROCOCO RD
SPRING HILL FL 34610-0159

Total Due by Auto Pay	\$321.13
------------------------------	-----------------



CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186



833713062141697500321133

September 21, 2023



Invoice Number: 1416975092123
Account Number: 8337 13 062 1416975
Security Code: [REDACTED]

Contact Us

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

8337 1300 NO RP 21 09222023 NNNNNNNN 01 001168 0005

Charge Details

Previous Balance		321.13
EFT Payment	09/07	-321.13
Remaining Balance		\$0.00

Payments received after 09/21/23 will appear on your next bill.

Service from 09/21/23 through 10/20/23

Spectrum Business™ TV

Spectrum Business TV	44.99
Promotional Discount	-5.00
Spectrum Receiver	10.99
	\$50.98

Spectrum Business™ TV Total \$50.98

Spectrum Business™ Internet

Web Hosting	0.00
Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Static IP 1	19.99
Spectrum Business Internet Ultra	199.99
Promotional Discount	-60.00
Business WiFi	7.99
	\$167.97

Spectrum Business™ Internet Total \$167.97

Spectrum Business™ Voice

Phone number (813) 536-0019	
Spectrum Business Voice	39.99
	\$39.99

Phone number (813) 536-1445	
Spectrum Business Voice	39.99
Voice Mail	0.00

Spectrum Business™ Voice Continued

\$39.99

For additional call details,
please visit SpectrumBusiness.net

Spectrum Business™ Voice Total \$79.98

Other Charges

Broadcast TV Surcharge	22.20
Other Charges Total	\$22.20

Current Charges \$321.13
Total Due by Auto Pay \$321.13

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.

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.

Continued on the next page...

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

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



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



Suncoast Pool Service

P.O. Box 224
Elfers, FL 34680

Invoice

Date	Invoice #
10/1/2023	9744

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

P.O. No.	Terms	Project
October 2023	Net 30	

Quantity	Description	Rate	Amount
1	Swimming Pool Service including chemical balance, debris removal from surface and bottom of swimming pool, vacuuming, tile cleaning and skimming. Operational checks of pumps, filter system, chemical feeders, flow meters and vacuum gauges. Chemicals Included.	1,240.00	1,240.00
			10.2.23

Thank you for your business.

Phone #
(727) 271-1395

Total	\$1,240.00
-------	------------

P.O. Box 224
Elfers, FL 34680

Date	Invoice #
10/5/2023	9765

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

P.O. No.	Terms	Project
pool pump repair	Due on receipt	

Quantity	Description	Rate	Amount
1	replacement impeller for 15 HP EQ Series Pump	490.00	490.00
1	Replacement Seal Plate	925.00	925.00
1	replacement diffuser for 15 hp EQ pump	830.00	830.00
1.5	labor charge for repair 1.5 hrs	95.00	142.50
		10.6.23	

Please make check payable to Suncoast Pool Service

Phone #

(727) 271-1395

Total

\$2,387.50

Talavera CDD

Limit \$1,000

Debit Card-Evelyn Ocasio Lopez

All Expenditures must be supported by receipts in order to be eligible for reimbursement.

Attach all receipts to this form.

				Holiday Decorations	Miscellaneous Contingency
				53900-4614	57900-6409
Date	Vendor Name	Reason for Expenditure	Amount		
9/16/2023	Amazon	Halloween items for event oct 14	\$ (68.01)	\$ (68.01)	
9/16/2023	Amazon	Halloween Items for event oct 14	\$ (16.58)	\$ (16.58)	
9/17/2023	Walmart	Halloween items for event oct 14	\$ (17.82)	\$ (17.82)	
9/19/2023	Thombtack	Halloween Face Paint for event oct 14	\$ (230.00)		\$ (230.00)
	TOTAL		(332.41)	(102.41)	(230.00)

Total 001-10200

DM Approval

Sean Craft

Date

10/2/23



Details for Order #111-6588694-2919447

[Print this page for your records.](#)

Order Placed: September 16, 2023

Amazon.com order number: 111-6588694-2919447

Order Total: \$68.01

Not Yet Shipped

Halloween Party 10/14/23

Items Ordered

Price

1 of: *34in Halloween Yard Signs Garden Stakes for Halloween Outdoor Decorations, 2Pcs Large 3-tiered Halloween Pumpkin Ghost Yard Sign for Trick-or-Treat Halloween Party* \$9.86

Lawn Decorations

Sold by: TopQualitySavings ([seller profile](#))

Supplied by: Other

Condition: New

1 of: *GABOSS Halloween Decorations Beware Signs Yard Stakes Outdoor Creepy Assorted Warning Sign, Scary Zombie Theme Party Decor Supplies, 3 Pieces, 16.5" x 12.2"* \$9.99

Sold by: GABOSS STORE ([seller profile](#))

Supplied by: Other

Condition: New

1 of: *Emart Backdrop Stand 10x7ft(WxH) Photo Studio Adjustable Background Stand Support Kit with 2 Crossbars, 8 Backdrop Clamps, 2 Sandbags and Carrying Bag for Parties Wedding Events Decoration* \$39.67

Sold by: EMARTUS ([seller profile](#)) | Product question? [Ask Seller](#)

Supplied by: Other

Condition: New

1 of: *Halloween Porch Sign-Trick or Treat Door Banner Cute Halloween Outside Decoration Pumpkin Monster Hanging Banner for Halloween Party Supply* \$8.99

Sold by: Dreamp ([seller profile](#))

Supplied by: Other

Condition: New

Shipping Address:

Clubhouse Manager
18955 Rococo Road
Spring Hill, FL 34610
United States

Shipping Speed:

Delivery in fewer trips to your address

Payment information

Payment Method:

Visa ending in 1399

Billing address

Clubhouse Manager
18955 Rococo Road
Spring Hill, FL 34610
United States

Item(s) Subtotal: \$68.51

Shipping & Handling: \$0.00

Your Coupon Savings: -\$0.50

Total before tax: \$68.01

Estimated tax to be collected: \$0.00

Grand Total: \$68.01

To view the status of your order, return to [Order Summary](#).

**Details for Order #111-1325333-9524250**[Print this page for your records.](#)**Order Placed:** September 16, 2023**Amazon.com order number:** 111-1325333-9524250**Order Total:** \$16.58

Halloween
Bunt 10/14/23

Not Yet Shipped**Items Ordered****Price**

1 of: *Biubee Pack of 5 Halloween Black Creepy Cloth- Spooky Fabric Cloth Halloween Decorations Clearance for Haunted Horror House Halloween Party Doorway Outdoors Decoration (30x72inch)*

\$9.99

Sold by: Biubee ([seller profile](#))

Supplied by: Other

Condition: New

1 of: *Halloween Party Supplies Hallween Decorations Bats Wall Decor 140PCS Realistic PVC 3D Black Scary Bat Sticker for Creepy Home Decor Halloween Party Decorations DIY Wall Decal Bathroom Indoor Halloween Decor*

\$7.59

Sold by: TDHDIKE ([seller profile](#))

Supplied by: Other

Condition: New

Shipping Address:

Clubhouse Manager
18955 Rococo Road
Spring Hill, FL 34610
United States

Shipping Speed:

Amazon Day Delivery

Payment information**Payment Method:**

Visa ending in 1399

Billing address

Clubhouse Manager
18955 Rococo Road
Spring Hill, FL 34610
United States

Item(s) Subtotal: \$17.58

Shipping & Handling: \$0.00

Your Coupon Savings: -\$1.00

Total before tax: \$16.58

Estimated tax to be collected: \$0.00

Grand Total: \$16.58To view the status of your order, return to [Order Summary](#).[Conditions of Use](#) | [Privacy Notice](#) © 1996-2023, Amazon.com, Inc. or its affiliates

Give us feedback @ survey.walmart.com
Thank you! ID #:7SKKDCF4D41

Walmart 
Save money. Live better.

352-597-3807 Mgr: THOMAS
13300 CORTEZ BLVD
BROOKSVILLE FL 34613
ST# 01213 OP# 004819 TE# 28 TR# 06594
6 HEADBANDS 084026671972 1.98 0
SPRING 084026671893 1.98 0
STRAW 084026671895 1.98 0
GLASSES 084026671889 1.98 0
GLASSES 084026671889 1.98 0
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GLASSES 084026671889 1.98 0
SUBTOTAL 17.82
TOTAL 17.82
DEBIT TEND 17.82
CHANGE DUE 0.00

EFT DEBIT 17.82 TOTAL PURCHASE
US DEBIT
REF # 326000663906
NETWORK ID. 0056 APPR CODE 043198
US DEBIT
AID A0000000980840
AAC 14991F8321E35432
*NO SIGNATURE REQUIRED
TERMINAL # SC010501
09/17/23 12:04:10
ITEMS SOLD 9
TC# 6597 7324 7278 8791 1907



*Halloween
Items for
Event
10/14*

Give us feedback @ survey.walmart.com
Thank you! ID #:7SKKDCF4D41

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352-597-3807 Mgr: THOMAS
13300 CORTEZ BLVD
BROOKSVILLE FL 34613
ST# 01213 OP# 004819 TE# 28 TR# 06594
6 HEADBANDS 084026671972 1.98 0
SPRING 084026671893 1.98 0
STRAW 084026671895 1.98 0
GLASSES 084026671889 1.98 0
GLASSES 084026671889 1.98 0
GLASSES 084026671889 1.98 0
GLASSES 084026671889 1.98 0
GLASSES 084026671889 1.98 0
GLASSES 084026671889 1.98 0
SUBTOTAL 17.82
TOTAL 17.82
DEBIT TEND 17.82
CHANGE DUE 0.00

EFT DEBIT 17.82 TOTAL PURCHASE
US DEBIT
REF # 326000663906
NETWORK ID. 0056 APPR CODE 043198
US DEBIT
AID A0000000980840
AAC 14991F8321E35432
*NO SIGNATURE REQUIRED
TERMINAL # SC010501
09/17/23 12:04:10
ITEMS SOLD 9
TC# 6597 7324 7278 8791 1907



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09/17/23 12:04:33

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09/17/23 12:04:33

[Print](#) | [Close Window](#)

Subject: Receipt: \$230 Face Painting
From: Thumbtack <do-not-reply@thumbtack.com>
Date: Tue, Sep 19, 2023 11:31 am
To: manager@talaveraclub.com



Face Painting

You sent \$230 to your pro.



