



Rizzetta & Company

Talavera Community Development District

**Board of Supervisors
Regular Meeting
April 17, 2024**

**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 William O'Donovan Pamela Plehal Marco Kremser Christopher Walsh	Chair Vice Chair Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Debby Wallace Sean Craft	Rizzetta & Company, Inc. 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

April 9, 2024

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, April 17, 2024, at 10:00 a.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
(Under Separate Cover)
 - B. RedTree
 - i. Review of the Landscaper Report
(Under Separate Cover)
 - C. Solitude
 - i. Review of the Aquatics Report Tab 1
 - D. Clubhouse Manager
 - i. Review of Clubhouse Manager’s Report Tab 2
 - E. District Engineer
 - F. District Counsel
 - G. District Manager
 - i. Review of the District Manager’s Report Tab 3
 - ii. Review of 1st Quarter Website Compliance Audit Report....Tab 4
- 4. BUSINESS ITEMS**
 - A. Discussion Regarding Trespassing
 - B. Discussion of Parking Enforcement and Crosswalk Safety
 - C. Consideration of Playground Tree Planting Proposals Tab 5
 - D. Consideration of Holiday Lighting Proposal Tab 6
 - E. Consideration of Reserve Study Proposals Tab 7

- F. Consideration of Parkway Sod Replacement Proposals Tab 8
- G. Ratification of Tree Removal Proposal Tab 9
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors'
Regular Meeting held on March 20, 2024 Tab 10
 - B. Consideration of Operation & Maintenance
Expenditures for February 2024 Tab 11
- 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

SOLITUDE

LAKE MANAGEMENT



Talavera CDD Waterway Inspection Report

Reason for Inspection: Monthly required

Inspection Date: 2024-04-01

Prepared for:

Sean Craft
Rizzetta & Company

Prepared by:

Nick Margo, Aquatic Biologist

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

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PONDS

PONDS

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SITE MAP 10

Site: 400

Comments:

Site looks good

The site remains in good condition with minimal algae and minimal nuisance vegetation. The water level is still low.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 410

Comments:

Normal growth observed

Some of the pennywort has regrown and will require an herbicide application.



Action Required:

Routine maintenance next visit

Target:

Pennywort

Site: 420

Comments:

Site looks good

The water level is up but not at the high water mark. There is minimal nuisance vegetation and no noted algae.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 430

Comments:

Site looks good

The site still has a little water but is in good condition with minimal issues.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 510

Comments:

Site looks good

The site is in good condition with minimal nuisance vegetation and no noted algae. The water level is at the high water mark.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 520

Comments:

Site looks good

The site is in good condition with minimal nuisance vegetation and no noted algae.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: FPC1

Comments:

Site looks good
There is some cattail decay but no regrowth or new growth is noted.
There is no algae noted either.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 270

Comments:

Site looks good
The site remains in good condition with minimal nuisance vegetation and minimal algae.
The water level remains about the same as October.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 290

Comments:

Site looks good
The site now has minimal algae and no noted nuisance vegetation.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 280

Comments:

Site looks good

The site now has minimal shoreline weeds and no algae. The water level is about the same as the last inspection.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: FPC2

Comments:

Site looks good

The water level is about the same and there is no new vegetation since the last inspection.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: FPC3

Comments:

Site looks good

The site is in good condition with minimal shoreline weeds and no noted say algae.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 260

Comments:

Site looks good

The site remains in good condition with no noted algae and minimal nuisance vegetation. The water level has increased.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: SPW1

Comments:

Site looks good

The site contains minimal algae and no noted nuisance vegetation. The water is higher than the last inspection.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: SPW1

Comments:

Site looks good

The site has no vegetation when compared to the last inspection. It is still mostly dry.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Management Summary

I changed over the map after I did the report this month so I tried to match up the new numbers to the sites as best as possible. The last page of the report should have the new map on it. You will see an extensive amount of sites were added, mostly all of them excluding 200 & FPC4 thru FPC6. Next month we will start our report at site 100 and work our way up sequentially so keep it as clear as possible.

Moving onto the actual inspection, we see a lot more water in most of the sites this month. As you have seen we've received a lot of rain over the past two months when compared to the year before that which is good because they surely needed a lot of this water with the amount of exposed bank. Because of this there was not any algae noted on any of the sites inspected.

There was some residual pennywort on site 410 from a previous treatment and we will make sure it gets another to suppress the growth even further, but it has cleared up a lot since the last inspection.

Other than that pennywort there were no issues noted during the inspection. Everything looked good going into the warmer weather.

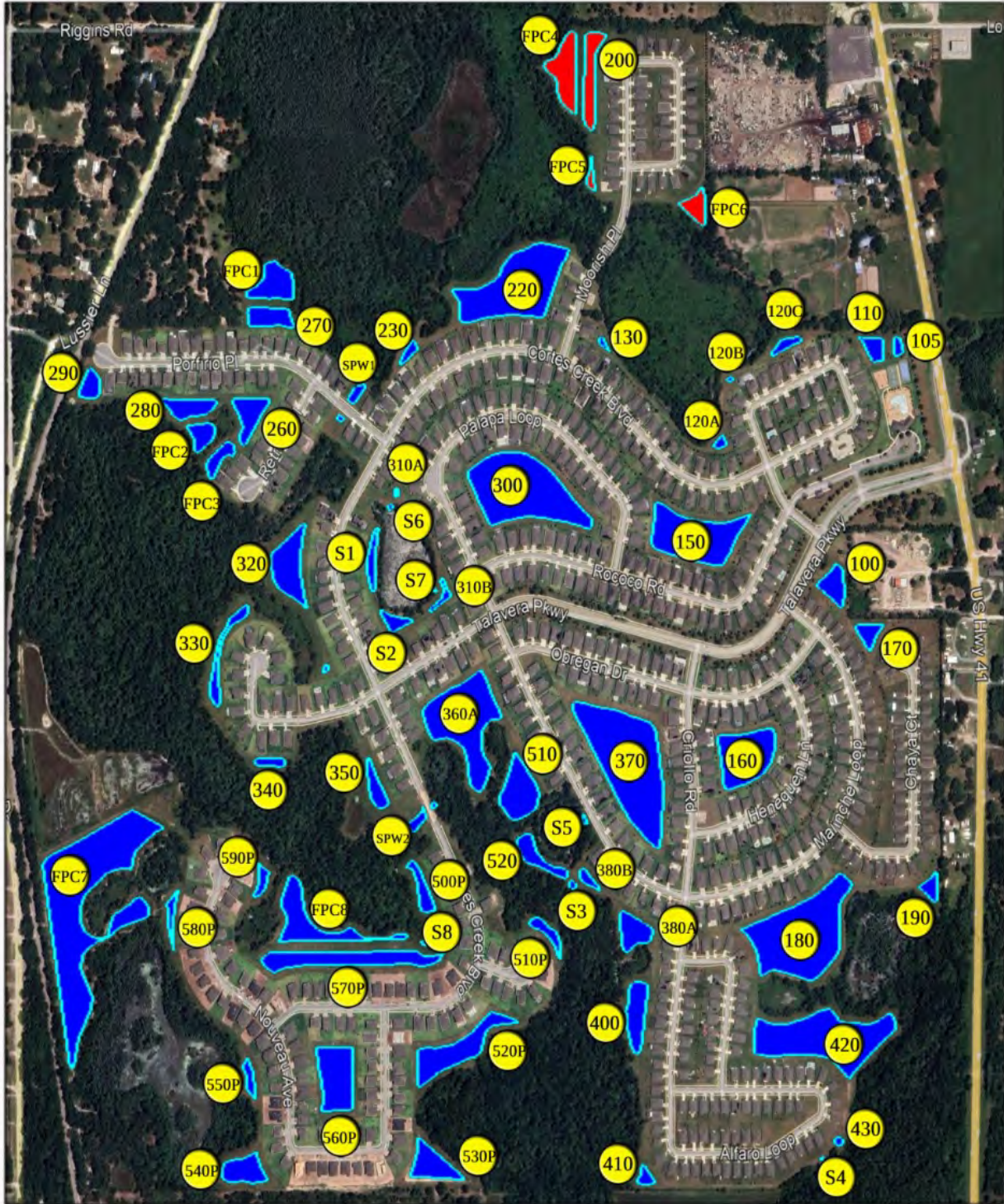
Thank You For Choosing SOLitude Lake Management.

Site	Comments	Target	Action Required
400	Site looks good	Species non-specific	Routine maintenance next visit
410	Normal growth observed	Pennywort	Routine maintenance next visit
420	Site looks good	Species non-specific	Routine maintenance next visit
430	Site looks good	Species non-specific	Routine maintenance next visit
510	Site looks good	Species non-specific	Routine maintenance next visit
520	Site looks good	Species non-specific	Routine maintenance next visit
FPC1	Site looks good	Species non-specific	Routine maintenance next visit
270	Site looks good	Species non-specific	Routine maintenance next visit
290	Site looks good	Species non-specific	Routine maintenance next visit
280	Site looks good	Species non-specific	Routine maintenance next visit
FPC2	Site looks good	Species non-specific	Routine maintenance next visit
FPC3	Site looks good	Species non-specific	Routine maintenance next visit
260	Site looks good	Species non-specific	Routine maintenance next visit
SPW1	Site looks good	Species non-specific	Routine maintenance next visit
SPW1	Site looks good	Species non-specific	Routine maintenance next visit



Talavera CDD Spring Hill, FL

1-888-480-5253

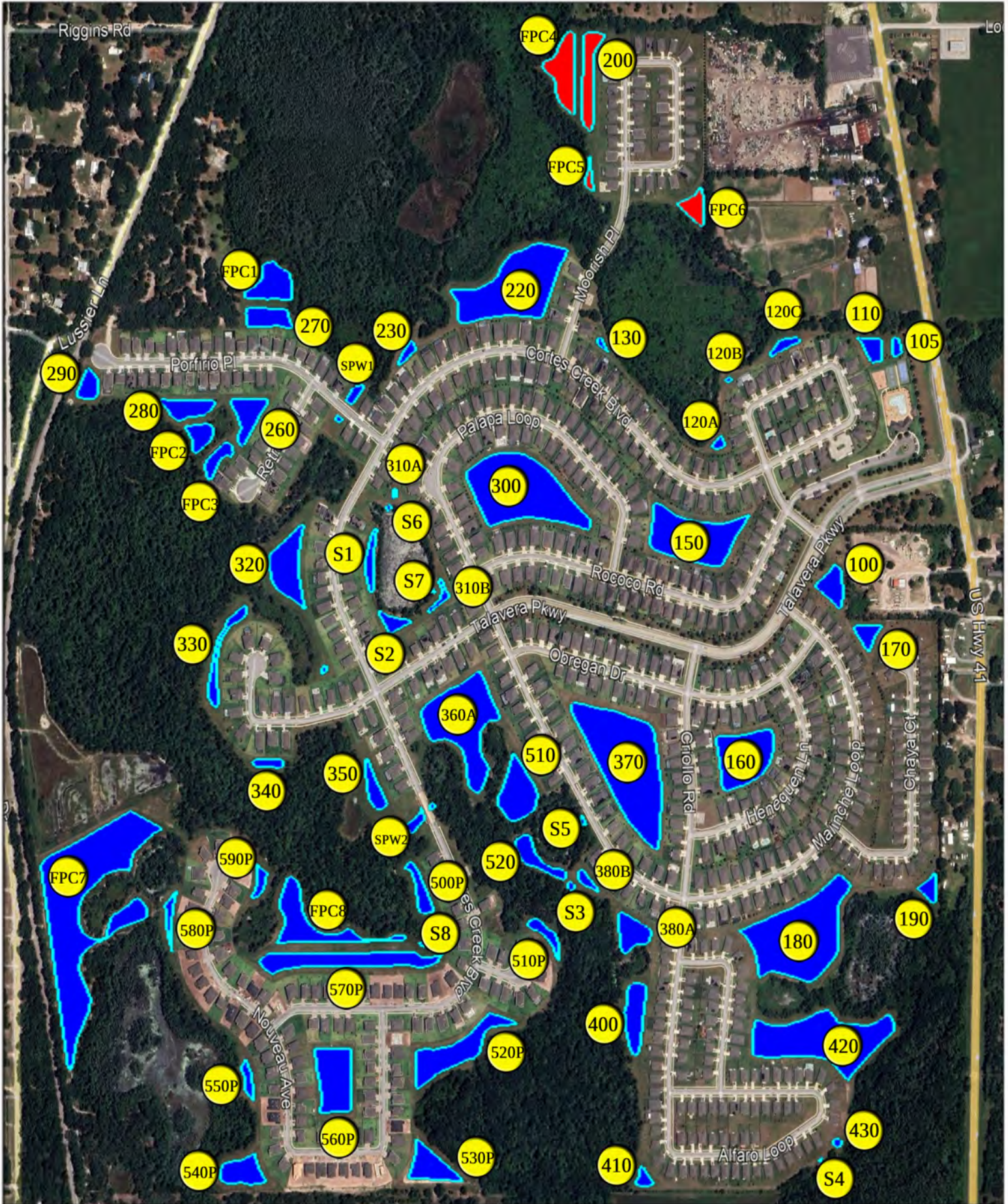


NPM 04/2024

Talavera CDD

Spring Hill, FL

1-888-480-5253



Tab 2



MMonthly Operations Report March 2024 - (March 20th - April 17th 2024)

Talavera Community Development District (CDD)
18955 Rococo Road, Spring Hill, FL 34610
Phone: 813.536.0019, Email: manager@talaveraclub.com
(CDD)

Clubhouse Operations/Maintenance Update:

Every other day, pool & Splash are water testing and log in to the pool records.
Normal daily routine organizing lounge chairs, chairs, wipe all tables and trash recovery
Normal daily routine check bathrooms, cleaned, toilet paper, soap & hand towels
Normal daily routine clean windows and door glass, wipe down window sill
Normal daily routine for facilities, safety and trash check
Normal daily routine and blow debris around the clubhouse & amenities area
Normal twice a week pick-up/replace bags dog waste stations.
Wipe mailbox walls and ceiling
Deep carpet cleaning kitchen, office and meeting room
Detailed cleaning of road side/large community board.
Detailed fire ant treatment outside/surroundings areas of clubhouse.
Detailed weed killer around pool and surrounding.
Detailed every other day wasp/hornets at tennis court .
Check & secure tight all loose magnets plates gates.
Organize maintenance closet.
Check playground is in good working order, free of debris.
Check tennis and basketball court for pressure washing, net tightening
Inventory of materials need and to be ordered.
Rounds in the neighborhood for anything that will require maintenance or is in violation.
Keep record of violations (street parking violations)
Normal daily routine of handling/resolving any resident issues.
Coordinate upcoming activity/events -
Flyer's for the next month events & create my e-blast newsletter.