Fuentes Fantabulous Fun

4.93 ★★★★★ (134)

Price	\$230
Sales tax	\$0
<hr/>	
Total paid	\$230
visa 1399	Paid Sep 19, 2023

[Write a review](#)

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Our Thumbtack Guarantee

We're committed to a job well done. If something happens, we'll work to make it right. Subject to [terms and conditions](#).

Thumbtack

415 Natoma Street, Suite 1300, San Francisco, CA 94103

Talavera CDD Limit \$1,500
Debit Card-Evelyn Ocasio Lopez

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

				Clubhouse Janitorial Supplies	Office Supplies	Clubhouse Maintenance & Repair	Special Events
				57200-4704	57200-5101	57200-4705	57200-4775
Date	Vendor Name	Reason for Expenditure	Amount				
10/1/2023	Jennifer Montgomery	Wine Glass Painting Event 9/27/2023	\$ (70.00)				\$ (70.00)
10/1/2023	Lowes	Smoke Dectec/Fire Extinguish	\$ (65.74)			\$ (65.74)	
10/4/2023	Walmart	Cookies Wednesdays Event	\$ (13.44)				\$ (13.44)
10/6/2023	Amazon	Halloween Items event 10-10	\$ (18.98)				\$ (18.98)
10/7/2023	Amazon	Dog Wast Bags Supply	\$ (44.77)				
10/7/2023	Walmart	Donuts etc Coffee	\$ (8.22)		\$ (8.22)		
10/7/2023	Amazon	Plastic Gloves Maintenance	\$ (8.47)		\$ (8.47)		
10/9/2023	Walmart	Office Supply & Halloween Decor	\$ (168.46)		\$ (103.92)		\$ (64.54)
10/9/2023	Hobby Lobby	Christmas Crafts Materials Event	\$ (84.44)				\$ (84.44)
10/10/2023	MailChimp	Monthly Charges	\$ (39.25)		\$ (39.25)		
10/10/2023	Winn Dixie	Materials for Spookie Kids 10/10	\$ (20.95)				\$ (20.95)
10/10/2023	Walmart	Materials for Events	\$ (81.28)				\$ (81.28)
10/10/2023	Sams	Halloween Popcorn & cheese ball	\$ (44.24)				\$ (44.24)
10/12/2023	Dollar General	Bingo Christmas Prices for 11/25	\$ (8.52)				\$ (8.52)
10/12/2023	Walmart	Hula Hoops/Spooky event 10/14	\$ (34.00)				\$ (34.00)
10/12/2023	Amazon	Halloween Games Event 10/14	\$ (26.48)				\$ (26.48)
10/14/2023	Walmart	Plates& ice bags	\$ (9.13)		\$ (9.13)		
10/18/2023	Walmart	Coffee & Donuts CDD Meeting	\$ (7.21)				\$ (7.21)
10/19/2023	Walmart	6 Bale returned Halloween Event	\$ 47.88				\$ 47.88
10/24/2023	Sams	Hip&Joint	\$ 17.02				\$ 17.02
10/24/2023	Walmart	Cookies Wednesdays Event	\$ (19.42)				\$ (19.42)
10/25/2023	Adobe Acct.	Monthly Fee 10-25 to 11-24	\$ (19.99)		\$ (19.99)		
10/26/2023	Amazon	Dog Waste can Liners	\$ (34.79)				
10/26/2023	Amazon	Pet Waste Roll Bags	\$ (44.77)				
10/26/2023	Amazon	Office Supply	\$ (192.17)		\$ (192.17)		
10/26/2023	Amazon	Toilet Bowl Cleaner & Disinfect.	\$ (11.36)	\$ (11.36)			
10/26/2023	Amazon	Toilet Paper/Hand Fold Towel/Cork	\$ (141.12)	\$ (93.60)	\$ (47.52)		
	TOTAL		(1,152.30)	(104.96)	(428.67)	(65.74)	(428.60)

Total 001-10200

DM Approval Sean Craft Date 10/27/23

INVOICE

Jennifer Montgomery Art, LLC
crazyfacesfp@aol.com; Website:
www.jennifermontgomery.net

Invoice No#: 2011-1998
Invoice Date: Sep 27, 2023
Due Date: Sep 27, 2023



PAID

\$0.00
AMOUNT DUE

BILL TO

eocasiolopez@rizzetta.com

#	DATE	ITEMS & DESCRIPTION	QTY/HRS	PRICE	AMOUNT(\$)
1	May 11, 2022	Paint and Sip Balance \$10.00 Talavera Event Spring Hill FL 9.27.23	7	\$10.00	\$70.00
Subtotal					\$70.00
Shipping					\$0.00
TOTAL					\$70.00 USD
Amount paid					\$70.00
AMOUNT DUE					\$0.00 USD

TERMS AND CONDITIONS

BOOKING IS NOT RESERVED UNTIL DEPOSIT IS RECEIVED. Should a client cancel, the deposit is non-refundable. Balance is due on date of event.

Should any changes need to be made to the booking day, time, or location it is the responsibility of the client to do so no less than 48 hours in advance. Artist will make every effort to accommodate client in the event of changes. Changes are subject to artist availability.

Evelyn Ocasio Lopez

From: service@paypal.com
Sent: Friday, September 29, 2023 2:11 PM
To: Evelyn Ocasio Lopez
Subject: [EXTERNAL]You paid to Jennifer Montgomery Art, LLC for invoice 2011-1998

NOTICE: This email originated from outside of the organization.

Do not click links or open attachments unless you recognize the sender and know the content is safe. Please use the Phish Alert! button to report suspicious messages.

Hello, Evelyn Ocasio López



You just sent a \$70.00 USD payment

[View your invoice](#)

Transaction ID
82164869AY339112L

Transaction date
September 29, 2023

Invoice number

2011-1998

Payment from

Evelyn Ocasio Lopez
eocasiolopez@rizzetta.com

Payment to

Jennifer Montgomery Art, LLC
crazyfacesfp@aol.com

Shipping address



LOWE'S HOME CENTERS, LLC
4780 COMMERCIAL WAY
SPRING HILL, FL 34606 (352) 592-0176

- SALE -

SALES#: S1605FBG 3849883 TRANS#: 617511498 10-01-23

986239 FA 10YR BATTERY PHOTO COM	39.98
396471 HM 1CT 1/2 IN-13X11IN RP H	3.78
2 @ 1.89	
314109 FA HOME 1A10BC FIRE EXT	21.98

SUBTOTAL:	65.74
TOTAL TAX:	0.00
INVOICE 94844 TOTAL:	65.74
DEBITVISA:	65.74
CHANGE:	0.00

DEBITVISA: XXXXXXXXXXXX1399 AMOUNT: 65.74 AUTHCD: 089986

CHIP REFID: 160509844032 10/01/23 13:35:52

*PIN VERIFIED

TRACE : 844032 RETRIEVAL: 160509844032

PURCHASE CASH BACK TOTAL DEBIT

65.74 0.00 65.74

TVR : 8080048000

TSI : 6800

STORE: 1605 TERMINAL: 09 10/01/23 13:35:58

OF ITEMS PURCHASED: 4

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOWE'S.
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AT OUR CUSTOMER SERVICE DESK

LOWEST PRICE GUARANTEE

FOR MORE DETAILS, VISIT LOWES.COM/LOWESTPRICEGUARANTEE

* SHARE YOUR FEEDBACK! *

* ENTER FOR A CHANCE TO BE *

* ONE OF FIVE \$500 WINNERS DRAWN MONTHLY! *

* ENTRE EN EL SORTEO MENSUAL *

* PARA SER UNO DE LOS CINCO GANADORES DE \$500! *

* ENTER BY COMPLETING A SHORT SURVEY *

* WITHIN ONE WEEK AT: www.lowes.com/survey *

* Y O U R I D #948446 160592 742054 *

* NO PURCHASE NECESSARY TO ENTER OR WIN. *

* VOID WHERE PROHIBITED. MUST BE 18 OR OLDER TO ENTER. *

* OFFICIAL RULES & WINNERS AT: www.lowes.com/survey *

* OFFICIAL RULES & WINNERS AT: www.lowes.com/survey *



LOWE'S HOME CENTERS, LLC
4780 COMMERCIAL WAY
SPRING HILL, FL 34606 (352) 592-0176

- SALE -

SALES#: S1605FBG 3849883 TRANS#: 617511498 10-01-23

*Authorized By
Board to Install
Kitchen
Smoke Detectors
Fire Ext.*

986239 FA 10YR BATTERY PHOTO COM	39.98
396471 HM 1CT 1/2 IN-13X11IN RP H	3.78
2 @ 1.89	
314109 FA HOME 1A10BC FIRE EXT	21.98

SUBTOTAL:	65.74
TOTAL TAX:	0.00
INVOICE 94844 TOTAL:	65.74
DEBITVISA:	65.74
CHANGE:	0.00

DEBITVISA: XXXXXXXXXXXX1399 AMOUNT: 65.74 AUTHCD: 089986

CHIP REFID: 160509844032 10/01/23 13:35:52

*PIN VERIFIED

TRACE : 844032 RETRIEVAL: 160509844032

PURCHASE CASH BACK TOTAL DEBIT

65.74 0.00 65.74

TVR : 8080048000

TSI : 6800

STORE: 1605 TERMINAL: 09 10/01/23 13:35:58

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* ONE OF FIVE \$500 WINNERS DRAWN MONTHLY! *

* ENTRE EN EL SORTEO MENSUAL *

* PARA SER UNO DE LOS CINCO GANADORES DE \$500! *

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* Y O U R I D #948446 160592 742054 *

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* VOID WHERE PROHIBITED. MUST BE 18 OR OLDER TO ENTER. *

* OFFICIAL RULES & WINNERS AT: www.lowes.com/survey *

* OFFICIAL RULES & WINNERS AT: www.lowes.com/survey *

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Thank you! ID #:7SKV FH256NZ6

Walmart

Neighborhood Market
352-587-6950 Mgr. DONNA
14344 SPRING HILL DR
SPRING HILL FL 34609
ST# 06207 OP# 009012 TE# 12 TR# 04809