StStatus of Approved Items on CDD Meeting of March 20, 2024tu

1. Cushion Solution - brought back repaired lounge chairs and we got the two new umbrellas.
2. Notified WREC of all streets light polls need painting & repair also the ones that lights are not working
3. Did my training with Danny from DCSI on March 13. I started reaching out to residents that come to the clubhouse I have a total of 105 residents that pick-up the two new access.
4. On March 30th I sent E-blast Newsletter to residents advising the new access to the amenity, with the scheduled days for them to come.
5. Harris installed the No soliciting/Deed Restricted sign on 3/27
6. I confirmed with Mr. Robert Dvorak the twisted sign after the wooden bridge is under his list to be fixed.
7. Permanent lighting, I reached out to the following companies: Trim Lights, Dynamic LED Scheduled Wed. 4-3 9am, Nebula Light
8. Took off the lock tennis court, and put up the Warning Security Cameras in use.
9. Danny from DCSI informed me awaiting equipment for the upgrade monitoring cameras on the proposal number 12230 within 2/3 weeks from 4/3/2024

Upcoming Events, Meeting & Food Trucks

4/01/2024 - Women of Faith - 6pm-8pm
4/02/2024 - Arts & Crafts - 11am-2pm
4/02/2023 - Spirit Committee Meeting - 6:30pm-8:30pm
4/03/2024 - National Oatmeal Cookie - 12pm-4pm
4/05/2024 - Cards & Games - 11am-2pm
4/05/2024 - Food Truck - 5pm-8pm
4/06/2024 - Garage Sale - 7am-12pm
4/06/2024 - Coffee & Pastries - 9:30am-11:30am
4/08/2024 - Women of Faith - 6pm-8pm
4/10/2024 - National Oatmeal Cookie - 12pm-4pm
4/13/2024 - Private Event - Meeting Room - 11:30am-4:30pm
4/13/2024 - Food Truck - 5pm-7:30pm
4/14/2024 - Private Event - Meeting Room - 12pm-5pm
4/15/2024 - Women of Faith - 6pm-8pm
4/16/2024 - Arts & Crafts - 11am-2pm
4/16/2024 - ARC Application due date
4/17/2024 - CDD Meeting - 10am-12:30pm
4/17/2024 - National Oatmeal Cookie - 12pm-4pm
4/19/2024 - Cards & Games - 11am-2pm
4/20/2024 - Coffee & Pastries - 9:30am-11:30am
4/20/2024 - National Cheese Ball - 11am-3pm
4/20/2024 - Blood Drive - 11am-4pm
4/22/2024 - Women of Faith - 6pm-8pm
4/24/2024 - National Oatmeal Cookie - 12pm-4pm
4/27/2024 - National Jelly Bean Day - 11am-3pm
4/27/2024 - Food Truck - 5pm-7:30pm
4/27/2024 - Bingo Night - 5:30pm-7:30pm
4/29/2024 - Women of Faith - 6pm-8pm

Master Data Report



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

SUMMARY TABLE 15 MIN SEGMENT RECORDS

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

DATE	Vehicle Count	Speeder Count based on Avg. Spd.	Speeder Count % based on Avg. Spd.	Speeders > 5 MPH based on Avg. Spd.	Speeders > 10 MPH based on Avg. Spd.	Speeders > 15 MPH based on Avg. Spd.	Fastest Time Period	Speeders > 5 MPH based on Peak Spd.	Speeders > 10 MPH based on Peak Spd.	Speeders > 15 MPH based on Peak Spd.	Daily 85th %tile Speed	Daily Average Speed
Mar 1	1287	303	24%	64	11	1	2:15p, 3:45p	178	25	2	35	25.9
Mar 2	1103	295	27%	55	9	1	6:00p	190	31	2	36	26.3
Mar 3	993	279	28%	79	12	1	3:30p	171	33	4	36	25.7
Mar 4	1139	264	23%	58	6	1	4:15p	157	26	3	35	25.8
Mar 5	1189	283	24%	61	7	1	3:00p	190	28	2	36	25.9
Mar 6	1167	266	23%	58	9	2	1:15p	170	23	3	35	25.9
Mar 7	1295	299	23%	67	8	0	2:00p	190	32	5	36	25.2
Mar 8	1216	292	24%	70	6	0	4:45p	184	32	0	36	25.9
Mar 9	1190	324	27%	76	8	0	3:30p, 5:15p	206	36	2	36	26.1
Mar 10	1013	308	30%	66	6	0	3:30p	188	27	3	36	26.5
Mar 11	1197	237	20%	49	2	0	1:00p	143	18	0	35	25.2
Mar 13	1237	280	23%	58	5	0	4:00p	175	22	0	35	25.6
Mar 14	1317	300	23%	59	7	0	4:45p	179	26	1	35	25
Mar 15	1292	319	25%	62	7	1	11:45p	204	29	1	36	25.8
Mar 16	1189	279	24%	74	12	2	5:15p	167	37	2	35	25.7
Mar 17	1000	283	28%	59	4	0	4:00p	175	22	1	36	26.4
Mar 18	1135	247	22%	42	2	0	12:00a, 6:00p	146	19	1	35	25.4
Mar 19	1250	283	23%	65	10	2	1:15p	180	22	4	35	25.4
Mar 20	1248	318	26%	72	11	1	2:15p	198	36	2	36	26.1
Mar 21	1358	318	23%	65	7	2	5:00p	208	36	3	36	25
Mar 22	1328	288	22%	67	10	2	2:45p	202	28	6	36	25.6
Mar 23	1199	341	28%	79	10	1	6:00p	223	34	2	36	26.1
Mar 24	1062	334	32%	76	8	2	7:15p	201	35	2	36	26.6
Mar 25	1124	290	26%	71	7	0	1:15p	190	36	3	36	26.1
Mar 26	1131	288	26%	70	7	0	3:00p, 4:15p	185	30	1	36	26
Mar 27	1100	283	26%	51	6	1	2:00p	143	24	3	35	25.7
Mar 28	1189	317	27%	76	8	1	4:45p, 10:00p	188	37	2	36	26
Mar 29	1201	310	26%	52	5	0	4:15p	189	27	4	36	25.7
Mar 30	1188	327	28%	78	11	0	7:00p	196	34	3	36	26.3

Tab 3



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** May 15th, 2024 @ 6PM

April 17

**District
Manager's
Report**

2024

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<u>FINANCIAL SUMMARY</u>	<u>2/29/24</u>
General Fund Cash & Investment Balance:	\$1,279,468
Reserve Fund Cash & Investment Balance:	\$205,498
Debt Service Fund Investment Balance:	\$1,304,383
Total Cash and Investment Balances:	\$2,789,439
General Fund Expense Variance: \$106,085	Under Budget

Tab 4



Quarterly Compliance Audit Report

Talavera

Date: March 2024 - 1st 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**

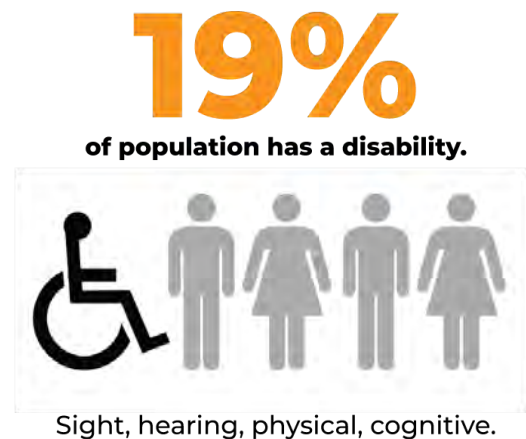
Compliance Criteria

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/sitertools/>



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 5



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

March 13, 2024

Playground Tree Planting Proposal

For

Talavera CDD

Attn: Sean Craft

scraft@rizzetta.com



Playground Tree Planting

- Install 5 Florida Flame Red Maple 30gal to target areas shown above
- Install 1 yard Pine Bark Mini Nuggets
- Includes all materials, labor, hauling and dump fees

Total: \$2,750.00

Authorized By:

Date:

Proposal submitted by Kevin Smith – Senior Landscape Designer / Advisor
ksmith@redtreelandscape.com / Cell phone: (727) 426.3679



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

March 12, 2024

Playground Tree Planting Proposal

For

Talavera CDD

Attn: Sean Craft

scraft@rizzetta.com



Playground Tree Planting

- Install 5 Live Oak 30gal to target areas shown above
- Install 1 yard Pine Bark Mini Nuggets
- Includes all materials, labor, hauling and dump fees

Total: \$2,750.00

Authorized By:

Date:

Proposal submitted by Kevin Smith – Senior Landscape Designer / Advisor
ksmith@redtreelandscape.com / Cell phone: (727) 426.3679

Tab 6

ILLUMINATIONS HOLIDAY LIGHTING

Proposal

8606 Herons Cove Pl
Tampa, FL 33647
Tim Gay

(813) 334-4827

TO:

Talavera CDD
5844 Old Pasco Rd
Wesley Chapel, FL 33544

JOB DESCRIPTION
Holiday Lighting and Decoration of Talavera Community Entrance

ITEMIZED ESTIMATE: TIME AND MATERIALS	AMOUNT
<p>Entrance / Exit Install permanent track lighting on both entrance and exit signs</p>	\$8,995.00
<p>Traditional Holiday Lighting 2 x Install lighted garland with bows on top center of Talavera entrance sign Install warm white, LED C9's across top of entrance wall - to either side of center of sign Install lighted wreaths with bows on entrance sign columns - left and right of center sign Install warm white, LED mini lights in 6 palm trees behind entrance sign Install warm white, LED mini lights on trunk and green LEDs on palm fronds of CENTER palm tree directly behind entrance sign</p>	\$5,000.00
50% Deposit required	
TOTAL ESTIMATED JOB COST	TBD

- * Price includes rental of materials, labor, installation, service and removal.
- * Illuminations Holiday Lighting takes the utmost care and precaution to protect your premises and property.
- * Customer hereby authorizes Illuminations Holiday Lighting, to install and / or remove all materials on said property as provided herein.
- * Assumes adequate power available. If additional power needed Talavera CDD community responsible for providing.
- * Please note: Loss of material due to theft or vandalism is reimbursable at cost
- * Remaining balance of project due upon receipt of invoice after installation.
- * Removal process begins after New Years Day. It can take up to a week or more for completion. Power can be turned off in the interim.

 Tim Gay
 PREPARED BY

 3/19/2024
 DATE

 AUTHORIZED SIGNATURE FOR TALAVERA CDD

 DATE

CONFIDENTIAL - This message is sent on behalf of Illuminations Holiday Lighting and is intended for authorized personnel and Board Members of Talavera CDD only. As the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited.

Talavera Price Matrix

Basic Installation	Current	3 Year Option	5 Year Option	Following Year
Decoration Area and Description	Cost			
Entrance Signs - C9s	\$500	\$0	\$0	\$0
Palm Trees	\$4,000	\$4,000	\$4,000	\$4,000
Wreaths	\$500	\$500	\$500	\$500
Total	\$5,000	\$4,500	\$4,500	\$4,500
Option 1: Holiday Lighting plus Entrance Sign Track Lighting - cost over 3 years		\$2,998		
Option 2: Holiday Lighting plus Entrance Sign Track Lighting - cost over 5 years			\$1,799	
Total		\$7,498	\$6,299	\$4,500
Optional Features:				
Option 1: Entrance Sign Track Lighting	\$8,995			
Total (Options)	\$8,995			

Tab 7



March 22, 2024

Talavera CDD
c/o Rizzetta and Company
5844 Old Pasco Rd, Suite 100
Wesley Chapel, FL 33544

RE: Full Service Reserve Study with Site Inspection
Talavera CDD
18955 Rococo Rd
Spring Hill, FL 34610

Dear Board of Supervisors:

We are very appreciative for the opportunity to perform a full reserve study with site inspection and recommendations for Talavera CDD. We are a team of knowledgeable reserve analysts with extensive experience and take pride in performing reserve studies. The reserve study will project costs and funding for a 30 year time frame for all common areas and improvements.

Talavera CDD commenced operations in 2006. The community started home construction in 2015 and the construction was been gradual since inception. The community is comprised of 798 lots for single family homes. The community has a pool area and clubhouse that are the main amenities to the community. The CDD consists of 541.1 acres and is located in Spring Hill, Pasco County, Florida. After a review of plats, aerials, and county records, we recommend the following reserve items to be included in the report:

- **Entry Areas and Monuments**
- **Basketball Court**
- **Parking Areas**
- **Streets**
- **Pool Area and Equipment**
- **Sidewalks**
- **Fencing**
- **Stormwater Drainage**
- **Retention Ponds**
- **Tennis Court**
- **Playground**
- **Clubhouse**
- **Any Other Items Specified by You**

The physical analysis portion of the reserve study will include a reserve item component list, remaining life, useful life, current cost, future cost of all reserve items as well as any site recommendations. The financial analysis portion of the study will include allowances for your interest income, taxes and projected changes in building costs. The pooled method and component method (if applicable) will be used and presented to derive the funding schedules.



Scope of Service

Our scope of service for a full service reserve study with site inspection that includes all expenses consists of:

- Site inspection of common areas and improvements with both a Certified General Contractor and a CAI-designated Reserve Specialist (Both are degreed engineers).
- Our user-friendly reserve study report that includes narrative, photographs, pooled method cash flow plan, component method plan (if applicable), reserve item component cost, remaining life, and useful life inventory. The report projects costs and funding for 30 years using localized costs.
- Percent Funded Analysis. This compares what you have in reserve funds to what the ideal amount should be, something many reserve studies do not include.
- One site meeting with management or the board on the day of inspection, if requested.
- Electronic copies of the report. Electronic copies can also be requested any time in the future by email. A hard copy is available free of charge upon request.
- Revisions or amendments of reports for up to 90 days from the first submission of the report. We welcome all feedback. (It is not uncommon for there to be one or two refinements of the report to meet your specific requirements).
- Accessibility. Call, write, or email us any time and you will receive prompt follow-up. We aim to exceed expectations and consider customer service our top priority.
- 30 year cash flow plan in the report.
- Review of plats, drawings, and site aerials.



Qualifications

Paul Gallizzi and Steven Swartz are professionals in the business of preparing reserve studies and insurance appraisals for community associations. We both inspect all properties and have provided detailed analysis of over 300,000 single family, apartment, villa, townhome, and condominium units. Our high repeat customer rate indicates high customer satisfaction. We have prepared reserve studies and insurance appraisals for all types of community associations including high rise condominiums, mid-rise condominiums, garden-style condominiums, office condominiums, medical condominiums, townhouse developments, single family residential homeowners associations, community development districts, and special use facilities.

We both hold engineering degrees from fully accredited universities. Paul is a State Certified General Real Estate Appraiser License Number RZ 110 and a State Certified General Contractor License Number CGC 019465 with over 30 years of experience in each. Steven is one of approximately only 200 people nationwide that have earned the designation of Reserve Specialist (RS) from the Community Associations Institute and is a State Certified General Real Estate Appraiser License Number RZ 3479. He has also been a speaker at CAI functions discussing reserves and budgeting. To learn more, please visit us on the web at www.reservestudyfl.com and visit our articles section for more than 50 articles about reserves, funding, and budgeting.

A partial list of our clients include:

- Greenacre Properties
- Standard Pacific Homes
- Leland Management
- M/I Homes
- Associa Gulf Coast
- Sentry Management
- Starwood Land Ventures
- Management & Associates
- Resource Property Management
- Condominium Associates
- Insurance Office of America
- Argus Property Management
- Creative Management
- Many Other Individually Managed Associations
- The Mahaffey Apartment Company
- Rizzetta & Company
- First Service Residential
- Brown & Brown Insurance
- Taylor Morrison Homes
- Vanguard Management Group
- Lennar Homes
- McNeil Management Services
- Development Planning and Financing Group
- Qualified Property Management
- Avid Property Management
- Southshore Property Management
- Terra Management Services



Experience

Here is a short list of communities we have conducted reserve studies for, showing experience with various construction types, building systems, and community amenities:

Fishhawk CDD I, CDD II, CDD III, & CDD IV, Lithia, Florida

Fishhawk Ranch is a large planned community consisting of approximately 3000 acres in Lithia, Florida. It is comprised of numerous single family home subdivisions as well as a few townhome subdivisions. There are many community amenities including swimming pools, clubhouses, tennis courts, playgrounds, fitness centers, a banquet center, running trails, parks, and various others. The District also maintains the ponds, stormwater drainage, and the entry areas. There are a total of 6,286 members.

Heritage Harbour South CDD, Bradenton, Florida

Heritage Harbour South CDD is comprised of single family residential and multifamily residences. The community started construction in 2002 and construction finished in 2006. Overall, there are 1,523 units. The CDD maintains the baseball field and recreation area. The District also maintains the streets, ponds, stormwater drainage, and the entry areas. The CDD encompasses a total site size of 980.79 acres in Bradenton, Florida.

Venetian CDD, Venice, FL

Venetian CDD commenced operations in September 2002. The Venetian Golf and River Club has 1,377 lots planned primarily for single family residential development as well as a small amount of multi-family development. The River Club recreation area was built in 2004 and includes a clubhouse, kitchen and banquet facilities, fitness center, pool area, tennis courts, as well as other amenities. The District also maintains the streets, ponds, stormwater drainage, and the entry areas. The CDD encompasses a total site size of 964 acres.

Riverwood CDD, Port Charlotte, FL

Riverwood CDD started development in the mid 1990s and most of the construction was complete over the next decade. The District maintains an amenity campus with a clubhouse/athletic center, pool area, tennis, and shuffleboard courts. The district also owns an off-site Beach Club on Manasota Key in Englewood. The Beach Club was built in 2003 and acquired in 2014. Additionally, the District also maintains the streets, potable water system, re-claimed water system, sewer system (and plant), and stormwater drainage.

Two Creeks CDD, Middleburg, FL

Two Creeks has 624 platted lots planned for single family residential development and encompasses 625 acres. The community was platted in June 2007. Within the district, there is a recreation comprised of a clubhouse, pool area, 2 tennis courts, a basketball court, playgrounds, and a volleyball court. The community also maintains the ponds, stormwater drainage, and the entry areas.



Property Wellness Reserve Study Program Proposal Level I Reserve Study

Reserve Advisors, LLC
201 E. Kennedy Boulevard, Suite 1150
Tampa, FL 33602
(800) 980-9881
reserveadvisors.com

Talavera Community Development District (CDD)
Spring Hill, FL



Reserve Advisors

Your Property Wellness Consultants



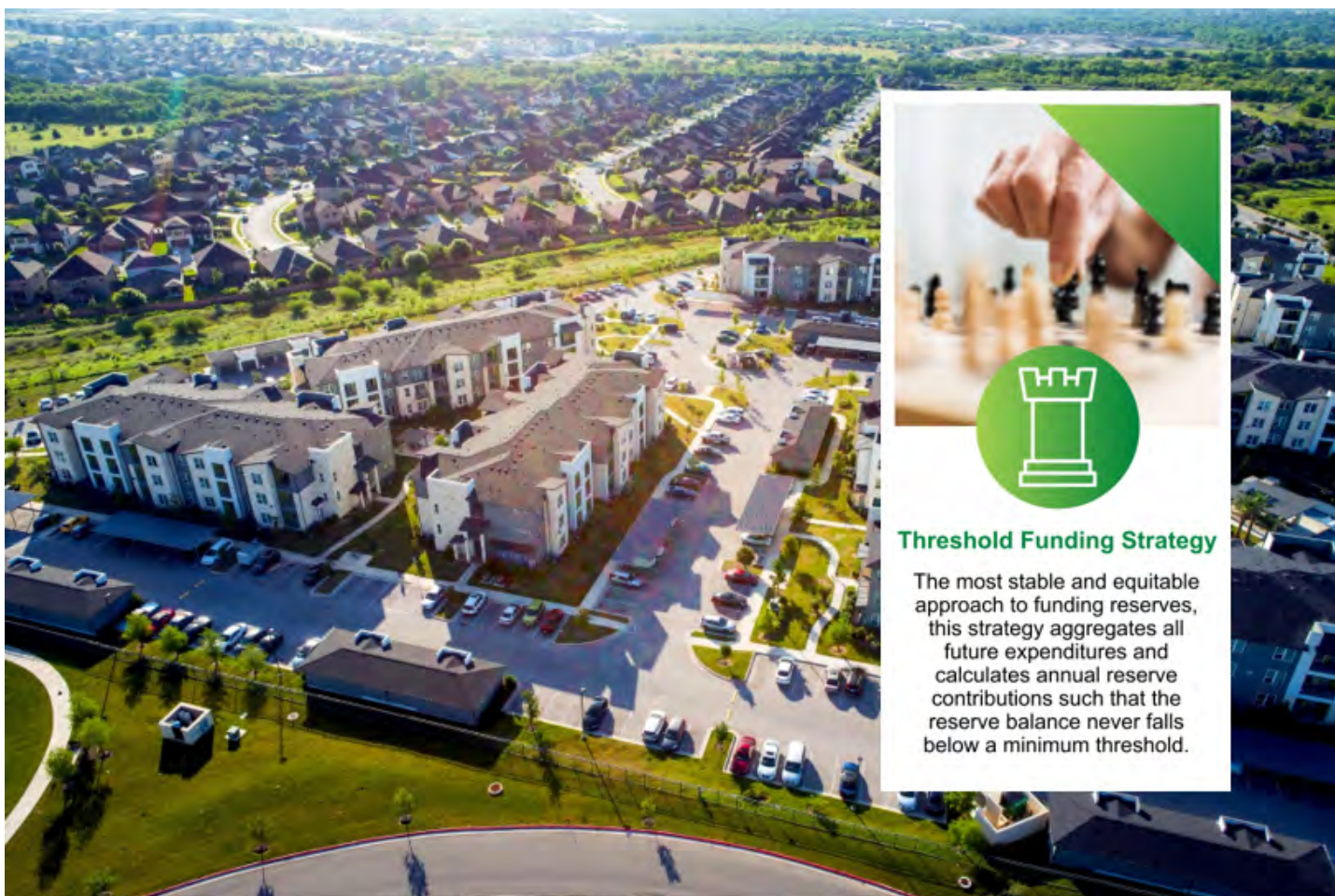
Our Property Wellness Reserve Study Program

Your home is the most expensive personal property you will ever own. The responsibility for preserving its value reaches beyond your home to include the spaces you share with your neighbors. Structures, systems, streets and amenities must be maintained to protect the value of your investment. But the required responsibility often stretches beyond individual knowledge and expertise. That's why associations turn to Reserve Advisors. As your property wellness consultants, our reserve study helps associations understand their assets, expected lifespans, and both the budgets and maintenance needed to keep them in great working order.



A Proactive Property Wellness Program

Our engineers provide a thorough evaluation of your property and shared assets, and create a strong, informed plan to maximize your community's physical and financial wellness for the long haul. Because proactive care ensures that your shared property is cared for the way you would care for your home. We have been helping communities thrive for over 30 years. But the job we are obsessed with is making sure you and your neighbors have what you need to protect your property today, and prevent costly and avoidable repairs tomorrow. It is the best way to care for the place that makes you feel welcome, safe, secure and proud.



Threshold Funding Strategy

The most stable and equitable approach to funding reserves, this strategy aggregates all future expenditures and calculates annual reserve contributions such that the reserve balance never falls below a minimum threshold.

Helping Communities Thrive for Over 30 Years

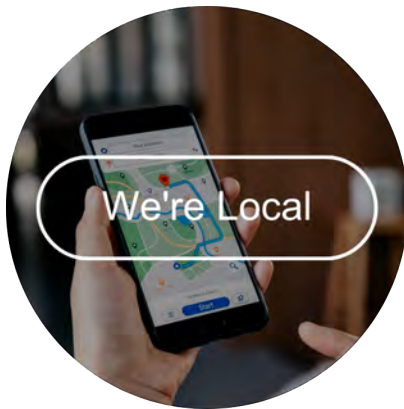
Reserve Advisors has prepared over 29,000 reserve studies for common interest realty associations nationwide. Our service area is one of the largest in the industry.

Through the leadership of our founders, John Poehlmann and Theodore Salgado, we helped pioneer the standards that all reserve study providers are measured by today. This success comes from our independence, extensive knowledge and experience. We pride ourselves on delivering unbiased recommendations that give community associations the plans they need to ensure the future well-being of their property.

60+
ENGINEERS

29,000
RESERVE STUDIES CONDUCTED

300+
YEARS OF RESERVE STUDY EXPERIENCE



Local Conditions

Drawing upon our broad national experience, we recognize the profound impact local conditions have on the wear and tear of common property and subsequent replacement needs.

Local Costs

Our exclusive database of client project costs grants you real-time access to localized pricing, ensuring that your reserve study projections are not reliant on standardized costs.

Level I Full Reserve Study



	LEVEL I	LEVEL II	LEVEL III
	FULL RESERVE STUDY	RESERVE STUDY UPDATE WITH SITE-VISIT	RESERVE STUDY WITHOUT SITE-VISIT
		RESERVE STUDY PROCESS	
ONSITE VISUAL INSPECTION	✓	✓	
PRE-INSPECTION MEETING	✓	✓	
COMPONENT INVENTORY PLUS COMPONENT QUANTITIES & MEASUREMENTS	Established	Re-Assessed / Evaluated	Reflects prior study
CONDITION ASSESSMENTS	Based on visual observation	Based on visual observation	As reported by association
USEFUL LIFE ESTIMATES	Based on engineer's condition assessment	Based on engineer's condition assessment	Based on client's reported condition
VALUATION / COST ESTIMATES VIA PROPRIETARY BID DATABASE	Established for each reserve component	Re-evaluated for each reserve component	Re-evaluated for each reserve component
		KEY DELIVERABLES	
MEETS AND EXCEEDS CAI'S NATIONAL RESERVE STUDY STANDARDS	✓	✓	✓
PRIORITIZED LIST OF CAPITAL EXPENDITURES	✓	✓	✓
CUSTOMIZED RECOMMENDED FUNDING PLAN(S)	✓	✓	✓
RECOMMENDED PREVENTATIVE MAINTENANCE ACTIVITIES	✓	✓	
INCLUSION OF LONG-LIVED ASSETS	✓	✓	✓
ELECTRONIC REPORT	Comprehensive report with component detail	Comprehensive report with component detail	Executive summary overview
EXCEL SPREADSHEETS	✓	✓	✓
SUPPORT WITH IMPLEMENTATION OF REPORT	✓	✓	✓
COMPLIMENTARY REPORT REVISION	✓	✓	
UNCONDITIONAL POST-STUDY SUPPORT AT NO ADDITIONAL COST INCLUDING REPORT PRESENTATION	✓	✓	✓
	RECOMMENDED SERVICE LEVEL		

We are proposing a Level I Full Reserve Study. This service involves developing a component list and quantification of each item - a crucial aspect often overlooked by unqualified providers. This service is suitable for communities that have never undergone a reserve study, as well as those contemplating a change in reserve study providers. Conducting a Level I Reserve Study allows us to not only verify the accuracy of the component inventory and related quantities/measurements with certainty - the foundation of any reserve study - but to also present capital planning recommendations with unwavering confidence.

Property Wellness Reserve Study Program - Level I

Reserve Advisors will perform a Level I Reserve Study in accordance with Community Associations Institute (CAI) National Reserve Study Standards. Your reserve study is comprised of the following:

Physical Analysis: The reserve study consultant will develop a detailed list of reserve components, also known as a component inventory, and related quantities for each. We will complete a condition assessment or physical evaluation for each reserve component and the current condition of each will be documented with photographs. Life and cost estimates will be performed to determine estimated useful lives, remaining useful lives and current cost of repair or replacement.

Financial Analysis: The reserve study consultant will identify the current reserve fund status in terms of cash value and prepare a customized funding plan. The funding plan outlines recommended annual reserve contributions to offset the future cost of capital projects over the next 30 years.

Property Description

Talavera Community Development District (CDD) comprises 798 homes. We've identified and will include the following reserve components:

Clubhouse(s), Sport Court(s), Pond(s), Playground(s), Pool(s), Streets and Curbs, Access Drives, Parking Areas and/or Driveways, Post or Pole Lights, Sidewalks, Irrigation System, Landscaping, Fences, Perimeter Walls/Fences, Mailboxes, Monuments, Signage, Storage Room, and other property specifically identified that you'd like us to include.

Scope of work includes all property owned-in-common as defined in your association's declaration and other property specifically identified that you'd like us to include.

Key Elements of Your Level I Property Wellness Reserve Study Program

Reserve Advisors' Exclusive Tools

Reserve Advisors' exclusive tools allow you to make informed decisions to maintain your association's long-term physical and financial health.



Reserve Expenditures

View your community's entire schedule of prioritized expenditures for the next 30-years on one easy-to read spreadsheet.

[View Example](#)



Funding Plan

Establishes the most stable and equitable recommended annual reserve contributions necessary to meet your future project needs.

[View Example](#)



Reserve Funding Graph

Highlights your community's current financial health and provides visibility to your projected cash flow over the next 30 years.

[View Example](#)



Component Specific Details

Including photographic documentation of conditions, project specific best practices outlining the scope of future projects, and preventative maintenance activities to maximize component useful lives.

[View Example](#)



Excel Spreadsheets

Empowering you to make more informed decisions by adjusting project schedules, future costs, and annual contributions in real time.

For Confidence in All Decisions

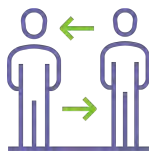


Personalized Experience Guarantee

As your trusted advisor, we are committed to providing clarity on the true cost of property ownership through a comprehensive reserve study solution and unmatched advisory services. If the experience we provide fails to live up to your expectations, contact us at any time for a refund.



Your property is your biggest investment. Here's why our solution is the best for your community:



Full Engagement

It's our job to understand your specific concerns and to discuss your priorities in order to ensure your reserve study experience exceeds expectations.



Detailed Understanding

We will do whatever it takes to ensure you have complete confidence in interpreting and putting into practice our findings and recommendations.



Ongoing Support

Unlike other firms, we provide current and future boards with additional insight, availability to answer questions and guidance well beyond report delivery.

The Time to Protect Your Property's Long-Term Health is Now

This proposal, dated 03 / 26 / 2024, for a **Level I Property Wellness Reserve Study**, is valid for 90 days.

To Start Your Property Wellness Level I Reserve Study Program Today:

1. Select the service options below to confirm scope of engagement

Service	Price
<p>Reserve Study (Level I)</p> <p>This service includes a pre-project meeting to discuss your unique needs and priorities with our engineer. You'll receive: 1) a PDF report with 30-year expenditure and funding plan tables, 2) Excel spreadsheet with formulas, and 3) Complimentary support with implementation of your study and ongoing guidance.</p>	<p>\$10,700.00</p>
Total	\$10,700.00

2. E-sign below

Signature:

Title:

Name:

Date:

For: Talavera Community Development District
(CDD)

Ref: 240990

3. Pay **\$5,350.00 Retainer** via mail or ACH

Mailing Address
Reserve Advisors, LLC
PO Box 88955
Milwaukee, WI 53288-8926

ACH
Send Remittances to 'accounting@reserveadvisors.com' at time of payment
Checking Account Number: 151391168
Routing Number: 075905787
Financial Institution: First Business Bank
17335 Golf Parkway, Suite 150 | Brookfield, WI 53045

You will receive your electronic report approximately four (4) weeks after our inspection, based on timely receipt of all necessary information from you. Authorization to inspection time varies depending on demand for our services. This proposal, dated 03 / 26 / 2024, is valid for 90 days, and may be executed and delivered by facsimile, portable document format (.pdf) or other electronic signature pages, and in any number of counterparts, which taken together shall be deemed one and the same instrument. One complimentary hard copy report is available upon request.