ITEMS SOLD 3
TC# 4803 1286 1508 3525 1731



MINI SGR CKE 194346000460 F 4.48 0
MINI SGR CKE 194346000460 F 4.48 0
MINI SGR CKE 194346000460 F 4.48 0

SUBTOTAL 13.44
TOTAL 13.44
DEBIT TEND 13.44
CHANGE DUE 0.00

EFT DEBIT PAY FROM PRIMARY
13.44 TOTAL PURCHASE
US DEBIT- 1399 I 0 REF # 327700247673
NETWORK ID. 0008 APPR. CODE 568218
AID A0000000980840
TC 89AB6B9FCA4B0C6B
TERMINAL # 26862663
*Pin Verified
10/04/23 08:23:32

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10/04/23 08:23:43

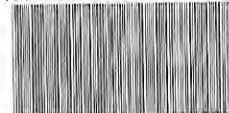
Cookie Wads Gift

Give us feedback @ survey.walmart.com
Thank you! ID #:7SKV FH256NZ6

Walmart

Neighborhood Market
352-587-6950 Mgr. DONNA
14344 SPRING HILL DR
SPRING HILL FL 34609
ST# 06207 OP# 009012 TE# 12 TR# 04809

ITEMS SOLD 3
TC# 4803 1286 1508 3525 1731



MINI SGR CKE 194346000460 F 4.48 0
MINI SGR CKE 194346000460 F 4.48 0
MINI SGR CKE 194346000460 F 4.48 0

SUBTOTAL 13.44
TOTAL 13.44
DEBIT TEND 13.44
CHANGE DUE 0.00

EFT DEBIT PAY FROM PRIMARY
13.44 TOTAL PURCHASE
US DEBIT- 1399 I 0 REF # 327700247673
NETWORK ID. 0008 APPR. CODE 568218
AID A0000000980840
TC 89AB6B9FCA4B0C6B
TERMINAL # 26862663
*Pin Verified
10/04/23 08:23:32

Walmart



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amazon.com

Details for Order #111-5226382-2295410Print this page for your records.**Order Placed:** October 6, 2023**Amazon.com order number:** 111-5226382-2295410**Order Total: \$18.98****Not Yet Shipped**

Rec'd
10/7/23
Halloween
Material
10/10/23
Dew

Items Ordered**Price**

1 of: *Maijoeyy 7x5ft Happy Halloween Backdrop Ghost Pumpkin Halloween Backdrops for Photography Forest Cemetery Children Kids Halloween Photo Booth Backdrop* \$8.99

Sold by: Satisfied Background ([seller profile](#))

Supplied by: Other

Condition: New

1 of: *53pcs Happy Halloween Photo Booth Props Halloween Picture Props Skull Photo Booth Props Witch Hat Pumpkin Bat Tombstone Fancy Party Decor Supply Halloween Props for Photoshoot Gift Box* \$9.99

Sold by: wish ins ([seller profile](#))

Supplied by: Other

Condition: New

Shipping Address:

Clubhouse Manager
18955 Rococo Road
Spring Hill, FL 34610
United States

Shipping Speed:

FREE Prime Delivery

Payment information**Payment Method:**

Visa ending in 1399

Item(s) Subtotal: \$18.98

Shipping & Handling: \$0.00

Total before tax: \$18.98

Estimated tax to be collected: \$0.00

Grand Total: \$18.98**Billing address**

Clubhouse Manager
18955 Rococo Road
Spring Hill, FL 34610
United States

To view the status of your order, return to [Order Summary](#).[Conditions of Use](#) | [Privacy Notice](#) © 1996-2023, Amazon.com, Inc. or its affiliates

amazon.com**Details for Order #111-6221944-6405867**Print this page for your records.**Order Placed:** October 7, 2023**Amazon.com order number:** 111-6221944-6405867**Order Total:** \$44.77**Not Yet Shipped***Dog Waste Bags***Items Ordered****Price**

1 of: *Commercial Grade 8"x13" Pet Waste Roll Bags - 40% Thicker Than Mini Roll Bags - \$44.77*
Fit's Any Pet Waste Station - 10 roll Case pack of 200 bags (2,000 bags total)

Sold by: ZW USA Inc ([seller profile](#))

Supplied by: Other

Condition: New

Shipping Address:

Clubhouse Manager
18955 Rococo Road
Spring Hill, FL 34610
United States

Shipping Speed:

Delivery in fewer trips to your address

Payment information**Payment Method:**

Visa ending in 1399

Item(s) Subtotal: \$44.77

Shipping & Handling: \$0.00

Total before tax: \$44.77

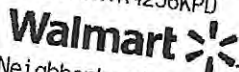
Estimated tax to be collected: \$0.00

Grand Total: \$44.77**Billing address**

Clubhouse Manager
18955 Rococo Road
Spring Hill, FL 34610
United States

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Thank you! ID #:7SKVR4256KPD



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

ST# 06207 OP# 009011 TE# 11 TR# 01653

ITEMS SOLD 2
TC# 6998 8230 8771 6898 7038



MINI CINN RO 078742298600 F 4.98 0
GLZD CRULLER 194346020390 F 3.24 0

SUBTOTAL 8.22
TOTAL 8.22
DEBIT TEND 8.22
CHANGE DUE 0.00

EFT DEBIT PAY FROM PRIMARY
8.22 TOTAL PURCHASE
US DEBIT- 1399 I 0 REF # 328000560160
NETWORK ID. 0008 APPR. CODE 087126
AID A0000000980840
TC A1A335A3F4E1053E
TERMINAL # 26820865
*Pin Verified
10/07/23 08:32:45



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

ST# 06207 OP# 009011 TE# 11 TR# 01653

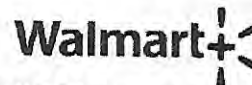
ITEMS SOLD 2
TC# 6998 8230 8771 6898 7038



MINI CINN RO 078742298600 F 4.98 0
GLZD CRULLER 194346020390 F 3.24 0

SUBTOTAL 8.22
TOTAL 8.22
DEBIT TEND 8.22
CHANGE DUE 0.00

EFT DEBIT PAY FROM PRIMARY
8.22 TOTAL PURCHASE
US DEBIT- 1399 I 0 REF # 328000560160
NETWORK ID. 0008 APPR. CODE 087126
AID A0000000980840
TC A1A335A3F4E1053E
TERMINAL # 26820865
*Pin Verified
10/07/23 08:32:45



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10/07/23 08:32:57

**Details for Order #111-4141385-3381804**[Print this page for your records.](#)**Order Placed:** October 7, 2023**Amazon.com order number:** 111-4141385-3381804**Order Total: \$8.47****Not Yet Shipped****Items Ordered**

1 of: *Schneider Black Vinyl Exam Gloves, 4mil, Disposable Latex-Free, Plastic Surgical Gloves for Medical, Cooking, Cleaning, and Food Prep, Powder-Free, Non-Sterile, 100-ct Box (Large)*

Sold by: A2eshop ([seller profile](#))

Supplied by: Other

Condition: New

Price**\$8.47****Shipping Address:**

Clubhouse Manager
18955 Rococo Road
Spring Hill, FL 34610
United States

Shipping Speed:

Amazon Day Delivery

Payment information**Payment Method:**

Visa ending in 1399

Item(s) Subtotal: \$8.47

Shipping & Handling: \$0.00

Total before tax: \$8.47

Estimated tax to be collected: \$0.00

Grand Total: \$8.47**Billing address**

Clubhouse Manager
18955 Rococo Road
Spring Hill, FL 34610
United States

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Thank you! ID #:7SKVZ2F4BMF

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352-597-3807 Mgr:THOMAS
13300 CORTEZ BLVD
BROOKSVILLE FL 34613
ST# 01213 OP# 006746 TE# 26 TR# 05149
ITEMS SOLD 16
TC# 9377 2761 9747 8829 6291 7



FSTD SGR CKS 019434611732 F	6.47 0
FSTD SGR CKS 019434611732 F	6.47 0
12CT HALLO 007874200693 F	4.48 0
12CT HALLO 007874200693 F	4.48 0
HALLOWEEN 007874236146 F	4.48 0
HALLOWEEN 007874236146 F	4.48 0
TYS FUN NUG 002370005829 F	12.54 0
WHITE WEB 007176521663	1.98 0
WHITE WEB 007176521663	1.98 0
30CT 7 PMKN 001117914166	2.97 0
AW OIL PUMP 006233800753	11.98 0
GW TP 325 063806018898	4.24 0
SIB MW MED Z 074412089354	9.97 0
150PK POUCH 004385977102	22.32 0
BT PF HELIX 001112026911	59.00 0
WFH LRG DESK 074412089317	10.62 0

SUBTOTAL 168.46

TOTAL 168.46

DEBIT TEND 168.46

CHANGE DUE 0.00

EFT DEBIT PAY FROM PRIMARY
168.46 TOTAL PURCHASE
US DEBIT **** * 1399 I 0
REF # 328200709047
NETWORK ID. 0056 APPR CODE 036930
US DEBIT
AID A0000000980840
AAC A27FE93AD45B7668
*Pin Verified
TERMINAL # SC010676
10/09/23 14:59:42
Low Prices You Can Trust. Every Day.
10/09/23 15:00:04

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Thank you! ID #:7SKVZ2F4BMF

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352-597-3807 Mgr:THOMAS
13300 CORTEZ BLVD
BROOKSVILLE FL 34613
ST# 01213 OP# 006746 TE# 26 TR# 05149
ITEMS SOLD 16
TC# 9377 2761 9747 8829 6291 7



FSTD SGR CKS 019434611732 F	6.47 0
FSTD SGR CKS 019434611732 F	6.47 0
12CT HALLO 007874200693 F	4.48 0
12CT HALLO 007874200693 F	4.48 0
HALLOWEEN 007874236146 F	4.48 0
HALLOWEEN 007874236146 F	4.48 0
TYS FUN NUG 002370005829 F	12.54 0
WHITE WEB 007176521663	1.98 0
WHITE WEB 007176521663	1.98 0
30CT 7 PMKN 001117914166	2.97 0
AW OIL PUMP 006233800753	11.98 0
GW TP 325 063806018898	4.24 0
SIB MW MED Z 074412089354	9.97 0
150PK POUCH 004385977102	22.32 0
BT PF HELIX 001112026911	59.00 0
WFH LRG DESK 074412089317	10.62 0

SUBTOTAL 168.46

TOTAL 168.46

DEBIT TEND 168.46

CHANGE DUE 0.00

EFT DEBIT PAY FROM PRIMARY
168.46 TOTAL PURCHASE
US DEBIT **** * 1399 I 0
REF # 328200709047
NETWORK ID. 0056 APPR CODE 036930
US DEBIT
AID A0000000980840
AAC A27FE93AD45B7668
*Pin Verified
TERMINAL # SC010676
10/09/23 14:59:42
Low Prices You Can Trust. Every Day.
10/09/23 15:00:04

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12950 Cortez Blvd
Brooksville, FL 34613
Hobby Lobby Store #613 (352) 597-8544

S-613	R-3	T-9705 BAILEY I	SALE
104000000	Christmas	1.49 N	
Promo 50% Off (2.99-1.50)			
104000000	Christmas	1.99 N	
Promo 50% Off (3.99-2.00)			
104000000	Christmas	1.98 N	
Promo 50% Off (1.99-1.00)			
2 @ 0.99 ea			
104000000	Christmas	1.49 N	
Promo 50% Off (2.99-1.50)			
108500000	Jewelry Mking	1.99 N	
50 % Off (3.99-2.00)			
104000000	Christmas	2.49 N	
Promo 50% Off (4.99-2.50)			
104000000	Christmas	4.47 N	
Promo 50% Off (2.99-1.50)			
3 @ 1.49 ea			
104000000	Christmas	1.49 N	
Promo 50% Off (2.99-1.50)			
104000000	Christmas	1.99 N	
Promo 50% Off (3.99-2.00)			
104000000	Christmas	5.94 N	
Promo 50% Off (1.99-1.00)			
6 @ 0.99 ea			
104000000	Christmas	2.49 N	
Promo 50% Off (4.99-2.50)			
104000000	Christmas	4.98 N	
Promo 50% Off (4.99-2.50)			
2 @ 2.49 ea			
104000000	Christmas	4.47 N	
Promo 50% Off (2.99-1.50)			
3 @ 1.49 ea			
104000000	Christmas	4.95 N	
Promo 50% Off (1.99-1.00)			
5 @ 0.99 ea			
104000000	Christmas	3.98 N	
Promo 50% Off (3.99-2.00)			
2 @ 1.99 ea			
104000000	Christmas	1.24 N	
Promo 50% Off (2.49-1.25)			
106000000	Home Decor	4.99 N	
50 % Off (9.99-5.00)			
104000000	Christmas	2.49 N	
Promo 50% Off (4.99-2.50)			
104000000	Christmas	6.49 N	
Promo 50% Off (12.99-6.50)			
104600000	Fall	3.57 N	
Promo 40% Off (1.99-0.80)			
3 @ 1.19 ea			
104000000	Christmas	19.47 N	
Promo 50% Off (12.99-6.50)			
3 @ 6.49 ea			

SUBTOTAL 84.44
TAX TOTAL 0.00
TOTAL 84.44
TAX EXEMPT CUSTOMER

DEBIT 84.44
ACCOUNT #: *****1399
AUTH#: 083642
ACCT : Debit

INSERTED

HOBBY LOBBY

Super Savings, Super Selection!

12950 Cortez Blvd
Brooksville, FL 34613
Hobby Lobby Store #613 (352) 597-8544

S-613	R-3	T-9705 BAILEY I	SALE
104000000	Christmas	1.49 N	
Promo 50% Off (2.99-1.50)			
104000000	Christmas	1.99 N	
Promo 50% Off (3.99-2.00)			
104000000	Christmas	1.98 N	
Promo 50% Off (1.99-1.00)			
2 @ 0.99 ea			
104000000	Christmas	1.49 N	
Promo 50% Off (2.99-1.50)			
108500000	Jewelry Mking	1.99 N	
50 % Off (3.99-2.00)			
104000000	Christmas	2.49 N	
Promo 50% Off (4.99-2.50)			
104000000	Christmas	4.47 N	
Promo 50% Off (2.99-1.50)			
3 @ 1.49 ea			
104000000	Christmas	1.49 N	
Promo 50% Off (2.99-1.50)			
104000000	Christmas	1.99 N	
Promo 50% Off (3.99-2.00)			
104000000	Christmas	5.94 N	
Promo 50% Off (1.99-1.00)			
6 @ 0.99 ea			
104000000	Christmas	2.49 N	
Promo 50% Off (4.99-2.50)			
104000000	Christmas	4.98 N	
Promo 50% Off (4.99-2.50)			
2 @ 2.49 ea			
104000000	Christmas	4.47 N	
Promo 50% Off (2.99-1.50)			
3 @ 1.49 ea			
104000000	Christmas	4.95 N	
Promo 50% Off (1.99-1.00)			
5 @ 0.99 ea			
104000000	Christmas	3.98 N	
Promo 50% Off (3.99-2.00)			
2 @ 1.99 ea			
104000000	Christmas	1.24 N	
Promo 50% Off (2.49-1.25)			
106000000	Home Decor	4.99 N	
50 % Off (9.99-5.00)			
104000000	Christmas	2.49 N	
Promo 50% Off (4.99-2.50)			
104000000	Christmas	6.49 N	
Promo 50% Off (12.99-6.50)			
104600000	Fall	3.57 N	
Promo 40% Off (1.99-0.80)			
3 @ 1.19 ea			
104000000	Christmas	19.47 N	
Promo 50% Off (12.99-6.50)			
3 @ 6.49 ea			

SUBTOTAL 84.44
TAX TOTAL 0.00
TOTAL 84.44
TAX EXEMPT CUSTOMER

DEBIT 84.44
ACCOUNT #: *****1399
AUTH#: 083642
ACCT : Debit

INSERTED

US DEBIT

CARD #*****1399 INSERTED
REF # AUTH # RESP 00
133910091042 083642 TSD 00

Mailchimp Receipt

MC09079537

Issued to

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

Issued by

Mailchimp
c/o The Rocket Science
Group, LLC
675 Ponce de Leon Ave NE
Suite 5000
Atlanta, GA 30308
www.mailchimp.com
Tax ID: US EIN 58-2554149

Details

Order # MC09079537
Date Paid: October 10, 2023
05:29 AM New York

Billing statement

Essentials plan

1,500 contacts

\$26.50

Additional Contact Blocks

Up to 500 contacts

\$12.75 x 1 contact blocks

\$12.75

Paid via Visa ending in 1399 which expires
04/2027
on October 10, 2023

\$39.25

Balance as of October 10, 2023

\$0.00

Winn✓Dixie

It's a Winn Win

6270 COMMERCIAL WAY, BROOKSVILLE, FL

Store (352) 596-6182

10/10/23 8:26pm 0750 073 150

Store Manager: LISA

Your Cashier: ACM LANE_73



44231010075007300000073015000000

	Reg	You Pay
SE Grocers Cheese	\$10.99	\$8.99 F
You save (\$2.00)		
QTY 4 Goya Discos	\$11.96	\$11.96 F

Total number of items sold = 5

Subtotal	\$20.95
Tax	\$0.00
Total due	\$20.95
Debit total	\$20.95

DEBIT *****1399

APPROVAL CODE 002599 SEQ #: 738618

AID A0000000980840

Change \$0.00

Winn-Dixie
rewards sav

Winn✓Dixie

It's a Winn Win

6270 COMMERCIAL WAY, BROOKSVILLE, FL

Store (352) 596-6182

10/10/23 8:26pm 0750 073 150

Store Manager: LISA

Your Cashier: ACM LANE_73



44231010075007300000073015000000

	Reg	You Pay
SE Grocers Cheese	\$10.99	\$8.99 F
You save (\$2.00)		
QTY 4 Goya Discos	\$11.96	\$11.96 F

Total number of items sold = 5

Subtotal	\$20.95
Tax	\$0.00
Total due	\$20.95
Debit total	\$20.95

DEBIT *****1399

APPROVAL CODE 002599 SEQ #: 738618

AID A0000000980840

Change \$0.00

Winn-Dixie
rewards sav

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Thank you! ID #:7SKW29F4BY6

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352-597-3807 Mgr: THOMAS
13300 CORTEZ BLVD
BROOKSVILLE FL 34613
ST# 01213 OP# 006011 TE# 26 TR# 05452
ITEMS SOLD 11
TC# 4290 4190 4142 2964 3664



BALE 20 004650106855 47.88 0
6 AT 1 FOR 7.98 4.48 0
FRSTDCOOKIES 019434600046 F 4.48 0
FRSTDCOOKIES 019434600046 F 4.48 0
FRSTDCOOKIES 019434600046 F 4.48 0
SITNG SCR# 070801685224 9.98 0
SITNG SCR# 070801685224 9.98 0
SUBTOTAL 81.28
TOTAL 81.28
DEBIT TEND 81.28
CHANGE DUE 0.00

EFT DEBIT 81.28 TOTAL PURCHASE
US DEBIT 1399 I 0
REF # 328400661007
NETWORK ID. 0056 APPR CODE 005767
US DEBIT
AID A0000000980840
AAC CB2206E47458A5DD
*Pin Verified
TERMINAL # SC010676
10/10/23 20:05:48
Low Prices You Can Trust. Every Day.
10/10/23 20:06:11

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Thank you! ID #:7SKW29F4BY6

Walmart

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352-597-3807 Mgr: THOMAS
13300 CORTEZ BLVD
BROOKSVILLE FL 34613
ST# 01213 OP# 006011 TE# 26 TR# 05452
ITEMS SOLD 11
TC# 4290 4190 4142 2964 3664



BALE 20 004650106855 47.88 0
6 AT 1 FOR 7.98 4.48 0
FRSTDCOOKIES 019434600046 F 4.48 0
FRSTDCOOKIES 019434600046 F 4.48 0
FRSTDCOOKIES 019434600046 F 4.48 0
SITNG SCR# 070801685224 9.98 0
SITNG SCR# 070801685224 9.98 0
SUBTOTAL 81.28
TOTAL 81.28
DEBIT TEND 81.28
CHANGE DUE 0.00