Professional Service Conditions

Our Services - Reserve Advisors, LLC (“RA” or “us” or “we”) performs its services as an independent contractor in accordance with our professional practice standards and its compensation is not contingent upon our conclusions. The purpose of our reserve study is to provide a budget planning tool that identifies the current status of the reserve fund, and an opinion recommending an annual funding plan, to create reserves for anticipated future replacement expenditures of the subject property. The purpose of our energy benchmarking services is to track, collect and summarize the subject property’s energy consumption over time for your use in comparison with other buildings of similar size and establishing a performance baseline for your planning of long-term energy efficiency goals.

Our inspection and analysis of the subject property is limited to visual observations, is noninvasive and is not meant to nor does it include investigation into statutory, regulatory or code compliance. RA inspects sloped roofs from the ground and inspects flat roofs where safe access (stairs or ladder permanently attached to the structure) is available. Our energy benchmarking services with respect to the subject property is limited to collecting energy and utility data and summarizing such data in the form of an Energy Star Portfolio Manager Report or any other similar report, and hereby expressly excludes any recommendations with respect to the results of such energy benchmarking services or the accuracy of the energy information obtained from utility companies and other third-party sources with respect to the subject property. The reserve report and any energy benchmarking report (i.e., any Energy Star Portfolio Manager Report) (including any subsequent revisions thereto pursuant to the terms hereof, collectively, the “Report”) are based upon a “snapshot in time” at the moment of inspection. RA may note visible physical defects in the Report. The inspection is made by employees generally familiar with real estate and building construction. Except to the extent readily apparent to RA, RA cannot and shall not opine on the structural integrity of or other physical defects in the property under any circumstances. Without limitation to the foregoing, RA cannot and shall not opine on, nor is RA responsible for, the property’s conformity to specific governmental code requirements for fire, building, earthquake, occupancy or otherwise.

RA is not responsible for conditions that have changed between the time of inspection and the issuance of the Report. RA does not provide invasive testing on any mechanical systems that provide energy to the property, nor can RA opine on any system components that are not easily accessible during the inspection. RA does not investigate, nor assume any responsibility for any existence or impact of any hazardous materials, such as asbestos, urea-formaldehyde foam insulation, other chemicals, toxic wastes, environmental mold or other potentially hazardous materials or structural defects that are latent or hidden defects which may or may not be present on or within the property. RA does not make any soil analysis or geological study as part of its services, nor does RA investigate vapor, water, oil, gas, coal, or other subsurface mineral and use rights or such hidden conditions, and RA assumes no responsibility for any such conditions. The Report contains opinions of estimated replacement costs or deferred maintenance expenses and remaining useful lives, which are neither a guarantee of the actual costs or expenses of replacement or deferred maintenance nor a guarantee of remaining useful lives of any property element.

RA assumes, without independent verification, the accuracy of all data provided to it. Except to the extent resulting from RA’s willful misconduct in connection with the performance of its obligations under this agreement, you agree to indemnify, defend, and hold RA and its affiliates, officers, managers, employees, agents, successors and assigns (each, an “RA Party”) harmless from and against (and promptly reimburse each RA Party for) any and all losses, claims, actions, demands, judgments, orders, damages, expenses or liabilities, including, without limitation, reasonable attorneys’ fees, asserted against or to which any RA Party may become subject in connection with this engagement, including, without limitation, as a result of any false, misleading or incomplete information which RA relied upon that was supplied by you or others under your direction, or which may result from any improper use or reliance on the Report by you or third parties under your control or direction or to whom you provided the Report. NOTWITHSTANDING ANY OTHER PROVISION HEREIN TO THE CONTRARY, THE AGGREGATE LIABILITY (IF ANY) OF RA WITH RESPECT TO THIS AGREEMENT AND RA’S OBLIGATIONS HEREUNDER IS LIMITED TO THE AMOUNT OF THE FEES ACTUALLY RECEIVED BY RA FROM YOU FOR THE SERVICES AND REPORT PERFORMED BY RA UNDER THIS AGREEMENT, WHETHER ARISING IN CONTRACT, TORT (INCLUDING NEGLIGENCE), STRICT LIABILITY OR OTHERWISE. YOUR REMEDIES SET FORTH HEREIN ARE EXCLUSIVE AND ARE YOUR SOLE REMEDIES FOR ANY FAILURE OF RA TO COMPLY WITH ITS OBLIGATIONS HEREUNDER OR OTHERWISE. RA SHALL NOT BE LIABLE FOR ANY SPECIAL, INDIRECT, INCIDENTAL, CONSEQUENTIAL, PUNITIVE OR EXEMPLARY DAMAGES OF ANY KIND, INCLUDING, BUT NOT LIMITED TO, ANY LOST PROFITS AND LOST SAVINGS, LOSS OF USE OR INTERRUPTION OF BUSINESS, HOWEVER CAUSED, WHETHER ARISING IN CONTRACT, TORT (INCLUDING NEGLIGENCE), BREACH OF WARRANTY, STRICT LIABILITY OR OTHERWISE, EVEN IF RA HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. IN NO EVENT WILL RA BE LIABLE FOR THE COST OF PROCUREMENT OF SUBSTITUTE GOODS OR SERVICES. RA DISCLAIMS ALL REPRESENTATIONS AND WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED OR OF ANY NATURE, WITH REGARD TO THE SERVICES AND THE REPORT, INCLUDING, WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

Professional Service Conditions - Continued

Report - RA will complete the services in accordance with the Proposal. The Report represents a valid opinion of RA's findings and recommendations with respect to the reserve study and is deemed complete. RA will consider any additional information made available to RA within 6 months of issuing the Report and issue a revised Report based on such additional information if a timely request for a revised Report is made by you. RA retains the right to withhold a revised Report if payment for services was not tendered in a timely manner. All information received by RA and all files, work papers or documents developed by RA during the course of the engagement shall remain the property of RA and may be used for whatever purpose it sees fit. RA reserves the right to, and you acknowledge and agree that RA may, use any data provided by you in connection with the services, or gathered as a result of providing such services, including in connection with creating and issuing any Report, in a de-identified and aggregated form for RA's business purposes.

Your Obligations - You agree to provide us access to the subject property for an on-site visual inspection. You agree to provide RA all available, historical and budgetary information, the governing documents, and other information that we request and deem necessary to complete the Report. Additionally, you agree to provide historical replacement schedules, utility bills and historical energy usage files that RA requests and deems necessary to complete the energy benchmarking services, and you agree to provide any utility release(s) reasonably requested by RA permitting RA to obtain any such data and/or information from any utility representative or other third party. You agree to pay actual attorneys' fees and any other costs incurred to collect on any unpaid balance for RA's services.

Use of Our Report - Use of the Report is limited to only the purpose stated herein. You acknowledge that RA is the exclusive owner of all intellectual property rights in and relating to the Report. You hereby acknowledge that any use or reliance by you on the Report for any unauthorized purpose is at your own risk and that you will be liable for the consequences of any unauthorized use or distribution of the Report. Use or possession of the Report by any unauthorized third party is prohibited. The Report in whole or in part is not and cannot be used as a design specification for design engineering purposes or as an appraisal. You may show the Report in its entirety to the following third parties: members of your organization (including your directors, officers, tenants and prospective purchasers), your accountants, attorneys, financial institutions and property managers who need to review the information contained herein, and any other third party who has a right to inspect the Report under applicable law including, but not limited, to any government entity or agency, or any utility companies. Without the written consent of RA, you shall not disclose the Report to any other third party. By engaging our services, you agree that the Report contains intellectual property developed (and owned solely) by RA and agree that you will not reproduce or distribute the Report to any party that conducts reserve studies or energy benchmarking services without the written consent of RA.

RA will include (and you hereby agree that RA may include) your name in our client lists. RA reserves the right to use (and you hereby agree that RA may use) property information to obtain estimates of replacement costs, useful life of property elements or otherwise as RA, in its sole discretion, deems appropriate.

Payment Terms, Due Dates and Interest Charges - If reserve study and energy benchmarking services are performed by RA, then the retainer payment is due upon execution of this agreement and prior to the inspection by RA, and any balance is due net 30 days from the Report shipment date. If only energy benchmarking services are performed by RA, then the retainer payment is due upon execution of this agreement and any balance is due net 30 days from the Report shipment date. In any case, any balance remaining 30 days after delivery of the Report shall accrue an interest charge of 1.5% per month. Unless this agreement is earlier terminated by RA in the event you breach or otherwise fail to comply with your obligations under this agreement, RA's obligations under this agreement shall commence on the date you execute and deliver this agreement and terminate on the date that is 6 months from the date of delivery of the Report by RA. Notwithstanding anything herein to the contrary, each provision that by its context and nature should survive the expiration or early termination of this agreement shall so survive, including, without limitation, any provisions with respect to payment, intellectual property rights, limitations of liability and governing law.

Miscellaneous – Neither party shall be liable for any failures or delays in performance due to fire, flood, strike or other labor difficulty, act of God, act of any governmental authority, riot, embargo, fuel or energy shortage, pandemic, wrecks or delays in transportation, or due to any other cause beyond such party's reasonable control; provided, however, that you shall not be relieved from your obligations to make any payment(s) to RA as and when due hereunder. In the event of a delay in performance due to any such cause, the time for completion or date of delivery will be extended by a period of time reasonably necessary to overcome the effect of such delay. You may not assign or otherwise transfer this agreement, in whole or in part, without the prior written consent of RA. RA may freely assign or otherwise transfer this agreement, in whole or in part, without your prior consent. This agreement shall be governed by the laws of the State of Wisconsin without regard to any principles of conflicts of law that would apply the laws of another jurisdiction. Any dispute with respect to this agreement shall be exclusively venued in Milwaukee County Circuit Court or in the United States District Court for the Eastern District of Wisconsin. Each party hereto agrees and hereby waives the right to a trial by jury in any action, proceeding or claim

brought by or on behalf of the parties hereto with respect to any matter related to this agreement. We reserve the right to limit or decline refunds in our sole discretion. Refunds vary based on the applicable facts and circumstances.

Serving Florida & the Southeast USA

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March 26, 2024

Proposal #52144-0

Talavera CDD, Inc.
c/o Sean Craft
Rizzetta & Company
3434 Colwell Ave
Tampa, FL 33614

Subject: Reserve Study Proposal

Dear Sean,

Thank you for requesting a Reserve Study proposal from Association Reserves. It would be our privilege to serve as your Reserves planning partner! We recognize that you have a choice of Reserve Study providers and want to make sure you understand the many benefits of working with our company, including reports prepared in compliance with CAI's National Reserve Study Standards and Florida's newly-revised statutory "Structural Integrity Reserve Study" (SIRS) requirements. To that end, we have prepared this proposal document which clearly defines the process and scope of work of our Reserve Studies, provides background about our firm and key employees, and even includes answers to many Frequently Asked Questions.

We have also enclosed the Standard Terms and Conditions which sets forth the terms of the services that Association Reserves-Florida, LLC ("Association Reserves", "us", "our" or "we") will provide to **Talavera CDD, Inc.** ("Client", "you" or "your").

When you're ready for the next step, simply follow the instructions listed in the last section, "Schedule, Terms and Fees." Our office will then contact you regarding the next steps in the process, such as scheduling the site inspection, obtaining required background information, etc. Please don't hesitate to contact us if you have any questions or concerns, or would like any additional information. We hope to hear from you soon!

Sincerely,

Will Simons, RS
President
Florida/Southeast Regional Office



Introduction to Reserve Studies

What's a Reserve Study?

A Reserve Study is a document used by community associations (or any other type of common interest real estate development) to help determine the relative strength of its existing financial Reserve funds, and to provide forecasts and recommended funding plans for major repair, replacement, or restoration projects over a long period of time.



Are Reserve Studies really that important?

Absolutely. It's fairly easy to plan and prepare for recurring costs like management fees, insurance premiums, landscaping contracts, and utilities, but what about the projects and expenses that DON'T happen every year? That's our specialty...identifying and forecasting those projects that are *certain* to occur, but are often overlooked or underestimated. There's no question that setting aside Reserve funds over a long period of time is the simplest, most cost-effective, and most responsible way to plan for major projects.

The work will need to be done; it's up to the property and its representatives to plan accordingly. Without adequate Reserves, properties will have to make a tough decision: take out costly loans? Push for recurring special assessments? Or worst, accept a drop in property values due to deteriorating conditions and deferred maintenance? A current, reliable Reserve Study is the first step toward long-term financial strength for every property. Without one, property owners and stakeholders will be misinformed, underprepared, and left exposed to serious financial consequences. A current, reliable Reserve Study is a hallmark of well-managed properties, and an important part of a Board of Directors' fiduciary duty to act in the best interest of their ownership.

What components are included in a Reserve Study?

[Reserve Study Standards](#) as published by the Community Associations Institute specify the following criteria for inclusion in a Reserve Study:

1. The association has the obligation to maintain or replace the existing element.
2. The need and schedule for this project can be reasonably anticipated.
3. The total cost for the project is material to the association, can be reasonably estimated, and includes all direct and related costs

Our studies typically include funding for projects such as: roof replacement, painting/waterproofing, pavement sealing and resurfacing, elevator modernization, balcony and deck sealing and restoration, major mechanical systems (HVAC, fire alarm, hot water, etc.), major pool and spa expenses, interior/amenity area remodeling, and many more. The bottom line is that every property is different, and will require a thorough inspection to determine what belongs in your study. State requirements vary on what types of projects should be addressed through Reserves (and therefore included in a Reserve Study). Our studies will always meet and usually exceed these requirements, ensuring that our clients are acting in accordance with legal requirements and sound fiduciary responsibility.

The Reserve Study Process

Our Reserve Studies are prepared in accordance with [Reserve Study Standards](#), originally established in 1998 by the Community Associations Institute. Per these standards, a Reserve Study engagement generally consists of the following:

1. Component Inventory & Condition Assessment

The component inventory is the task of selecting and quantifying Reserve components. This task can be accomplished through on-site visual observations, review of property design and organizational documents, a review of established precedents, and discussion with appropriate representative(s) of the Client. The condition assessment is “the task of evaluating the current condition of the component based on observed or reported characteristics.” As part of our inspection, we review any available building documents including site plans, building plans, fire alarm inspection records, equipment schedules and any other data that may be informative regarding component details, project history or expectations for upcoming work. We then measure/quantify, inspect and document all areas or components to be included.

→ For Update, With Site Visit (Level 2) Reserve Studies, the component inventory is for verification purposes only, using previously-established component quantities from a prior Reserve Study. However, the condition assessment is re-established based on current conditions. For Update, No Site Visit (Level 3) Reserve Studies, there is no physical inspection of the property. We review the component inventory and condition assessments from the most recent study, communicate with the Client about any relevant project history and updated financial information, then proceed with the Life and Valuation Estimates and Financial Analysis.



2. Life & Valuation Estimates

Our team begins by organizing and interpreting the raw data gathered during the site inspection, reviewing all measurements, notes and photographs for key details and insights. Next, we establish the component list structure, and determine the life and cost estimates for each Reserve component. Our standard procedure is to use any historical information provided to us by the Client (such as when certain projects were done, and what they cost), and to review any bids or estimates for upcoming work. We review our findings with your current vendors for their insights, and also check their input against information we've gathered working with other comparable properties in the area. We constantly consult our own internal databases, comprised of data collected from over 45,000 Reserve Studies. As a supplement, we also make use of various guidebooks, publications and manufacturer's recommendations to supplement our knowledge base. The end result is a complete, thorough set of estimates that are accurate, current, Client-specific, and generated by a qualified, independent third party.

3. Financial Analysis, Report Preparation & Delivery

Once the component list is established and we've reviewed your current annual budget and Reserve fund balance(s), we will make a determination of relative current Reserve fund strength and created a recommended funding plan covering the next 30 fiscal years, including a schedule of projected annual income and expenses.