EFT DEBIT 81.28 TOTAL PURCHASE
US DEBIT 1399 I 0
REF # 328400661007
NETWORK ID. 0056 APPR CODE 005767
US DEBIT
AID A0000000980840
AAC CB2206E47458A5DD
*Pin Verified
TERMINAL # SC010676
10/10/23 20:05:48
Low Prices You Can Trust. Every Day.
10/10/23 20:06:11

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sam's club

(352) 592 - 4737
BROOKSVILLE, FL

10/10/23 19:46 6433 04818 001 3675

Evelyn

E	980083821	SKNYPOP140ZF	6.58	N
	574110	HIP & JOINT	15.98	T
E	980083821	SKNYPOP140ZF	6.58	N
E	990293121	CHEESEBALLSF	7.48	N
E	980083821	SKNYPOP140ZF	6.58	N
		SUBTOTAL	43.20	
	TAX 1	6.500 %	1.04	-
		TOTAL	44.24	
	DEBIT TEND		44.24	
	CHANGE DUE		0.00	

EFT DEBIT PAY FROM PRIMARY
44.24 TOTAL PURCHASE
US DEBIT ***** 1399 I 0
NETWORK ID. 0056 APPR CODE 000304

US DEBIT
AID A0000000980840
AAC ADAFE465038E3581
*Pin Verified
TERMINAL # 18131976

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ITEMS SOLD 5

TC# 6648 8634 8093 6478 7443



sam's club

(352) 592 - 4737
BROOKSVILLE, FL

10/10/23 19:46 6433 04818 001 3675

Evelyn

E	980083821	SKNYPOP140ZF	6.58	N
	574110	HIP & JOINT	15.98	T
E	980083821	SKNYPOP140ZF	6.58	N
E	990293121	CHEESEBALLSF	7.48	N
E	980083821	SKNYPOP140ZF	6.58	N
		SUBTOTAL	43.20	
	TAX 1	6.500 %	1.04	-
		TOTAL	44.24	
	DEBIT TEND		44.24	
	CHANGE DUE		0.00	

EFT DEBIT PAY FROM PRIMARY
44.24 TOTAL PURCHASE
US DEBIT ***** 1399 I 0
NETWORK ID. 0056 APPR CODE 000304

US DEBIT
AID A0000000980840
AAC ADAFE465038E3581
*Pin Verified
TERMINAL # 18131976

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ITEMS SOLD 5

TC# 6648 8634 8093 6478 7443



Returned
10/24
Not Hinge
See Receipt

Follow-up
Party 10/11/24

Follow-up
Party 10/11/24

DOLLAR GENERAL STORE #09149
WEEKI WACHEE, FL 352-587-9143

Bingo Event
Passes 11/25

CMAS TREE GLTR ORN 430001974749	1.00 S
CR22 MINI NUTCRACK 430001794200	1.00 S
CZ23 MINI NUTCRACK 430001964511	1.00 S
3 BELL DECOR 430001971885	3.00 S
CMAS TRUCK WITH TR 430001974664	1.00 S
CZ23 LG LUGAGE TAG 430001955182	1.00 S
SUBTOTAL	\$8.00
Tax1	\$0.52
TOTAL SALE	\$8.52
1399 CHIP	\$8.52

Visa/Debit
AUTH# 063347

REF: 000000178482 AID: A0000000980840

2023-10-12 17:58:14 09149 02 9214

899058123114439229121917919910800013321144

CUT HERE

* Complete survey at dscustomerfirst.com *
* For a chance to *
* WIN A \$100 Gift Card *
* Weekly Drawings, Must be 18+ to enter *
* Survey Code *
* 0908-0138-1194-523 *

CUT HERE

DOLLAR GENERAL STORE #09149
WEEKI WACHEE, FL 352-587-9143

Bingo Event
Passes 11/25

CMAS TREE GLTR ORN 430001974749	1.00 S
CR22 MINI NUTCRACK 430001794200	1.00 S
CZ23 MINI NUTCRACK 430001964511	1.00 S
3 BELL DECOR 430001971885	3.00 S
CMAS TRUCK WITH TR 430001974664	1.00 S
CZ23 LG LUGAGE TAG 430001955182	1.00 S
SUBTOTAL	\$8.00
Tax1	\$0.52
TOTAL SALE	\$8.52
1399 CHIP	\$8.52

Visa/Debit
AUTH# 063347

REF: 000000178482 AID: A0000000980840

2023-10-12 17:58:14 09149 02 9214

899058123114439229121917919910800013321144

CUT HERE

* Complete survey at dscustomerfirst.com *
* For a chance to *
* WIN A \$100 Gift Card *
* Weekly Drawings, Must be 18+ to enter *
* Survey Code *
* 0908-0138-1194-523 *

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352-597-3807 Mgr: THOMAS
13300 CORTEZ BLVD

BROOKSVILLE FL 34613

ST# 01213 OP# 007676 TE# 25 TR# 09948

ITEMS SOLD 8

TC# 1487 7613 7378 8595 4967



HULA HOOP	081001592273	4.00	0
LIGHTUP HOOP	081001592224	6.00	0
ICE HOOP	085004800730	4.00	0
ICE HOOP	085004800730	4.00	0
HULA HOOP	081001592273	4.00	0
HULA HOOP	081001592273	4.00	0
ICE HOOP	085004800730	4.00	0
ICE HOOP	085004800730	4.00	0

SUBTOTAL

34.00

TOTAL

34.00

DEBIT TEND

34.00

CHANGE DUE

0.00

EFT DEBIT

PAY FROM PRIMARY

34.00

TOTAL PURCHASE

US DEBIT

**** * 1399 I 0

REF # 328500662617

NETWORK ID. 0056 APPR CODE 375151

US DEBIT

AID A0000000980840

AAC 14C72D4994E79E3C

*Pin Verified

TERMINAL # SC010188

10/12/23

18:33:30

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10/12/23

18:34:00

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352-597-3807 Mgr: THOMAS

13300 CORTEZ BLVD

BROOKSVILLE FL 34613

ST# 01213 OP# 007676 TE# 25 TR# 09948

ITEMS SOLD 8

TC# 1487 7613 7378 8595 4967



HULA HOOP	081001592273	4.00	0
LIGHTUP HOOP	081001592224	6.00	0
ICE HOOP	085004800730	4.00	0
ICE HOOP	085004800730	4.00	0
HULA HOOP	081001592273	4.00	0
HULA HOOP	081001592273	4.00	0
ICE HOOP	085004800730	4.00	0
ICE HOOP	085004800730	4.00	0

SUBTOTAL

34.00

TOTAL

34.00

DEBIT TEND

34.00

CHANGE DUE

0.00

EFT DEBIT

PAY FROM PRIMARY

34.00

TOTAL PURCHASE

US DEBIT

**** * 1399 I 0

REF # 328500662617

NETWORK ID. 0056 APPR CODE 375151

US DEBIT

AID A0000000980840

AAC 14C72D4994E79E3C

*Pin Verified

TERMINAL # SC010188

10/12/23

18:33:30

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10/12/23

18:34:00

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**Details for Order #111-4325130-2472224**

Print this page for your records.

Order Placed: October 12, 2023**Amazon.com order number:** 111-4325130-2472224**Order Total:** \$26.48**Not Yet Shipped****Items Ordered****Price**

1 of: *Halloween Party Games for Kids Pin the Nose on The Witch Game Hocus Pocus* \$7.49

Games for kids Halloween Hocus Pocus Party Activities Decorations Pin The Tail Game for

Halloween Themed Party Favors

Sold by: guxuan13 ([seller profile](#))

Supplied by: Other

Condition: New

1 of: *Halloween Decoration Game, 4.3 ft Ghost Inflatable Tumbler Ring Toss Game with* \$18.99

Flash Light, 3-in-1 Halloween Indoor Outdoor Party Decoration Yard Game for Kids Men

Women

Sold by: SaecoVee ([seller profile](#)) | Product question? [Ask Seller](#)

Supplied by: Other

Condition: New

Shipping Address:

Clubhouse Manager

18955 Rococo Road

Spring Hill, FL 34610

United States

Shipping Speed:

FREE Prime Delivery

Payment information**Payment Method:**

Visa ending-in 1399

Item(s) Subtotal: \$26.48

Shipping & Handling: \$0.00

Total before tax: \$26.48

Estimated tax to be collected: \$0.00

Grand Total: \$26.48

Billing address

Clubhouse Manager

18955 Rococo Road

Spring Hill, FL 34610

United States

To view the status of your order, return to [Order Summary](#).

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Walmart

352-587-6950 Mar: DONNA
14344 SPRINGHILL DR.
Springhill, FL 34609

ST# 06207 OP# 001239 TE# 04 TR# 08406
ITEMS SOLD 5

TC# 5961 2671 2769 0064 1582



PLATES	001117932454	0.97 X
PLATES	001117932454	0.97 X
SKULL	067850622869	1.97 X
SML BAG ICE	000000003207KF	
2 AT 1 FOR	2.33	4.66 T
SUBTOTAL		8.57

VOIDED BANKCARD TRANSACTION
TERMINAL # 19080631
TRANSACTION NOT COMPLETE
10/14/23 08:17:33
TAX 1 6.500 % 0.56

TOTAL 9.13
DEBIT TEND 9.13
CHANGE DUE 0.00

EFT DEBIT PAY FROM PRIMARY

9.13 TOTAL PURCHASE

ACCOUNT # **** * 1399 F
REF # 328700430937
NETWORK ID. 0056 APPR CODE 035760
TERMINAL # 19080631

10/14/23 08:18:30
N 08:18:34

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Walmart

352-587-6950 Mar: DONNA
14344 SPRINGHILL DR.
Springhill, FL 34609

ST# 06207 OP# 001239 TE# 04 TR# 08406
ITEMS SOLD 5

TC# 5961 2671 2769 0064 1582



PLATES	001117932454	0.97 X
PLATES	001117932454	0.97 X
SKULL	067850622869	1.97 X
SML BAG ICE	000000003207KF	
2 AT 1 FOR	2.33	4.66 T
SUBTOTAL		8.57

VOIDED BANKCARD TRANSACTION
TERMINAL # 19080631
TRANSACTION NOT COMPLETE
10/14/23 08:17:33
TAX 1 6.500 % 0.56

TOTAL 9.13
DEBIT TEND 9.13
CHANGE DUE 0.00

EFT DEBIT PAY FROM PRIMARY

9.13 TOTAL PURCHASE

ACCOUNT # **** * 1399 F
REF # 328700430937
NETWORK ID. 0056 APPR CODE 035760
TERMINAL # 19080631

10/14/23 08:18:30
N 08:18:34

Walmart

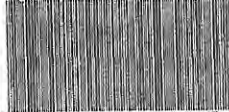
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Walmart *