Why should we choose Association Reserves?

Association Reserves was established in 1986 as a professional consulting firm serving community associations and other clients throughout the United States and abroad. To date, our firm has completed over **80,000** Reserve Studies and Capital Plans for properties of all types, including condominium and homeowners associations, community development districts, timeshare and resort properties, commercial facilities, worship facilities, schools and more. Over the years, our firm has been instrumental in defining and advocating the National Reserve Study Standards endorsed by the Community Associations Institute (CAI).

Each Reserve Study we provide is conducted with special consideration for the unique characteristics of the Client property, especially age, regional weather patterns, local pricing factors, and input from the Client's representatives. Our time-tested approach involves research of key factors, especially project history, projected useful life and cost data, and aesthetic standards in the local area. Our staff members earn and maintain the Reserve Specialist credential administered by the Community Associations Institute (CAI), the international authority on all aspects of community association living.

We don't take a one-size-fits-all approach to our work, because we know that every property is different, and we take the time and care to ensure our results will help you to make wise decisions regarding the long-term care of your physical and financial assets. From our first phone call to final delivery of your study, we hold ourselves to the highest standards of professionalism. We pride ourselves on delivering a first-rate product, because we know you're putting your trust in our hands.



*We're proud to announce that for **11 years in a row (2013-2023)** we have been selected as a Reader's Choice Award winner by the readers of the Florida Community Association Journal. We attribute this achievement to a combination of hard work, attention to detail and an unwavering commitment to serving our clients.*

Qualifications and Key Staff Members

All of our project staff members have college degrees and many come from construction, engineering, architecture and related backgrounds. We do not use sub-contractors to conduct our inspections—all staff members inspecting your property are company employees trained specifically in the field of preparing Reserve Studies. As of 2024, 10 staff members on our Florida team have earned the prestigious Reserve Specialist credential.

Please [click this link](#) to learn more about our Florida team!



Robert M. Nordlund, PE, RS, EBP is the founder, owner and CEO of Association Reserves. Robert is a Professional Engineer, Reserve Specialist, and former board president of his own homeowners association. In addition, he is a past Chairman of CAI's Reserve Professionals Committee, past Chairman of the Association of Professional Reserve Analysts, past President of CAI's Greater Los Angeles Chapter, and a frequent speaker in industry-sponsored seminars and presentations throughout the United States. He obtained his Bachelor's degree from the University of Washington in Mechanical Engineering, and is a member of the prestigious engineering honors society Tau Beta Pi.



Will Simons, RS, EBP is the President of our Florida regional office. Will has completed and overseen more than 3,000 Reserve Studies for property types including residential developments, schools, historic buildings, commercial developments, country clubs, worship facilities, marinas and more. Will has earned the Reserve Specialist designation (#190) and is also a frequent author and speaker in the industry. He is a licensed Continuing Education Provider (#0005433) for Florida Community Association Managers, having designed and taught coursework related to Reserve funds and Reserve Studies. He served as the Vice President and Treasurer of his own homeowners association in South Florida, serving a community of over 600 homes and helping to oversee an annual budget of over \$1 million. Will earned a Bachelor's degree in Business administration from the University of Southern California.




Jeffrey Guenther, PE, EBP is a Senior Professional Engineer with our Florida office. Jeff joined Association Reserves in 2023. His early career was spent performing Structural Engineering design of commercial, residential, and industrial buildings and structures, including work with Procter & Gamble, GE and Toyota Motor Manufacturing, and he earned the first of his Professional Engineering (PE) licenses in Ohio in 1991. Jeff earned his Florida PE license in 2005 and began assisting with recovery after Hurricanes Charlie, Frances and Jean. He has performed building inspections and served as an expert witness in over 1,000 matters, primarily including construction defect and insurance claims. Jeff is also a licensed Community Association Manager and has been active within his 1,450 home HOA in West Palm Beach as a Board and Committee Member and Tennis/Pickleball hack. Jeff obtained a Bachelor's Degree in Civil Engineering with a Structural specialty from the University of Kentucky and MBA in 2001 from the University of Cincinnati.

Here's a sample of our Component Details pages. We devote a thorough summary to every single component included in your Reserve Study.

Comp #: 2343 Building Exteriors - Seal/Paint **Quantity: Approx 156,000 GSF**
Location: Building exteriors
Funded?: Yes.
History: Per records provided, exterior building was painted in 2015 for \$250,000
Evaluation: Approximately 23,400 LF of sealants. Overall condition noted to be fair: Painted exterior surfaces determined to be in fair condition typically exhibit some minor to moderate signs of wear and age such as chalking, peeling, blistering, etc. Problems tend to develop in more exposed areas first. Hairline cracks may be present at this stage. Overall appearance is satisfactory. There are two important reasons for painting and waterproofing a building: to protect the structure from damage caused by exposure to the elements, and to restore or maintain good aesthetic standards for curb appeal. As routine maintenance, we recommend that regular inspections, spot repairs and touch-up painting be included in the operating budget. Typical paint cycles can vary greatly depending upon many factors including: type of material painted, surface preparations, quality of material, application methods, weather conditions during application, moisture beneath paint, and exposure to weather conditions. Proper sealant/caulking at window and door perimeters and other "gaps" in the building structure are critical to preventing water intrusion and resulting damage. The general rule of thumb is that sealant/caulking should be in place wherever two dissimilar building surfaces meet, such as window frame to concrete structure junctions. For best results, the client may want to consult with a paint company representative, building envelope specialist and/or structural engineer to specify the types of materials to be used and define complete scope of work before bidding. In our experience, cost estimates for painting and waterproofing can vary widely, even when based on the same prescribed scope of work. Estimates shown here should be updated and revised as needed based on actual bids obtained or project cost history during future Reserve Study updates.

Useful Life: 7 years
Remaining Life: 4 years

Easy-to-find details



Descriptive, thorough observations

Full-color photographs

Best Case: \$ 320,000 Worst Case: \$ 400,000
Lower estimate to seal/repaint Higher estimate
Cost Source: AR Cost Database/Client Cost History

Association Reserves, 99995 0 42 3/5/2018

What's Included with your Reserve Study?

Upon completion of the Reserve Study, the Client will receive the following:



Electronic copy: A digital version of the entire Reserve Study document is delivered by email in PDF form. We also post the completed study to a complimentary, private (password-protected) account on the Client Center of our website, where Client representatives can view and download all relevant documents.



Free Software: Enjoy a complimentary subscription to “uPlanIt,” our online Reserve Study software. (Subscription will be active upon completion of your Reserve Study and terminates 90 days after the start of the initial fiscal year included in the financial analysis.) uPlanIt allows Clients to consider a variety of conditions throughout the reserve budget process, forecast the potential impact on the funding plan, and test and validate their budget decisions. Whether you want to change the contribution level, adjust replacement costs, or postpone certain projects, you’ll be able to foresee the outcome. Results are delivered in an assortment of insightful charts & tables. With uPlanIt, the power to control your property’s physical & financial future is entirely in your hands! (More information on following page.)



Virtual Meetings/Presentations: we will gladly host a virtual meeting via Zoom to help explain the process, outcomes, and other key details found within a Reserve Study. The Reserve Study document is shown on-screen, and our staff will walk you through the document, explaining key terminology, reviewing the component list and explaining how we formulate our recommendations in a study. **Note: unless approved in advance, Zoom meetings will be limited to a maximum of 60 minutes.**

Other Benefits:

Complimentary hard copy: Upon the Client’s request to us, one printed and bound full-color copy is available upon request upon completion of the Reserve Study at no cost. Additional copies may be requested but will be billed in addition to the Reserve Study fee at \$100.00 each.

Complimentary revision: In the event there is a material error or discrepancy identified within the Reserve Study, upon the Client’s written request to us, we will gladly revise the study at no charge to the Client for a period of up to 60 days following our initial delivery of the completed study. The foregoing is limited to one revision of the initial completed study. Other requests for changes, or requests made greater than 60 days following our initial delivery of the study may be approved by us in our sole discretion and potentially at an additional cost of \$200/hour.

On-Site Meeting attendance: In lieu of a virtual meeting, our staff may be available to attend meetings at the Client property. Due to our volume of requests, meeting attendance requests must be made at least 30 days prior to the actual meeting date and are subject to staff availability. Attendance fees will be billed based on actual meeting time plus “door to door” travel time for our staff at a rate of \$200.00/hour, with a one hour minimum. For properties located greater than 200 miles from our Fort Lauderdale, FL office address, additional travel costs for flight, hotel, rental car and per-diem allowances may apply. If interested in meeting attendance, please contact us directly for more specific options and costs for your property.

Enjoy Free Access to our Online Software!

(Click [here](#) for an online demo of uPlanIt)



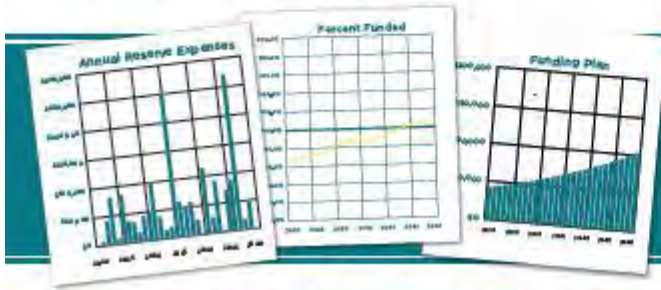
MORE ANSWERS, LESS HEADACHES



uPlanIt is a powerful interactive online tool that allows our Clients to run faster, jump higher, and leap tall buildings in a single bound!

Okay, maybe we're exaggerating a bit, but in the always stressful and often divisive Reserve budget process, uPlanIt can facilitate collaboration, build consensus and eliminate guesswork for Managers and Boardmembers.

Designed by experts and available FREE to our Clients with every professional Reserve Study engagement, uPlanIt gives instant answers to all your "what-if" Reserve funding scenarios. Whether you face "pushback" to funding Reserves, objections about the life expectancies or costs of certain projects, or outrage for a proposed special assessment, you'll be able to instantly foresee the outcome of alternative budget strategies.



Results are delivered in an assortment of insightful charts & tables. With uPlanIt, you can validate budget decisions, respond quickly and confidently to uncertainties, and prevent misunderstandings.

- Free for our professional Reserve Study clients during their budget season
- Year-to-Year (and Board-to-Board) continuity with one centralized data bank
- 24-7 access to play with the numbers during budget meetings!

References and Testimonials

You don't get to be in business for 30 years and counting without building a great reputation. Here's what some of our clients have had to say about us recently:

- *“As the owner of a fairly large property management company, I have been using Association Reserves since the firm was founded. Excellent staff, timely responses, easy to understand reports, and changing reports has never been problematic! I cannot recommend Association Reserves highly enough.”*
- *“Association Reserves provides incredible service, knowledge and professionalism.”*
- *“Until now, I had yet to see a Reserve Study whose overview so "user" friendly. Any novice may pick it up and understand the concepts behind a Reserve Study. Very impressive. To add to that, our Project Manager could not be more responsive in answering any of our questions and bending over backwards to work with us.”*
- *“I have been in this business since 1998 and not everyone understands how HOAs and Boards work. Association Reserves employees do, which makes my job easier.”*
- *“Our Board could not be more pleased with the report we have received and the manner in which the study was conducted. We highly recommend Association Reserves to prepare your Reserve Study.”*
- *“We have worked with Association Reserves for several years. This is a process which can be very cumbersome to say the least, but Association Reserves has streamlined the process and with their help it has been painless and very successful.”*
- *“Association Reserves far exceeded my expectations in terms of ease of access to our Reserve Study report on the internet, and quality of service.”*
- *“The Association Reserves representatives have been very friendly and professional and have been very responsive to our needs.”*



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Standard Terms and Conditions

The following terms and conditions, the attached “Schedule & Fees”, and the attached “Deliverables” (collectively, “Agreement”) set forth the terms of the services that Association Reserves-Florida, LLC (“Association Reserves”, “us”, “our” or “we”) will provide to **Talavera CDD, Inc.** (“Client”, “you” or “your”). By accepting this Agreement, Client hereby agrees to all of the terms and conditions set forth below.

1. Professional Services

William G. Simons, RS is the President of Association Reserves-Florida, LLC and is a credentialed Reserve Specialist (#190). All work done by Association Reserves-Florida, LLC is performed under his Responsible Charge and is performed in accordance with National Reserve Study Standards (NRSS). Association Reserves will provide oversight and assume responsibility for all work performed. Association Reserves’ services may be performed by Association Reserves employees or contractors working for Association Reserves.

The scope of work for this Agreement includes visual inspection of accessible areas and components, and does not include any destructive or other means of testing. We do not inspect or investigate for construction defects, hazardous materials, or latent issues such as plumbing or electrical problems, or problems with sub-surface drainage system components. Information provided to us about historical or upcoming projects, including information provided by the Client’s vendors and suppliers, will be considered reliable. Any on-site inspection should not be considered a project audit or quality inspection. Our opinions of component useful life, remaining useful life, and cost estimates assume proper original installation/construction, adherence to recommended preventive maintenance guidelines and best practices, a stable economic environment, and do not consider the frequency or severity of natural disasters. Our opinions of component useful life, remaining useful life and current and future cost estimates are not a warranty or guarantee of the actual costs and timing of any component repairs or replacements. The actual or projected total reserve account balance(s) presented in the Reserve Study will be based upon information provided and such information is not audited by Association Reserves. Because the physical condition of the Client’s components, the Client’s reserve balance, the economic environment, and the legislative environment are subject to change, the Reserve Study is limited by such outside influences and changes. Accordingly, Association Reserves expects that after the completion of the Reserve Study, a number of adjustments may be necessary to the cost and timing of our expense projections and the funding necessary to prepare for those estimated expenses. Because Association Reserves has no control over future events or outside influences, we do not expect that all the events we anticipate for purposes of the Reserve Study will occur exactly as planned.

2. Cooperation and Information

In connection with our work, Client agrees to cooperate with us and to promptly provide, to the extent reasonably possible, all relevant information as requested. Client agrees to notify us immediately in writing if Client learns that any information provided to us is inaccurate or incomplete in any material respect. Client also agrees to continuously advise us of any material developments or facts that occur or come to its attention which might reasonably be considered to affect our work.

3. Professional Fees

Our fees and expenses are in no way contingent upon the results of our analysis, the content or conclusions in our report, the consummation of an event or transaction, or your acceptance or rejection of our opinions, reports or conclusions. Any invoice remaining unpaid for 30 days shall bear interest at the rate of 15% per annum from the date of the invoice until paid in full. We reserve the right to defer rendering further services until payment is received on past due invoices. We may suspend all work if an invoice is past due. In any event, all fees incurred to date must be paid prior to our issuance of our final report.

4. Limitation on Warranties

Association Reserves warrants that it will perform services under the Agreement in good faith, with qualified personnel in a competent and workmanlike manner in accordance with applicable industry standards. Association Reserves disclaims all other warranties, either express or implied, including, without limitation, warranties of merchantability and fitness for a particular purpose. Association Reserves does not warrant or predict results or final developments in this matter.

5. Undue Influence / Right to Withdraw

Association Reserves reserves the sole right to decide the methodology to be employed as well as the extent of review, research and other preparation to perform such analyses. If the Client or their agents attempt to influence our work, directly or indirectly, or if we are instructed to limit work or employ methods with which we disagree, we have the absolute right to terminate work performed pursuant to this Agreement. Upon withdrawal, we will have no further obligation to perform work or to provide work product and shall be entitled to immediately receive payment for our services.

6. Confidentiality

Except as required in the performance of our services and work under this Agreement, we agree to keep confidential all information provided to us by you unless such information (a) is already known to us before disclosure by you, (b) is subsequently disclosed to us by a third party not known by us to be violating a duty of confidentiality to you, (c) becomes publicly available through no fault of ours or (d) is required by law, court order or regulatory authority or agency to be disclosed. We may also disclose information to our officers, members, employees, agents, contractors and advisors for purposes of providing our services. This Agreement may be disclosed to any court in connection with any attempt by us to enforce the terms of this Agreement, including seeking payment for services rendered to Client. Client gives Association Reserves the right to discuss this matter with attorneys, accountants, representatives, and other agents for the Client. This extends to other parties that we may designate as well as other individuals designated by Association Reserves including any colleagues of Association Reserves from whom professional information or services are sought.

7. Association Reserves' Reliance

In performing our work, we will be relying on the accuracy, reliability, and completeness of the information Client or its agents provide, including contracts, financial, and non-financial information. We will attempt to obtain and compile the data used in this engagement from reliable sources, but cannot guaranty the accuracy or completeness of third party information. In accordance with National Reserve Study Standards, information provided by Client or its agents regarding financial details, component physical details and/or quantities, or historical issues/conditions will be deemed reliable for use in preparing the Reserve Study, and is not intended to be used for the purpose of performing any type of audit, quality/forensic analysis, or background checks of historical records. For "Full" Reserve Study levels of service, we attempt to establish measurements and component quantities within 5% accuracy through a combination of on-site measurements and observations, review of any available building plans or drawings, and/or any other reliable means. For "Update, With Site Visit" and "Update, No Site Visit" Reserve Study levels of service, the Client is considered to have deemed previously developed component quantities as accurate and reliable, including quantities that may have been established by other individuals or firms.

8. Client's Reliance

Our engagement is not intended to and cannot be relied upon to disclose errors, irregularities, or illegal acts, including fraud or defalcations that may exist. Client understands that we will not audit, review, compile any financial statements, forecasts or other information, and we will not express an opinion or any form of assurance on them.

9. Limitations on Use of Our Work

Any documents and work product (regardless of form) generated by Association Reserves pursuant to this engagement are the sole and exclusive property of Association Reserves. Such documents and work product are not intended for general circulation or publication, nor are they to be reproduced, copied, quoted or used for any other purpose without prior written permission from Association Reserves in each specific instance.

10. Document/Evidence Retention

It is not our practice to retain working papers, notes, or data files that have been updated or superseded. If you wish us to follow a different retention practice, please indicate your specific request(s) in writing when returning a copy of this Agreement. The working papers and other materials created by us during this engagement are our property. Association Reserves shall have no duty to retain any copies of documents provided to us for more than 90 days after the termination of this Agreement, or 90 days after the date the final Reserve Study is submitted to you, whichever is earlier. At the Client's expense, we will return original materials and documents supplied to us by the Client if a written request to do so is received by Association Reserves within the 90 days after the termination of this Agreement, or 90 days after the date the final Reserve Study is submitted to you, whichever is earlier.

11. Termination

Our engagement is terminable at any time upon written notice by you or by Association Reserves. Additionally, we will refuse to perform any requested act that we deem a violation of law, public policy, or our professional ethical standards,

and may, as a result withdraw from the engagement without penalty. If we withdraw from this engagement, or the Client terminates our services for any reason or for no reason, the Client shall immediately pay Association Reserves for all services performed, and all expenses incurred by Association Reserves. If we are unable to complete the engagement for any reason caused by the Client, the Client shall immediately pay Association Reserves for all services performed, and all expenses incurred by Association Reserves.

- (a) **Cancellation Fee: Client understands and agrees that, if Option B (“Full Reserve Study with Loyalty Update Plan”) is selected, the Client may choose to cancel the Plan after completion of the initial Full Reserve Study, with no commitment to proceed with the subsequent update Studies. In this case, the Client agrees to pay AR a cancellation fee equal to 10% of the Fee quoted for Option A (“Full Reserve Study”) in this proposal, payable concurrently with the giving of written notice of cancellation.**

12. Limitation on Damages; Contribution and Limitation on Actions

(a) Association Reserves will not be liable to the Client for any actions, damages, claims, liabilities, costs, expenses or losses in any way arising out of or relating to the services performed under the Agreement for an aggregate amount in excess of the fees paid or owing to Association Reserves for services rendered by Association Reserves under the Agreement. In no event, will Association Reserves be liable to the Client for consequential, special, indirect, incidental, punitive or exemplary damages, costs, expenses, or losses (including, without limitation, lost profits and opportunity costs). The provisions of this Section will apply regardless of the form of action, damage, claim, liability, cost, expense, or loss, whether in contract, statute, tort or otherwise.

(b) In circumstances where all or any portion of the foregoing provisions of this Section are finally judicially determined to be unavailable, Association Reserves' aggregate liability for any actions, damages, claims, liabilities, costs, expenses or losses arising out of or relating to the services performed under the Agreement will not exceed an amount that is proportional to the relative fault that Association Reserves' conduct bears to all other conduct giving rise to such actions, damages, claims, liabilities, costs, expenses or losses.

(c) No action, regardless of form, arising out of or relating to this Agreement, may be brought by the Client against Association Reserves more than one year after the cause of action has accrued.

(d) To the fullest extent of the law, Client shall indemnify, defend and hold harmless Association Reserves, its officers, employees, agents, representatives, affiliates, consultants, and contractors from and against any and all losses, costs, penalties, fines, damages, claims, actions, expenses (including attorney's fees) or liabilities arising out of, resulting from, or in connection with the services contemplated by this Agreement.

(e) You agree to pay our attorneys' fees and costs incurred in the event we have to retain an attorney and/or initiate litigation to collect any unpaid balance for our services.

(f) In the event that Association Reserves is requested pursuant to subpoena, or other legal process, to provide testimony or produce its documents relating to this engagement in judicial or administrative proceedings to which Association Reserves is not a party, Client shall reimburse us at standard billing rates for our professional time and expenses, including reasonable and necessary attorney's fees and costs incurred by Association Reserves responding, resisting, and/or complying with such request(s). We reserve the right to engage our own counsel to respond, resist, and/or comply with such request(s), and Client shall reimburse Association Reserves for such attorney's fees and costs incurred by Association Reserves responding, resisting, and/or complying with such request(s).

13. Force Majeure.

Association Reserves will not be liable for any delays resulting from circumstances or causes beyond its reasonable control, including, without limitation, fire or other casualty, act of God, strike or labor dispute, war or other violence, or any law, order or requirement of any governmental agency or authority.

14. Governing law.

The laws of the State of Florida shall govern the construction, interpretation and enforcement of this Agreement. You agree that venue and jurisdiction for any suit arising under this Agreement shall be exclusively in the state courts located in Broward County, Florida, to the exclusion of all other courts, federal or otherwise.

15. Waiver of Jury Trial.

EXCEPT AS PROHIBITED BY LAW, NO PARTY TO THIS AGREEMENT, SHALL SEEK A JURY TRIAL IN ANY LAWSUIT, PROCEEDING OR COUNTERCLAIM BASED UPON, OR ARISING OUT OF THIS AGREEMENT, THE SERVICES PROVIDED HEREUNDER, THE FINANCIAL OBLIGATIONS ARISING HEREUNDER OR THE RELATIONSHIP BETWEEN ANY OF THE PARTIES TO THIS AGREEMENT.

16. Non-Waiver.

There is to be no change or waiver of any provisions of this Agreement unless the change is in writing and signed by all parties to this Agreement.

17. Miscellaneous.

(a) Communications. Association Reserves may communicate with the Client by electronic mail or otherwise transmit documents in electronic form during the course of this engagement. The Client accepts the inherent risks of these forms of communication, including the security risks of interception of or unauthorized access to such communications, the risks of corruption of such communications and the risks of viruses or other harmful devices.

(b) A facsimile or electronic copy hereof shall be considered binding and legally sufficient for all purposes. The terms of this Agreement are subject to change if not executed and returned to us within 180 days of the date of this Agreement.

(c) Independent Contractor. It is understood and agreed that each of the parties hereto is an independent contractor and that neither party is or will be considered an agent, distributor or representative of the other. Neither party will act or represent itself, directly or by implication, as an agent of the other or in any manner assume or create any obligation on behalf of, or in the name of, the other.

(d) Entire Agreement. This Agreement constitutes the entire agreement between Association Reserves and the Client with respect to this engagement and supersedes all other oral and written representations, understandings or agreements concerning the subject matter hereof.

(e) Severability. Whenever possible, each provision of this Agreement will be interpreted in such manner as to be effective and valid under applicable law, but if any provision of this Agreement is held to be prohibited by or invalid under applicable law, such provision will be ineffective only to the extent of such prohibition or invalidity, without invalidating the remainder of this Agreement.

18. Revision policy

In the event there is a material error or discrepancy identified within the Reserve Study, upon the Client's written request to us, we will gladly revise the study at no charge to the Client for a period of up to 60 days following our initial delivery of the completed study. The foregoing is limited to one revision of the initial completed study. Other requests for changes, or requests made greater than 60 days following our initial delivery of the study may be approved by us in our sole discretion and at an additional cost to the Client. If approved, revisions will be billed at the rate of \$150.00/hour with a one-hour minimum.

19. Proposal expiration date

Pricing shown here is valid for up to 90 days after the date of this proposal. After that date, Association Reserves may at its discretion honor the proposal, or reserves the right to offer a new proposal to the Client.

Scope of Work, Schedule & Fees

Option A: Full Reserve Study

Full Reserve Study: **\$5,840**



A Full Reserve Study is required when the Client has no prior Reserve Study, or wishes to start “from scratch” with a completely new study. This level of service is defined by National Reserve Study Standards as an engagement during which the following five Reserve Study tasks are performed for the first time: Component Inventory, Condition Assessment (based upon on-site visual observations), Life and Valuation Estimates, Fund Status and Funding Plan.

- **Note:** If your property has had a prior Reserve Study (even if conducted by another provider) that you wish to have updated, please contact our office for Reserve Study Update pricing options. A complete copy of the prior study must be available for our review prior to submitting a new proposal.

Option B: Full Reserve Study with Loyalty Update Plan (3-year Agreement)

Year 1: Full Reserve Study: **\$5,256 (includes 10% discount!)**

Year 2: Update, No-Site-Visit Reserve Study: **\$1,920**

Year 3: Update, No-Site-Visit Reserve Study: **\$1,920**



Updating your Reserve Study on a regular basis helps your property stay on track financially. This option helps you do that! Take advantage of a discounted fee on your initial Reserve Study, plus save money by locking in the price of your future updates!

This option is a three-year plan, including your initial Full Reserve Study (see Full Reserve Study description above), plus two No-Site-Visit updates performed over the following two consecutive fiscal years. Each No-Site-Visit update consists of the same general process and resulting report as a Full Reserve Study, except that in lieu of re-visiting the property, we will review all recent project history and financial information with the Client in order to properly update the component list and create an updated Financial Analysis.

Scope of Work, Schedule & Fees

Proposal Date: March 26, 2024

Client Name: Talavera CDD, Inc.

Proposal Number: 52144-0

Schedule & Next Steps:

Once we receive your signed proposal, our office will provide you with a deposit invoice and Reserve Study Information Forms for you to complete. Inspections will be scheduled in the order in which payment and Information Forms are received by our office. Due to recent changes to the Florida legislative requirements affecting thousands of condominiums and co-ops, our office has been experiencing significantly higher demand for our services, which has resulted in longer than normal lead times. The approximate timeline to conduct your inspection may vary depending on our current workload at any point in time. Estimated delivery of your completed study is within six weeks of completion of the inspection.

Payment Terms:

Payment is required in two installments: 50% of the fee will be invoiced upon acceptance of this proposal. The remaining 50% balance will be invoiced following initial delivery of the Reserve Study.

Choose One Option:

Full Reserve Study

\$5,840

Full Reserve Study (w/ Loyalty Update Plan)*

\$5,256

****Cost of subsequent updates to be billed in second and third years of the Plan.***

By signing below, the person signing this agreement on behalf of Client represents and warrants that he/she has the authority to do so, and agrees to the Standard Terms and Conditions attached hereto. Signed proposals can be emailed to wsimons@reservestudy.com, or faxed to (954) 210-7926.

Approved, Accepted and Agreed to on behalf of Talavera CDD, Inc.:

Print Name:

Title:

Signature:

Date:

Tab 8

Customer #
#3422



- Commercial and Residential
- Licensed
- Bonded
- Insured



Approximate installation time frame between _____ and _____.

Sod availability, weather and other unforeseen circumstances may change these dates.

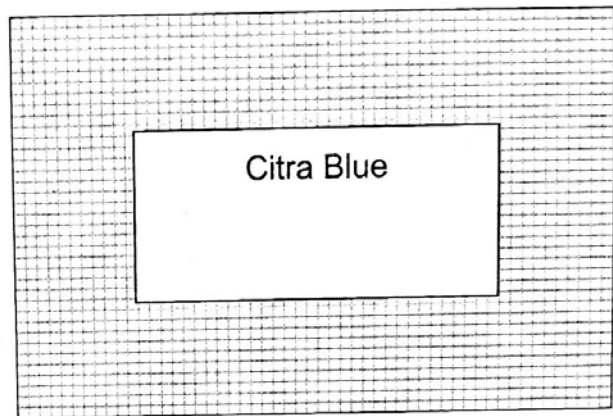
Rick: 352-610-9998
Salesman

Email: murphyssod@yahoo.com
Website: www.murphys-sod.com

Proposal & Acceptance

NAME <u>Sean Craft</u>		PHONE	DATE <u>3-26-24</u>
STREET <u>TALAVERA PKWY</u>		NEIGHBORHOOD / CROSS STREET	
CITY <u>Spring Hill</u>	STATE <u>FL</u>		

- | | |
|---|---|
| <input checked="" type="checkbox"/> Existing Lawn Removed with Sod Cutter | <input type="checkbox"/> Bahia |
| <input type="checkbox"/> Old Debris Picked Up & Hauled Away | <input checked="" type="checkbox"/> St. Augustine |
| <input checked="" type="checkbox"/> Areas are Hand Raked | <input type="checkbox"/> Citra Blue |
| <input checked="" type="checkbox"/> Fresh Sod Delivered and Installed | <input type="checkbox"/> Zoysia |
| <input checked="" type="checkbox"/> Lawn Rolled | <input type="checkbox"/> Bermuda |
| <input checked="" type="checkbox"/> FREE irrigation inspection | Sq. ft. <u>100,000</u> |



Resod common areas on Talavera Pkwy as shown on highlighted area on map

Total \$100,000.00

Deposit/Check # _____

Balance Due Upon Completion _____

Manager Signature _____

Date of Pay _____

Acceptance of proposal, terms and conditions. **X**

Customer Signature _____
 I am completely satisfied with the work performed

Invoice: Amount Due _____

Zelle: 352-610-0800
 3% Fee For Credit / Debit Cards
 Payment can be mailed to:
 740 4th Street North #334
 St. Petersburg, FL 33701

- Other Services:**
- Bobcat Services
 - Grading & Washout Repair
 - Asphalt Millings/Gravel Driveways
 - Weeding
 - Mulching/Stone
 - Shrubbery Trimming
 - Bush & Plant Removal
 - Debris Hauling
 - Plant/Hedge Installation
 - Yard Cleanups



Proposal #88592

Date: 3/26/2024

PO #

John Neal

Customer:

Rizzetta & Company
 Rizzetta & Company
 5844 Old pasco Rd
 Wesley Chapel, FL 33544

Property:

Rizetta & Company
 ,

St Augustine Floratam RE-Sod at Talavera CDD. Common grounds from Baragan way to Malinche Loop (road to hedge)



Talavera Pkwy sod target areas

Default Group \$90,000.00

Items	Quantity	Unit	Price/Unit	Price
Sod Installation				
Flo Sod Delivered and Installed per SF	100,000.00	Sq Ft	\$0.90	\$90,000.00

By _____

John Neal

Date 3/26/2024

Quality Sod and Landscape LLC

By _____

Date _____

Rizetta & Company



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

March 12, 2024

Pkwy Sod Replacement Proposal

For

Talavera CDD

Attn: Sean Craft

scraft@rizzetta.com



Talavera Pkwy sod target areas

- Install 5 Kill off weeds and declining turf and cut out with sod cutter
- Install 100,000 sq ft St Augustine Sod
- Includes all materials, labor, hauling and dump fees

Total: \$125,000.00

Authorized By:

Date:

Proposal submitted by Kevin Smith – Senior Landscape Designer / Advisor
ksmith@redtreelandscape.com / Cell phone: (727) 426.3679

Tab 9



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

EMERGENCY FALLEN TREE REMOVAL PROPOSAL

FOR

TALAVERA CDD

Attention: Sean Craft, District Manager

April 1, 2024

Scope of Work

Emergency removal of rotted and partially fallen Blackjack Oak tree.