Neighborhood Market
352-587-6950 Mgr. DONNA
14344 SPRING HILL DR
SPRING HILL FL 34609
ST# 06207 OP# 009011 TE# 11 TR# 01739

ITEMS SOLD 2
TC# 2104 3526 3116 5103 1863



BDAY DONUT 194346098900 F 3.97 0
GLZD CRULLER 194346020390 F 3.24 0

SUBTOTAL 7.21
TOTAL 7.21
DEBIT TEND 7.21
CHANGE DUE 0.00

EFT DEBIT PAY FROM PRIMARY
7.21 TOTAL PURCHASE
US DEBIT- 1399 I O REF # 329100430650
NETWORK ID. 0008 APPR. CODE 795593
AID A0000000980840
TC 354C1FB396A73475
TERMINAL # 26820865
*Pin Verified
10/18/23 08:39:52

Walmart *



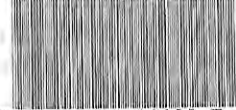
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10/18/23 08:40:00

Walmart *

Neighborhood Market
352-587-6950 Mgr. DONNA
14344 SPRING HILL DR
SPRING HILL FL 34609
ST# 06207 OP# 009011 TE# 11 TR# 01739

ITEMS SOLD 2
TC# 2104 3526 3116 5103 1863



BDAY DONUT 194346098900 F 3.97 0
GLZD CRULLER 194346020390 F 3.24 0

SUBTOTAL 7.21
TOTAL 7.21
DEBIT TEND 7.21
CHANGE DUE 0.00

EFT DEBIT PAY FROM PRIMARY
7.21 TOTAL PURCHASE
US DEBIT- 1399 I O REF # 329100430650
NETWORK ID. 0008 APPR. CODE 795593
AID A0000000980840
TC 354C1FB396A73475
TERMINAL # 26820865
*Pin Verified
10/18/23 08:39:52

Walmart *



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10/18/23 08:40:00

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Thank you! ID #:7SKX2HF4FFV

Walmart *

WM Supercenter
352-597-3807 Mgr. THOMAS
13300 CORTEZ BLVD
BROOKSVILLE FL 34613-4887
WALMART STORE
BROOKSVILLE, FL

ST# 01213 OP# 000062 TE# 93 TR# 07862
MERCHANT# 0000123400000000
VISA

*** CREDIT ISSUED ***
GENERAL MDSE TOTAL 47.88-
VISA 1399
APPROVAL # 089649

Low prices You Can Trust. Every Day.
Savings Catcher! Scan with Walmart app

10/19/23 17:41:51

*** CUSTOMER COPY ***

*Returned to store
that was purchased
on 10/10*

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Thank you! ID #:7SKX2HF4FFV

Walmart *

WM Supercenter
352-597-3807 Mgr. THOMAS
13300 CORTEZ BLVD
BROOKSVILLE FL 34613-4887
WALMART STORE
BROOKSVILLE, FL

ST# 01213 OP# 000062 TE# 93 TR# 07862
MERCHANT# 0000123400000000
VISA

*** CREDIT ISSUED ***
GENERAL MDSE TOTAL 47.88-
VISA 1399
APPROVAL # 089649

Low prices You Can Trust. Every Day.
Savings Catcher! Scan with Walmart app

10/19/23 17:41:51

*** CUSTOMER COPY ***



EXPRESS RETURNS

10/24/2023 5:47:33 PM 4818 82 9998

101*****7196

574110 HIP & JOINT

15.98-

SUBTOTAL	15.98-
TAXES	1.04-
TOTAL	17.02-

Refunded 17.02 to # Visa Tender **** 1399



66488634809364787443

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EXPRESS RETURNS

10/24/2023 5:47:33 PM 4818 82 9998

101*****7196

574110 HIP & JOINT

15.98-

SUBTOTAL	15.98-
TAXES	1.04-
TOTAL	17.02-

Refunded 17.02 to # Visa Tender **** 1399



66488634809364787443

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Thank you! ID #:7SKXHZ256NM1



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

ST# 06207 OP# 009011 TE# 11 TR# 04463

ITEMS SOLD 4

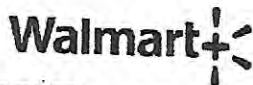
TC# 0941 2581 2149 0261 4582



PALMEIRS	194346001100 F	5.98 0
MINI SGR CKE	194346000460 F	4.48 0
MINI SGR CKE	194346000460 F	4.48 0
WM HARVEST	078742174610 F	4.48 0

SUBTOTAL	19.42
TOTAL	19.42
DEBIT TEND	19.42
CHANGE DUE	0.00

EFT DEBIT PAY FROM PRIMARY
19.42 TOTAL PURCHASE
US DEBIT- 1399 I O REF # 329700163688
NETWORK ID. 0008 APPR. CODE 065498
AID A0000000980840
TC ECEF5DA6DA61F939
TERMINAL # 26820865
*Pin Verified
10/24/23 08:35:30



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member today
Scan for 30-day free trial.

Low prices You Can Trust. Every Day.
10/24/23 08:35:40

Give us feedback @ survey.walmart.com
Thank you! ID #:7SKXHZ256NM1

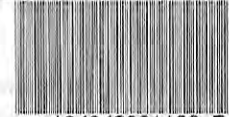


Neighborhood Market
352-587-6950 Mgr. DONNA
14344 SPRING HILL DR
SPRING HILL FL 34609

ST# 06207 OP# 009011 TE# 11 TR# 04463

ITEMS SOLD 4

TC# 0941 2581 2149 0261 4582



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*Pin Verified
10/24/23 08:35:30



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Low prices You Can Trust. Every Day.
10/24/23 08:35:40



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

ORIGINAL

Invoice Information

Invoice Number 2587072295
Invoice Date 25-OCT-2023
Payment Terms Credit Card
Purchase Order AB01431403545CUS
Order Number 7080833993
Customer Number 1248814165
Currency USD

Bill To

Evelyn Ocasio Lopez
Talavera Community Develop
3434 Colwell Ave ste 200
Tampa FL 33614-8390

INVOICE

Item Details

Service Term: 25-OCT-2023 to 24-NOV-2023

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!

**Details for Order #111-3427287-8681860**

Print this page for your records.

Order Placed: October 26, 2023**Amazon.com order number:** 111-3427287-8681860**Order Total:** \$34.79**Not Yet Shipped****Items Ordered****Price**

1 of: *POOCHPOO Dog Waste Can Liners - Case of 100 Bags (Heavy-Duty) - Dog Station Garbage Bags - Heavy-Duty Can Liners for Dog Waste Receptacle - Poop Station Can Liners* \$34.79

Sold by: POOCHPOO ([seller profile](#))

Supplied by: Other

Condition: New

Shipping Address:

Clubhouse Manager
18955 Rococo Road
Spring Hill, FL 34610
United States

Shipping Speed:

Two-Day Shipping

Payment information**Payment Method:**

Visa ending in 1399

Item(s) Subtotal: \$34.79

Shipping & Handling: \$0.00

Total before tax: \$34.79

Estimated tax to be collected: \$0.00

Grand Total: \$34.79**Billing address**

Clubhouse Manager
18955 Rococo Road
Spring Hill, FL 34610
United States

To view the status of your order, return to [Order Summary](#).

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**Details for Order #111-5751989-3329814**


Print this page for your records.

Order Placed: October 26, 2023**Amazon.com order number:** 111-5751989-3329814**Order Total: \$44.77****Not Yet Shipped****Items Ordered****Price**

1 of: *Commercial Grade 8"x13" Pet Waste Roll Bags - 40% Thicker Than Mini Roll Bags - \$44.77*
Fit's Any Pet Waste Station - 10 roll Case pack of 200 bags (2,000 bags total)

Sold by: ZW USA Inc ([seller profile](#))

Supplied by: Other

 Condition: New**Shipping Address:**

Clubhouse Manager
18955 Rococo Road
Spring Hill, FL 34610
United States

Shipping Speed:

Amazon Day Delivery

Payment information**Payment Method:**

Visa ending in 1399

Item(s) Subtotal: \$44.77

Shipping & Handling: \$0.00

Total before tax: \$44.77

Estimated tax to be collected: \$0.00

Grand Total:\$44.77**Billing address**

Clubhouse Manager
18955 Rococo Road
Spring Hill, FL 34610
United States

To view the status of your order, return to [Order Summary](#).

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**Details for Order #111-8706565-5583463**[Print this page for your records.](#)**Order Placed:** October 26, 2023**Amazon.com order number:** 111-8706565-5583463**Order Total: \$192.17****Not Yet Shipped****Items Ordered****Price**

1 of: *Thrifty Basics Domino Pure Cane Sugar Granulated Sugar, NON-GMO, 0.10 Ounce (2.83 Gram) 100 Bulk Sugar Packets* \$6.87

Sold by: Thriftycomputer ([seller profile](#))

Supplied by: Other

Condition: New

1 of: *HP 952XL Black High-yield Ink Cartridge | Works with HP OfficeJet 8702, HP OfficeJet Pro 7720, 7740, 8210, 8710, 8720, 8730, 8740 Series | Eligible for Instant Ink | F6U19AN* \$51.89

Sold by: Amazon.com Services LLC

Supplied by: Other

Condition: New

1 of: *YEEHAW Coffee Cups [8 oz 300 pack], White Disposable Paper Cups, Hot Cups for Coffee, Hot Liquid, Chocolate, Juice, Hot Beverage Drinking Cup, Ideal for Cafes, Bistros, Businesses* \$22.99

Sold by: Yeehawpackage ([seller profile](#))

Supplied by: Other

Condition: New

1 of: *HP 952 Cyan, Magenta, Yellow Ink Cartridges (3-pack) | Works with HP OfficeJet 8702, HP OfficeJet Pro 7720, 7740, 8210, 8710, 8720, 8730, 8740 Series | Eligible for Instant Ink | N9K27AN* \$75.89

Sold by: Amazon.com Services LLC

Supplied by: Other

Condition: New

1 of: *Amazon Basics Multipurpose Copy Printer Paper, 8.5" x 11", 20lb, Pack of 3 Ream (1500 Sheets), 92 Bright, white* \$19.49

Sold by: Amazon.com Services LLC

Supplied by: Other

Condition: New

1 of: *Nestle Coffee Mate Creamer Cups Gluten and Lactose Free Non Dairy 24 Count Pack* \$15.04

Sold by: Amazon.com Services LLC

Supplied by: Other

Condition: New

Visa ending in 1399

Billing address

Clubhouse Manager
18955 Rococo Road
Spring Hill, FL 34610
United States

Item(s) Subtotal: \$192.17

Shipping & Handling: \$0.00

Total before tax: \$192.17

Estimated tax to be collected: \$0.00

Grand Total: \$192.17To view the status of your order, return to [Order Summary](#).