- Removal of (1) partially fallen Blackjack Oak tree as shown in photo above.
- Includes removal, stump grinding, hauling, and dumping fees.

PRICE: \$2,850.00

Sean Craft

Authorized Signature to Proceed

4 / 2 / 24
Date of Authorization

Proposal submitted by John Burkett - Client Care Specialist
jburrkett@redtreelandscape.com / Cell phone: (727) 267-2059

Tab 10

MINUTES OF MEETING

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

TALAVERA COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors of Talavera Community Development District was held on **Wednesday, March 20, 2024, at 6:00 p.m.** at the Talavera Amenity Center located at 18955 Rococo Road, Spring Hill, Florida 34610.

Present and Constituting a Quorum:

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

Also Present Were:

Sean Craft	District Manager, Rizzetta & Company, Inc.
Marshall Rainey	District Counsel, Burr Forman, PA (via phone)
Robert Dvorak	District Engineer, BDI Engineers (via phone)
Evelyn Ocasio Lopez	Clubhouse Manager, Rizzetta & Company, Inc.
John Burkett	RedTree Landscape Systems
Kevin Smith	Red Tree Landscape Systems
Audience	Present

FIRST ORDER OF BUSINESS Call to Order / Roll Call

The Meeting was called to order at 6 00 p.m. and roll call performed confirming that a quorum was present.

SECOND ORDER OF BUSINESS Audience Comments

There was a no comment from the audience.

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THIRD ORDER OF BUSINESS

STAFF REPORTS

A. Landscape Inspection Specialist

The Board reviewed the report. Red Tree stated that the 7-gallon viburnum which the Board had approved at the February meeting will be installed next week.

B. RedTree

Nothing new to report.

C. Solitude

The Board reviewed the Aquatics Report.

D. Clubhouse Manager

The Board reviewed the report and approved a motion to remove the lock from the tennis court and install a sign at the gate indicating that the area is under video surveillance.

On a Motion by Mr. Henderson, and seconded by Ms. Plehal, with all in favor, the Board of Supervisors approved the removal of the lock from the tennis court as referenced above, for the Talavera Community Development District.

E. District Engineer

Mr. Dvorak gave his report to the board and no action was required.

F. District Counsel

Nothing to report.

G. District Manager's Report

Mr. Craft noted that the next CDD Board meeting was scheduled for April 17, 2024, at 10:00 a.m. at the Talavera Amenity Center located at 18955 Rococo Road, Spring Hill, FL 34610.

The Board gave direction to have a reserve study completed prior to the final budget meeting for FY 2024/2025.

On a Motion by Mr. O'Donovan, and seconded by Mr. Walsh, with all in favor, the Board of Supervisors approved to have a reserve study completed prior to the final budget meeting for FY 2024/2025, for the Talavera Community Development District.

87 **FOURTH ORDER OF BUSINESS** **Discussion Regarding Amenities**
88 **Rules and Regulations**
89

90 This discussion was tabled until the April meeting.

91
92 **FIFTH ORDER OF BUSINESS** **Discussion Regarding On-Site**
93 **Staffing**
94

95 This discussion was tabled until the April meeting.

96
97
98 **SIXTH ORDER OF BUSINESS** **Consideration of DCSI Proposal to**
99 **Upgrade Security Cameras**
100

101 The Board approved the proposal from DCSI for the monitored camera system in the
102 amount of \$11,788.00.

103
104 On a Motion by Mr. O'Donovan, and seconded by Mr. Henderson, with all in favor, the Board
105 of Supervisors approved the proposal from DCSI for the monitored camera system in the
106 amount of \$11,788.00, for the Talavera Community Development District.

107
108
109 **SEVENTH ORDER OF BUSINESS** **Discussion of Proposal for Parkway**
110 **Improvement Plan**
111

112 The Board gave instruction to obtain additional proposals and factor the costs
113 (approximately \$125,000) into the FY 24/25 budget.

114
115
116 **EIGHTH ORDER OF BUSINESS** **Consideration of Proposal for Trees to**
117 **be Planted Around Playground Area**
118

119 The Board tabled this matter until the April meeting.

120
121
122 **NINTH ORDER OF BUSINESS** **Consideration of Minutes of Board of**
123 **Supervisors' Regular Meeting Held on**
124 **February 21, 2024**
125

126 On a Motion by Mr. Walsh, and seconded by Mr. Kremser, with all in favor, the Board of
127 Supervisors approved the minutes of the Board of Supervisors; meeting held on February
128 21, 2024, as presented, for the Talavera Community Development District.

129

130 **TENTH ORDER OF BUSINESS** **Consideration of Operation and**
131 **Maintenance Expenditures for**
132 **January 2024**
133
134

135 On a Motion by Mr. Walsh, and seconded by Mr. O'Donovan, with all in favor, the Board of
136 Supervisors ratified the Operation and Maintenance Expenditures for January 2024
137 (\$103,784.72), as presented, for the Talavera Community Development District.

138
139
140 **ELEVENTH ORDER OF BUSINESS** **Supervisor Requests**
141

142 The Board approved a motion to have Jason Liggett restart the RFP process for
143 landscape maintenance and reminded him to waive the \$100 fee for Yellowstone, Juniper
144 Landscaping and Pine Lake should they wish to submit their bid a second time.
145
146

147 On a Motion by Mr. O'Donovan, and seconded by Mr. Kremser, with all in favor, the Board
148 of Supervisors approved to restart the RFP process for landscape maintenance as
149 referenced above, for the Talavera Community Development District.

150
151
152 **TWELFTH ORDER OF BUSINESS** **Adjournment**
153

154 On a Motion by Ms. Plehal, and seconded by Mr. Kremser, with all in favor, the Board of
155 Supervisors approved to adjourn the meeting at 7:18 p.m., for the Talavera Community
156 Development District.

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160

Assistant Secretary/Secretary

Chair/Vice Chair

Tab 11

TALAVERA COMMUNITY DEVELOPMENT DISTRICT

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

Operation and Maintenance Expenditures February 2024 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2024 through February 29, 2024. This does not include expenditures previously approved by the Board.

The total items being presented: **\$ 73,594.42**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Talavera Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2024 Through February 29, 2024

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
AMTEC	100527	5720-02-24	Capital Improvement Revenue Bonds, Series 2016 02/24	\$ 450.00
Brletic Dvorak, Inc.	100515	1378	Engineering Services 01/24	\$ 3,475.00
Burr & Forman, LLP	100528	1453606	General Legal Services 01/24	\$ 1,719.50
Christopher Walsh	100516	CW022124	Board of Supervisors Meeting 02/21/24	\$ 200.00
Coastal Waste & Recycling, Inc.	100517	SW0000513025	Monthly Waste Collection 02/24	\$ 10,617.50
Cushion Solutions	100501	013024 Cushion Solutions	50% Deposit - Furniture Repair & New Umbrellas 01/24	\$ 820.00
Florida Department of Revenue	100506	61-8017594644- 7 01/10/24	Sales & Use Tax - Unresolved Tax Liability 01/24	\$ 50.00
Horner Environmental Professionals, Inc.	100507	219541	Chemical Application Mitigation Area 12/23	\$ 575.00
Hunt Talent LLC	100508	110224	Deposit - Seetha the Comic Performance on 11/24/2024 02/24	\$ 100.00
Jerry Richardson Trapper	100518	1863	Wildlife Removal 02/24	\$ 1,320.00
Joseph J Bastasich Jr.	100519	022024 Bastasich	Painting Party 02/24	\$ 36.00
Marco Kremser	100520	MK022124	Board of Supervisors Meeting 02/21/24	\$ 200.00
Nvirotect Pest Control Service, Inc.	100509	318146	Pest Control Renewal Fee 02/24	\$ 125.00

Talavera Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2024 Through February 29, 2024

<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.	100529	319490	Pest Control Treatment 02/24	\$ 70.00
Pamela Plehal	100521	PP022124	Board of Supervisors Meeting 02/21/24	\$ 200.00
Pasco County Utilities	100510	19835478	Pasco Utilities 01/24	\$ 258.47
RedTree Landscape Systems, LLC	100511	16331	Monthly Landscape Maintenance 02/24	\$ 16,675.00
Richard L Henderson Jr	100522	RH022124	Board of Supervisors Meeting 02/21/24	\$ 200.00
Rizzetta & Company, Inc.	100500	INV0000087053	District Management Fees 02/24	\$ 4,976.17
Rizzetta & Company, Inc.	100503	INV0000087186	Cell Phone, Auto Mileage & Travel, Office Supplies 01/24	\$ 200.54
Rizzetta & Company, Inc.	100504	INV0000078612- B	Personnel Reimbursement 03/23 - Small Balance Due 02/24	\$ 9.00
Rizzetta & Company, Inc.	100505	INV0000087164	Amenity Management & Oversight and Personnel Reimbursement 02/24	\$ 5,223.42
Rizzetta & Company, Inc.	100514	INV0000087681	Personnel Reimbursement 02/24	\$ 4,219.64
Rust Off, LLC.	100513	43026	150 Gallons of RX-10 Chemical for Rust Control 01/24	\$ 525.00
Solitude Lake Management, LLC	100523	PSI048467	Monthly Lake & Pond Services 02/24	\$ 1,724.58
Spectrum	020924-2	1416975012124 02/24 ACH	18955 Rococo Rd - Acct 8337 13 062 1416975 02/24	\$ 321.13

Talavera Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2024 Through February 29, 2024

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Suncoast Pool Service, Inc.	100526	10063	Pool Service 02/24	\$ 1,240.00
Talavera CDD	DC 022324	DC 022324	Debit Card Replenishment	\$ 1,355.70
U.S. Bank	100512	7202201	Trustee Fees 2016 01/01/2024- 12/31/2024 02/24	\$ 6,900.00
Vanguard Cleaning Systems of Tampa Bay	100524	109335	Monthly Service Charge 02/24	\$ 400.00
William O'Donovan	100525	BO022124	Board of Supervisors Meeting 02/21/24	\$ 200.00
Withlacoochee River Electric Cooperative, Inc.	022324-2	WREC Electric Summary 01/24	Electric Summary 01/24	<u>\$ 9,207.77</u>
Report Total				<u>\$ 73,594.42</u>



AMTEC

American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane
Avon, CT 06001
(T) 860-321-7521
(F) 860-321-7581

www.amteccorp.com

Client: Talavera Community Development District
c/o Ms. Shandra Torres
District Compliance Associate
Rizzetta & Company
3434 Colwell Ave, Ste 200
Tampa, FL 33614

Invoice No. 5720-02-24

Date: February 23, 2024

For Professional Services:

Issue	Service	Fee
Talavera Community Development District, Capital Improvement Revenue Bonds: \$3,405,000 Series 2016A-1 & \$3,330,000 Series 2016A-3	Rebate Report & Opinion	\$450
Total		\$450

RECEIVED
02.23.24

PLEASE UPDATE YOUR RECORDS TO REFLECT OUR NEW BANK ACCOUNT NUMBER.

Please remit the total due to AMTEC (Tax ID: 06-1308917):

ACH/Wiring Instructions : Webster Bank
ABA Routing Number : **211170101**
AMTEC Account Number : **4776372200**

Please notify AMTEC at info@amteccorp.com upon completing the transaction.

Brletic Dvorak Inc

536 4th Ave South Unit 4
Saint Petersburg, FL 33701 US
+1 8133611466
sbrletic@bdiengineers.com



INVOICE

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

INVOICE 1378
DATE 01/31/2024
TERMS Net 30
DUE DATE 03/01/2024

PROJECT NAME
Talavera CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Project Manager	[Jan 3 – Jan 31]	11:00	200.00	2,200.00
Senior Inspector	[Jan 3]	1:00	115.00	115.00
Project Engineer	[Jan 9]	8:00	145.00	1,160.00

BALANCE DUE

\$3,475.00





TALAVERA CDD
January 2024

<u>CDD Activities</u>	<u>WEEK(S)</u>	<u>HOURS</u>	<u>RATE</u>	<u>PERSON</u>	<u>TOTAL</u>
Rizzetta Coordination and Administration Includes engineer's reports, board meeting meeting attendance, invoicing, and CDD parcels to Sean.	1/15	6.50	\$200	R. Dvorak	\$1,300.00
Miscellaneous - pond maintenance map update	1/8	1.00	\$200	R. Dvorak	\$200.00
		8.00	\$145	S. Brletic	\$1,160.00
Hernando County Traffic Enforcement	1/1 - 1/8	3.50	\$200	R. Dvorak	\$700.00
Final report and follow-up with M/I Homes.		1.00	\$115	J. Whited	\$115.00
Phase 2A/2B Stormwater Management System		0.00	\$200	R. Dvorak	\$0.00
Transfer.		<u>0.00</u>	\$115	J. Whited	<u>\$0.00</u>
INVOICE TOTAL		20.00			\$3,475.00



REMITTANCE ADDRESS
Post Office Box 830719
Birmingham, Alabama 35283-0719
Main: (205) 251-3000
<https://www.BURR.com/payment/>
Tax ID #63-0322727

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

22 Feb 2024
Invoice # 1453606
Bill Atty: S. Steady
As of 01/31/24

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

BILL SUMMARY THROUGH JANUARY 31, 2024

Professional Services	\$1,645.00
Disbursements	\$74.50
TOTAL DUE THIS BILL	\$1,719.50

WIRING INSTRUCTIONS:

**Burr & Forman LLP Operating Account Wiring Instructions
Fees and Expenses Only**

Account Name:	Burr & Forman LLP 420 North 20 th Street, Suite 3400 Birmingham, Alabama 35203
Financial Institution:	Synovus Bank 1137 1 st Avenue Columbus, GA 31901
Domestic Wire and ACH ABA No.:	061100606
Account Number:	1005853518
International Wires SWIFT BIC:	FICOUS44
Burr & Forman Tax ID:	63-0322727

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

REMITTANCE COPY

PLEASE INCLUDE THE INVOICE NUMBER or CLIENT ID WITH YOUR PAYMENT

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

Please direct inquiries to Ereina Guzman at eguzman@burr.com or BFReceivables@burr.com