**Details for Order #111-7180520-3476204**

Print this page for your records.

Order Placed: October 26, 2023**Amazon.com order number:** 111-7180520-3476204**Order Total:** \$11.36**Not Yet Shipped****Items Ordered**

	Price
1 of: <i>CREW 04560 Heavy Duty Toilet Bowl Cleaner & Disinfectant, 23% HCI removes Rust Stains, Lime Scale with Mint Scent, Ready-to-Use, 32-Ounce</i>	\$11.36
Sold by: Amazon.com Services LLC	
Supplied by: Other	

Condition: New

Shipping Address:

Clubhouse Manager
18955 Rococo Road
Spring Hill, FL 34610
United States

Shipping Speed:

FREE Prime Delivery

Payment information**Payment Method:**

Visa ending in 1399

Billing address

Clubhouse Manager
18955 Rococo Road
Spring Hill, FL 34610
United States

Item(s) Subtotal: \$11.36
Shipping & Handling: \$0.00

Total before tax: \$11.36
Estimated tax to be collected: \$0.00

Grand Total: \$11.36

To view the status of your order, return to [Order Summary](#).

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Details for Order #111-8528412-9600205Print this page for your records.**Order Placed:** October 26, 2023**Amazon.com order number:** 111-8528412-9600205**Order Total: \$141.12****Not Yet Shipped****Items Ordered****Price**1 of: *Georgia-Pacific Blue Select 2-Ply Embossed Toilet Paper (previously Branded Preference); 18240/01; 550 Sheets Per Roll; 40 Rolls Per Case*

\$57.33

Sold by: Amazon.com Services LLC

Supplied by: Other

Condition: New

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

\$36.27

Sold by: Amazon.com Services LLC

Supplied by: Other

Condition: New

2 of: *Quartet Cork Tiles, Cork Board, 12" x 12", Bulletin Boards, Dark Cork, 4 Pack (101)*

\$23.76

Sold by: Amazon.com Services LLC

Supplied by: Other

Condition: New

Shipping Address:Clubhouse Manager
18955 Rococo Road
Spring Hill, FL 34610
United States**Shipping Speed:**

Amazon Day Delivery

Payment information**Payment Method:**

Visa ending in 1399

Item(s) Subtotal: \$141.12

Shipping & Handling: \$0.00

Total before tax: \$141.12

Estimated tax to be collected: \$0.00

Grand Total: \$141.12**Billing address**Clubhouse Manager
18955 Rococo Road
Spring Hill, FL 34610
United StatesTo view the status of your order, return to [Order Summary](#).[Conditions of Use](#) | [Privacy Notice](#) © 1996-2023, Amazon.com, Inc. or its affiliates

Tampa Bay Times

tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
09/24/23		TALAVERA CDD	
Billing Date		Sales Rep	Customer Account
09/24/2023		Deirdre Bonett	121610
Total Amount Due		Ad Number	
\$287.50		0000308737	

RECEIVED
OCT - 2 2023

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
09/24/23	09/24/23	0000308737	Times	Legals CLS	RFQ	1	2x82 L	\$283.50
09/24/23	09/24/23	0000308737	Tampabay.com	Legals CLS	RFQ	1	2x82 L	\$0.00
					AffidavitMaterial			\$4.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates		Advertiser Name	
09/24/23		TALAVERA CDD	
Billing Date		Sales Rep	Customer Account
09/24/2023		Deirdre Bonett	121610
Total Amount Due		Ad Number	
\$287.50		0000308737	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

TALAVERA CDD
C/O RIZETTA & COMPANY, INC.
3434 COLWELL AVE STE 200
TAMPA, FL 33614

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396

Tampa Bay Times
Published Daily

STATE OF FLORIDA
 COUNTY OF Pasco

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: RFQ** was published in said newspaper by print in the issues of: **9/24/23** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Pasco** County, Florida and that the said newspaper has heretofore been continuously published in said **Pasco** County, Florida each day and has been entered as a second class mail matter at the post office in said **Pasco** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

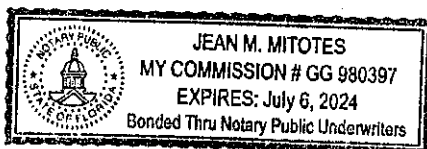
Signature Affiant

Sworn to and subscribed before me this **09/24/2023**

Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____



REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES
TALavera COMMUNITY DEVELOPMENT DISTRICT

The Talavera Community Development District ("District"), located in Pasco County, Florida, announces that professional engineering services will be required on a continuing basis in connection with the operation of the District's capital improvement plan, as provided for under Chapter 190, Florida Statutes. The engineering firm selected will act in the general capacity of District Engineer and provide District engineering services, as required.

Any firm or individual ("Applicant") desiring to provide professional services to the District must: 1) hold applicable federal, state and local licenses; 2) be authorized to do business in Florida in accordance with Florida law; and (3) furnish a statement ("Qualification Statement") of its qualifications and past experience. Among other things, Applicants must submit information relating to: (a) the ability and adequacy of the Applicant's professional personnel; (b) the Applicant's willingness to meet time and budget requirements; (c) the Applicant's past experience and performance, including but not limited to past experience as a District Engineer for any community development districts and past experience in the area; (d) the geographic location of the Applicant's headquarters and offices; (e) the current and projected workloads of the Applicant; (f) the volume of work previously awarded to the Applicant by the District and (g) proposed billing structure (i.e. fixed fee or hourly rate). The Applicant will be required to attend the monthly meetings of the Board of Supervisors.

The District will review all Applicants and will comply with Florida law, including the Consultant's Competitive Negotiations Act, Chapter 287, Florida Statutes ("CCNA"). All applicants interested must submit one (1) electronic and one (1) hard copy of the Qualification Statement by 11:00 a.m. on October 10, 2023, to the attention of Sean Craft, District Manager, c/o Rizzetta & Company, 3434 Colwell Avenue Suite 200, Tampa, FL 33614.

The Board shall select and rank the Applicants using the requirements set forth in the CCNA and the evaluation criteria on file with the District Manager, and the highest ranked Applicant will be requested to enter into contract negotiations. If an agreement cannot be reached between the District and the highest ranked Applicant, negotiations will cease and begin with the next highest ranked Applicant, and if these negotiations are unsuccessful, will continue to the third highest ranked Applicant.

The District reserves the right to reject any and all Qualification Statements. Additionally, there is no express or implied obligation for the District to reimburse Applicants for any expenses associated with the preparation and submittal of the Qualification Statements in response to this request.

Any protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager, must be filed in writing, within seventy-two (72) hours after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Ten Thousand Dollars (\$10,000.00). Additional Information and requirements regarding protests are set forth in the District's Rules of Procedure, which are available from the District Manager.

Any and all questions relative to this request for qualifications shall be directed in writing by email only to Sean Craft, District Manager at scraft@rizzetta.com.

Sean Craft, District Manager
 Run Date: 9/24/2023

0000308737

Tampa Bay Times
Published Daily

STATE OF FLORIDA
 COUNTY OF Pasco

} ss

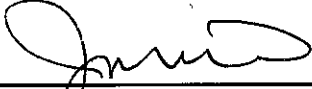
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Signature Affiant

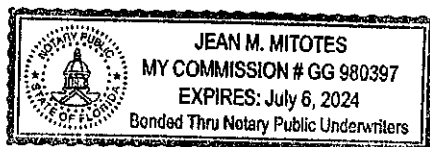
Sworn to and subscribed before me this .09/24/2023



Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____



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OCT - 2 2023

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Sean Craft, District Manager
 Run Date: 9/24/2023

0000308737

Tampa Bay Times

tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59 0482470

ADVERTISING INVOICE

Advertising Run Dates	Advertiser Name	
10/ 4/23	TALAVERA CDD	
Billing Date	Sales Rep	Customer Account
10/04/2023	Deirdre Bonett	121610
Total Amount Due	Ad Number	
\$128.80	0000309454	

PAYMENT DUE UPON RECEIPT

OCT 10 2023

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
10/04/23	10/04/23	0000309454	Times	Legals CLS	Meeting Dates	1	2x53 L	\$124.80
10/04/23	10/04/23	0000309454	Tampabay.com	Legals CLS	Meeting Dates AffidavitMaterial	1	2x53 L	\$0.00 \$4.00
10.10.23								

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

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DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

TALAVERA CDD
C/O RIZETTA & COMPANY, INC.
3434 COLWELL AVE STE 200
TAMPA, FL 33614

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396

Tampa Bay Times
Published Daily OCT 10 2023

STATE OF FLORIDA
 COUNTY OF Pasco

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Meeting Dates** was published in said newspaper by print in the issues of: **10/4/23** or by publication on the newspaper's website, if authorized, on

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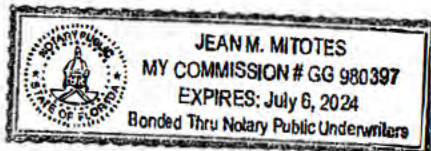
Signature Affiant

Sworn to and subscribed before me this **10/04/2023**

Signature of Notary Public

Personally known ☒ or produced identification

Type of identification produced



NOTICE OF PUBLIC MEETING DATES
TALAVERA COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of Talavera Community Development District will hold their regular monthly meetings for Fiscal Year 2023/2024 at the Talavera Amenity Center located at 18955 Rococo Road, Spring Hill, Florida 34610.

October 18, 2023 - 10:00 a.m.
 November 15, 2023 - 6:00 p.m.
 December 13, 2023 - 10:00 a.m. *Adjusted due to Holiday.
 January 17, 2024 - 10:00 a.m.
 February 14, 2024 - 10:00 a.m.
 March 13, 2024 - 6:00 p.m.
 April 17, 2024 - 10:00 a.m.
 May 15, 2024 - 6:00 p.m.
 June 19, 2024 - 10:00 a.m.
 July 17, 2024 - 10:00 a.m.
 August 14, 2024 - 6:00 p.m.
 September 18, 2024 - 10:00 a.m.

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. A copy of the agenda for the meetings listed above may be obtained from Rizzetta and Company, Inc., 3434 Colwell Avenue Suite 200, Tampa, FL 33614 or at (813) 994-1001, one week prior to the meeting. There may be occasions when one or more Supervisors will participate by telephone. Any meeting may be continued to a date, time, and place approved by the Board on the record at the meeting without additional publication of notice.

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

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.

Sean Craft
 District Manager
 Run date: 10/4/2023

0000309454

Tampa Bay Times
Published Daily **OCT 10 2023**

STATE OF FLORIDA
 COUNTY OF Pasco

} ss

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Meeting Dates** was published in said newspaper by print in the issues of: **10/4/23** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Pasco County, Florida** and that the said newspaper has heretofore been continuously published in said **Pasco County, Florida** each day and has been entered as a second class mail matter at the post office in said **Pasco County, Florida** for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

DB

Signature Affiant

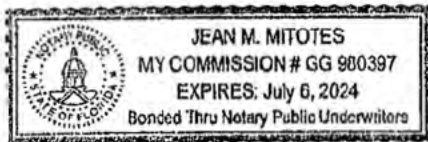
Sworn to and subscribed before me this **10/04/2023**

Jean M. Mitotes

Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____



NOTICE OF PUBLIC MEETING DATES
TALAVERA COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of Talavera Community Development District will hold their regular monthly meetings for Fiscal Year 2023/2024 at the Talavera Amenity Center located at 18955 Rococo Road, Spring Hill, Florida 34610.

October 18, 2023 - 10:00 a.m.
 November 15, 2023 - 6:00 p.m.
 December 13, 2023 - 10:00 a.m. *Adjusted due to Holiday.
 January 17, 2024 - 10:00 a.m.
 February 14, 2024 - 10:00 a.m.
 March 13, 2024 - 6:00 p.m.
 April 17, 2024 - 10:00 a.m.
 May 15, 2024 - 6:00 p.m.
 June 19, 2024 - 10:00 a.m.
 July 17, 2024 - 10:00 a.m.
 August 14, 2024 - 6:00 p.m.
 September 18, 2024 - 10:00 a.m.

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. A copy of the agenda for the meetings listed above may be obtained from Rizzetta and Company, Inc., 3434 Colwell Avenue Suite 200, Tampa, FL 33614 or at (813) 994 1001, one week prior to the meeting. There may be occasions when one or more Supervisors will participate by telephone. Any meeting may be continued to a date, time, and place approved by the Board on the record at the meeting without additional publication of notice.

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

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.

Sean Craft
 District Manager
 Run date: 10/4/2023

0000309454



Remittance Address:
Vanguard Cleaning Systems of Tampa Bay
3820 Northdale Blvd, suite #B-304
Tampa, FL 33624

Invoice

Talavera CDD
3434 Colwell Ave, ste 200
Tampa, FL 33614

Issue Date	Invoice #
10/1/2023	107867

P.O. No.	Due Date
	10/31/2023

Description	Qty	Rate	Amount
October (10/1/2023 - 10/31/2023) Monthly Service Charge	1	400.00	400.00T

Accounts Receivables Manager:
Alyson Perkins
alperkins@vanguardcleaning.com
(813) 849-6500 x.207

Subtotal: \$400.00

Sales Tax: (0.0%) \$0.00

Payments/Credits Applied: \$0.00

Invoice Total: \$400.00

Paper checks mail to:
3820 Northdale Blvd, suite #B-304, Tampa, FL 33624
We also accept ACH payments!

9.21.23

Withlacoochee River Electric Services
for Talavera CDD

Period Covered: 09/05/23 - 10/03/23 *Auto Draft

Account #	Amount	Due Date	Service Address	GL Code	Object Code
1707187	\$ 53.66	10/27/2023	12581 US Hwy 41-Spot Lights	53100	4307
1707189	\$ 7,942.24	10/27/2023	12581 US Hwy 41- Street Lights	53100	4307
1707190	\$ 643.42	10/27/2023	18955 Rococo Rd-Cabana	53100	4301
1707191	\$ 99.08	10/27/2023	18935 Rococo Rd-Ir Well	53100	4301
1707192	\$ 43.22	10/27/2023	18955 Rococo Rd-Mail	53100	4301
Total Auto Pay	<u><u>\$ 8,781.62</u></u>				

Electric Summary 09/23

53100-4301	\$ 785.72
53100-4307	\$ 7,995.90
	<u><u>\$ 8,781.62</u></u>



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 **10/06/2023**
Amount Due **53.66**
Current Charges Due **10/27/2023**

District Office Serving You
Bayonet Point

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

See Reverse Side For More Information

ELECTRIC SERVICE

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
09/05	22220	10/03	22366				146

Comparative Usage Information
Average kWh

Period	Days	Per Day
Oct 2023	28	5
Sep 2023	34	5
Oct 2022	32	3

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 844-209-7166. This number is WREC's Secure Pay-By-Phone system.

Previous Balance **54.96**
Payment **54.96CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 146 KWH @ 0.05017 **7.32**
Fuel Adjustment 146 KWH @ 0.04000 **5.84**
FL Gross Receipts Tax **1.34**

Total Current Charges **53.66**
Total Due **E.F.T.** **53.66**

DO NOT PAY

Total amount will be electronically transferred on or after 10/20/2023.



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: 10/06/2023

District: BP04

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after 10/20/2023	
TOTAL CHARGES DUE	53.66
DO NOT PAY	

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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 **10/06/2023**
Amount Due **7,942.24**
Current Charges Due **10/27/2023**

District Office Serving You
Bayonet Point

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

See Reverse Side For More Information

ELECTRIC SERVICE

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

Comparative Usage Information

Average kWh
Period Days Per Day

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



1 0 4 6 9 4 9 7

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Previous Balance **7,942.24**
Payment **7,942.24CR**
Balance Forward **0.00**

Light Energy Charge	121.74
Light Support Charge	232.57
Light Maintenance Charge	1,994.97
Light Fixture Charge	2,448.38
Light Fuel Adj 9,884 KWH @ 0.04000	395.36
Poles (QTY 273)	2,730.00
FL Gross Receipts Tax	19.22

Total Current Charges	7,942.24
Total Due	7,942.24
E.F.T.	

Lights/Poles	Type/Qty	Type/Qty	Type/Qty	Type/Qty
	212 169	306 73	456 31	960 273

DO NOT PAY

Total amount will be electronically transferred on or after 10/20/2023.



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

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Bill Date: 10/06/2023

Use above space for address change ONLY.

District: BP04

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

Electronic Funds Transfer on or after	10/20/2023
TOTAL CHARGES DUE	7,942.24
DO NOT PAY	

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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 **10/06/2023**
Amount Due **643.42**
Current Charges Due **10/27/2023**

District Office Serving You
Bayonet Point

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

See Reverse Side For More Information

ELECTRIC SERVICE

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
09/05	42803	10/03	49326		13.98	14	6523

Comparative Usage Information
Average kWh

Period	Days	Per Day
Oct 2023	28	233
Sep 2023	34	281
Oct 2022	32	410

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 844-209-7166. This number is WREC's Secure Pay-By-Phone system.

Previous Balance **923.54**
Payment **923.54CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 6,523 KWH @ 0.05017 **327.26**
Fuel Adjustment 6,523 KWH @ 0.04000 **260.92**
FL Gross Receipts Tax **16.08**

Total Current Charges **643.42**
Total Due **E.F.T. 643.42**

DO NOT PAY

Total amount will be electronically transferred on or after 10/20/2023.



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: **10/06/2023**

District: BP04

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after 10/20/2023
TOTAL CHARGES DUE 643.42
DO NOT PAY

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

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

Bill Date **10/06/2023**
Amount Due **99.08**
Current Charges Due **10/27/2023**

District Office Serving You
Bayonet Point

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

See Reverse Side For More Information

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
09/05	66621	10/03	67258				637

Comparative Usage Information
Average kWh

Period	Days	Per Day
Oct 2023	28	23
Sep 2023	34	34
Oct 2022	32	19

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 844-209-7166. This number is WREC's Secure Pay-By-Phone system.

Previous Balance **145.87**
Payment **145.87CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 637 KWH @ 0.05017 **31.96**
Fuel Adjustment 637 KWH @ 0.04000 **25.48**
FL Gross Receipts Tax **2.48**

Total Current Charges **99.08**
Total Due **E.F.T.** **99.08**

DO NOT PAY

Total amount will be electronically transferred on or after 10/20/2023.



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

Please **Detach and Return** This Portion With
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See Reverse Side For Mailing Instructions

Bill Date: 10/06/2023

District: BP04

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after 10/20/2023
TOTAL CHARGES DUE 99.08
DO NOT PAY

000170719100000990800000990802



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

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

Bill Date **10/06/2023**
Amount Due **43.22**
Current Charges Due **10/27/2023**

District Office Serving You
Bayonet Point

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

See Reverse Side For More Information

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
09/05	9749	10/03	9782				33

Comparative Usage Information
Average kWh

Period	Days	Per Day
Oct 2023	28	1
Sep 2023	34	1
Oct 2022	32	2

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



1 0 4 6 9 4 9 7

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Previous Balance **44.14**
Payment **44.14CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 33 KWH @ 0.05017 **1.66**
Fuel Adjustment 33 KWH @ 0.04000 **1.32**
FL Gross Receipts Tax **1.08**

Total Current Charges **43.22**
Total Due **E.F.T.** **43.22**

DO NOT PAY

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

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See Reverse Side For Mailing Instructions

Bill Date: 10/06/2023

District: BP04

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after 10/20/2023
TOTAL CHARGES DUE **43.22**
DO NOT PAY

000170719200000432200000432200