BURR & FORMAN LLP

0025795 TALAVERA COMMUNITY DEVELOPMENT DISTRICT
0000001 General Administrative

22 Feb 2024
Invoice # 1453606
Page 2

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

22 Feb 2024
Invoice # 1453606
Bill Atty: S. Steady
As of 01/31/24

EMPLOYER I.D. #63-0322727

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

Date	Description	Tkpr	Hours	Value
01/02/24	Email with Tatiana at M/I.	SIS	0.20	\$70.00
01/09/24	Email update on status to Board; call to M/I regarding repairs.	SIS	0.20	\$70.00
01/10/24	Calls from Debby and Chris to discuss acquisition of property next to the District.	SIS	0.30	\$105.00
01/11/24	Revise addition of additional land to CDD by petition or interlocal agreement; email update on acquisition of property to Board member.	SIS	0.50	\$175.00
01/17/24	Attend board meeting.	SIS	2.00	\$700.00
01/19/24	Email from Sean with follow-up question on purchase of off-site property; outline issues to discuss with Board attorney.	SIS	0.30	\$105.00
01/24/24	Call with Tatiana to discuss pond improvements.	SIS	0.20	\$70.00
01/31/24	Review email from Bond attorney; call with Chris to update him on needing to incorporate property into district and to issue taxable bonds.	SIS	1.00	\$350.00
		Total Services	4.70	\$1,645.00

BURR & FORMAN LLP

0025795 TALAVERA COMMUNITY DEVELOPMENT DISTRICT
0000001 General Administrative

22 Feb 2024
Invoice # 1453606
Page 3

<u>Date</u>	<u>Disbursements</u>	<u>Value</u>
01/22/24	Recording Fees – VENDOR: Simplifile LC INVOICE#: 25795-1 DATE: 1/19/2024 - Recording fees for Revocable License Agreement for Libernini	74.50
	Total Disbursements	<u>\$74.50</u>
	Total Services and Disbursements	<u>\$1,719.50</u>
	TOTAL NOW DUE	<u>\$1,719.50</u>

RECEIVED
02.23.24

SUMMARY OF SERVICES

<u>Name</u>	<u>Rate</u>	<u>Hours</u>	<u>Amount</u>
Scott I. Steady	\$350.00	4.70	\$1,645.00
TOTALS		4.70	\$1,645.00

Talavera CDD
Meeting Date: February 21, 2024
SUPERVISOR PAY REQUEST

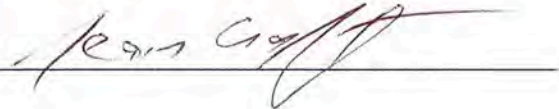
<u>Name of Board Supervisor</u>	<u>Check if paid</u>
Bill O'Donovan	✓
Marco Kremser	✓
Pam Plehal	✓
Richard Henderson	✓
Christopher Walsh	✓
(*) Does not get paid	
<i>NOTE: Supervisors are only paid if checked.</i>	

EXTENDED MEETING TIMECARD

Meeting Start Time:	10:00
Meeting End Time:	11:57
Total Meeting Time:	1:57
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: 

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



INVOICE NO.	SW0000513025
CUSTOMER NO.	19146
DATE	2/1/24
CUSTOMER PO NO.	
SITE	0000
DUE DATE	3/2/24
INVOICE TOTAL	\$10,617.50

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

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				
2/1/24	MONTHLY - WASTE COLLECTION 2/1/2024 - 2/29/2024		10,617.50	1.00	10,617.50
	SITE TOTAL				10,617.50
INVOICE TOTAL					\$10,617.50

Please return this portion with payment.



Paid \$10,617.50

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

260 1 AB 0.547 2/7 000260 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.	SW0000513025	INVOICE TOTAL	\$10,617.50		

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

TALAVERA COMMUNITY DEVELOPMENT DISTRICT

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

Check Request

Amount: \$820.00

Date: 1/30/2024

Payable to: Cushion Solutions Incorporate

Address: 802 North Rome Ave, Tampa, Fl 33606

Reason: 50%Deposit for Estimate 13783 Repair 7 Lounge

Chairs & 2 new umbrellas

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

Requested by: Evelyn Ocasio Lopez

Clubhouse Manager

Rizzetta & Company

Talavera

(813) 536-1445

manager@talaveraclub.com




Cushion Solutions Incorporated

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

Estimate

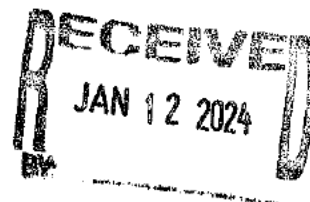
Date	Estimate No.
1/3/2024	13783

Talavera CDD
 Evelyn Ocasio Lopez
 18955 Rococo Road
 Spring Hill, FL 34610
 813-994-1001 Ext 8024

Reference Number				
Description	Qty	Rate	Total	
Lounge Sling Replacement	7	120.00	840.00T	
9ft Fiberglass Market - Grade A **Fabric & Frame Color TBD**	2	275.00	550.00T	
Pick Up And Delivery		250.00	250.00T	
manager@talaveraclub.com Sales Tax		0.00%	0.00	
				
***** Estimates are only good for 30 days. ***** Please reference estimate number when ordering.			Total	\$1,640.00
***** Work will begin after 50% deposit is received. ***** ***** We will ship after balance is paid in full. *****				



Florida Department of Revenue
Notice of Final Assessment
01/10/2024



DR-307004
R. 08/17

TALAVERA COMMUNITY DEVELOPMENT DISTRICT
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Tax: Sales and Use Tax

Contract Object # : 17594644
Certificate # : 61-8017594644-7

Location Address:
TALAVERA COMMUNITY DEVELOPMENT DISTRICT
5844 OLD PASCO RD STE 100
WESLEY CHAPEL FL 33544-4010

We are assessing you for your unresolved tax liability. **You must immediately pay the amount due and file any delinquent tax returns.** Enclosed is a detailed list of the amount(s) included in this Notice of Final Assessment.

Failure to resolve this immediately may result in one or more additional collection activities, such as:

- Charging you a 10% collection processing fee or \$10, whichever is greater.
- Referring your account to a collection agency.
- Filing a tax warrant against you with the Florida Secretary of State and the Clerk of the Circuit Court in counties where you have assets.
- Initiating action to revoke your sales and use tax certificate, which eliminates your ability to make sales and tax exempt purchases.

The quickest way to file and pay your delinquent returns is online at:

floridarevenue.com

Direct any questions or correspondence to:

TAMPA SERVICE CENTER
5483 W WATERS AVE STE 1210
TAMPA FL 33634-1236
813-901-1100

Your protest rights are on the reverse side. Note the critical deadlines for each appeal option.

OPTION I: Informal Protest Process

To begin an informal protest, you must submit a letter requesting review to the same office issuing this assessment (see first page). Your letter must be postmarked or faxed **within 20 days** of the date of this assessment, unless an extension of time has previously been granted in writing by this office. **Any letter postmarked or faxed after 20 days will not be considered timely filed.** If an informal written protest is not timely filed, this assessment becomes **FINAL** on the 20th day.

Please provide the following with your letter:

- Include a complete copy of this Notice of Final Assessment.
- List the tax period(s), amount of tax, amount of interest, and amount of penalty being challenged.
- Explain and document your point of view and state whether you want to speak in person with the office staff.
- If necessary, correct the taxpayer name, address, account number, social security number, or FEI number.

If you need further assistance with this, please call the office listed on the first page.

Your letter will be reviewed to ensure that all points of disagreement have been thoroughly considered. If mutual agreement is not reached, your letter will be forwarded to the Department's Technical Assistance and Dispute Resolution office for review and issuance of a written decision. This written decision will provide guidance regarding formal appeal of the written decision.

OPTION II: Formal Appeals Process

If you do file a protest in compliance with all of the requirements in OPTION I, you will be preserving your right to initiate an administrative hearing or judicial action at the conclusion of the protest process. However, you may bypass the informal protest process and contest this assessment by either filing an action in circuit court or filing a petition for an administrative hearing. If you choose this option, **either action must be filed within 60 days of the date this assessment becomes final.** An action filed in circuit court must be in compliance with the requirements of Chapter 72, Florida Statutes. A petition for an administrative hearing must comply with the requirements of section 120.569 or 120.57, Florida Statutes, and must be delivered to the Office of the General Counsel, Department of Revenue, PO Box 6668, Tallahassee FL 32314-6668. The petition may be faxed to 850-488-7112.

If you do not avail yourself of the informal protest provisions, or available judicial or administrative review provisions, this assessment will become permanently binding on the 60th day after the date this notice becomes final. No relief can be granted beyond the 60th day by the Department of Revenue, the Division of Administrative Hearings, or the courts of this state.

NOTE: If a Notice of Jeopardy Finding is issued, collection action will begin immediately.



Notice of Final Assessment List of Amount(s) Due

01/10/2024

DR-307004
R. 08/17

TALAVERA COMMUNITY DEVELOPMENT DISTRICT
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Tax : Sales and Use Tax

Contract Object # : 17594644
Certificate # : 61-8017594644-7

Location Address:

TALAVERA COMMUNITY DEVELOPMENT DISTRICT
5844 OLD PASCO RD STE 100
WESLEY CHAPEL FL 33544-4010

The following list may include two types of outstanding liabilities where:

- You did not file a tax return.** In this case, the Department may have estimated the amount due, noted as "estimated delinquency," or simply noted that you did not file a return. In either case, you must use your records to calculate the amount of tax, penalty and interest due for each delinquent period and complete and mail the applicable tax returns with your payment.
- You filed a tax return,** but you owe an extra amount.

Florida law allows this assessment to be based on estimates and does not preclude future assessments if additional liabilities are discovered. A tax warrant that includes periods for which you have not filed your tax return, will be filed and will include estimates for tax, penalty, interest, and fees due.

Reporting Period	Tax Due	Penalty Due	Interest Due	Fees Due	TOTAL DUE
09/2023 Estimated Delinquency	\$50.00	\$0.00	\$0.00	\$0.00	\$50.00
TOTALS:	\$50.00	\$0.00	\$0.00	\$0.00	\$50.00



HORNER ENVIRONMENTAL
PROFESSIONALS, INC.
28536 WALKER DRIVE
WESLEY CHAPEL, FLORIDA 33544
TEL: 813-907-9500

Invoice

Date	Invoice No.
1/26/2024	219541

Bill To
Talavera CDD 12750 Citrus Park Lane Suite 115 Tampa, FL 33625

Project Name: Talavera
Billing Period: December 2023

Service Description
Perform routine maintenance (chemical application) of nuisance/exotic species in onsite mitigation area, complete monitoring reports as necessary
Completion and submittal of monitoring report as needed
Coordination with client as needed
RECEIVED 02.05.24

Balance Due: \$575.00

Thank you for the opportunity to assist you with this project.

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 #110224 SHOW DATE: 11/02/24

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
1	Talavera Community 7:00 pm – Seetha The Comic performance deposit Balance of \$525 due on Nov.2/24 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!

Hunt Talent LLC License #1558

8501 Philatelic Dr. PO Box 5627 Spring Hill, FL 34611 E: JacobHuntTalent@gmail.com Phone: (352) 200-0268

The following will constitute the agreement between Talavera CDD (Hereafter known as Venue) and Hunt Talent LLC (Hereinafter known as Agent) which engages the artist and the artist accepts said agreement to perform on all the terms and conditions.

Hereinafter describes: **Name of Artist:** Seetha **Length of performance:** 1hour of stand-up comedy. Talavera CDD will provide the Artist with a microphone and stand.

PLACE OF ENGAGEMENT: Talavera CDD Community, 18955 Rococo Road, Spring Hill, FL 34610.

2. **DATE & TIME OF ENGAGEMENT:** Saturday, November 2, 2024, Showtime 7:00pm Set up: 6:30pm

3. **AGREED COMPENSATION: Total Compensation \$625 Deposit of \$100 due when returning contract. Please return within 7 days. Balance \$525 must be paid on the day of performance by mail to the address above. In the event the performer is unable to fulfill the above engagement, the Agent agrees to substitute a similar artist for the above described event without penalty.**

4. Jacob Hunt and any of his performers or workers are independent contractors and assumes all responsibility for any and all taxes, social security and workman's compensation and clears the Purchaser (Talavera CDD) from any and all liabilities due to accident to Entertainers and or equipment.

Cancellation of any engagement by fire, storm or act of God, by war, insurrection, riot or similar disturbance, or cancellation by all shall be and constitutes a cancellation of this contract. Artist reserves the rights to cancel engagement hereunder in the event their services are required for motion pictures, television specials or series, or legitimate stage play or musical which might conflict with the date of the engagement hereunder, upon 60 days written notice to Hunt Talent LLC prior to the commencement of this engagement, then Hunt Talent LLC will replace the performer with an acceptable act. In the event of sickness or other inability to fulfill the above engagement, the agent agrees to substitute a similar artist for the above event. In the event the ARTIST(s) fails to appear for said performance(s) without proper authorization, He/She/They shall be personally liable and responsible for any collection of the full amount of contract and/or litigation costs or attorney's fees.

Compensation for performance is payable by check after the show's completion. Performers are to be paid by Hunt Talent LLC. All checks are payable to Hunt Talent LLC. This agreement represents the entire agreement between the parties and is binding to all parties. This agreement shall be construed in accordance with the laws of the State of Florida, and all action hereunder must be brought in Hernando County, Florida.

If performer(s) cannot fulfill this contract due to death, fire, civic tumult, or act of god, this contract shall be canceled without penalty with no monies due to the Agency. If the purchaser cancels the contract, a 50% penalty will be due to the Agency of the total contract agreed compensation.

Venue cannot solicit Performer(s) for any future engagements within 24 months of this show without going through Hunt Talent LLC

Purchaser Agent *Evelyn Ocasio Lopez*
Signature: _____ Print Name: Evelyn Ocasio Lopez
Venue name: Talavera CDD Dated: Feb. 6, 2024

Jacob Hunt
Signature: *Jacob Hunt (electronic signature)* Jacob Hunt (President/Owner of Hunt Talent LLC) Dated:
02/04/24 Contract #110224

***Please sign and return one copy to Hunt Talent LLC and save one copy for your records**

INVOICE

State Wildlife Trapper
2103 w rio vista ave
Tampa, FL 33603

trapperjerry@gmail.com
813-390-9578



Talavera CDD

Bill to

Talavera CDD
343 Colwell Avenue
Suite 200
Tampa, FL 33614

Invoice details

Invoice no.: 1863
Terms: Net 15
Invoice date: 02/16/2024
Due date: 03/02/2024

#	Date	Product or service	SKU	Qty	Rate	Amount
1.		State Wildlife Service Monthly service: February 2024 6 Traps in use Note: We are doing everything possible to manage the mole population on your property. The mole poison appears to be working and we are following the mounds.		1	\$1,320.00	\$1,320.00

Total **\$1,320.00**

Note to customer

Thank you for doing business with us.

Make all checks payable to: Jerry Richardson

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

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

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

RECEIVED
02.19.24

TALAVERA COMMUNITY DEVELOPMENT DISTRICT

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

Check Request

Amount: \$36.00

Date: 2/20/24

Payable to: Joseph Bastasich

Address: 47 Cactus Street, Homosassa, Fl 34446

Reason: Paint & Sip with Joe Class 2-17-2024

Requester: Evelyn Ocasio Lopez – Clubhouse Manager

Directions for check:

Check is to be mailed: 47 Cactus Street

Homosassa, Fl 34446

INVOICE

BILL TO Evelyn Ocasio Lopez
Talavera CDD
18955 Rococo Rd.
Spring Hill, Fl 34610

Invoice # JBTAL6
Invoice Date 2/17/2024
Amount Due \$36.00

Phone 813.536.0019
eocasiolopez@rizzetta.com

Items	Qty	Price	Amount
Painting Party	3	\$15.00	\$45.00
		Disc.	\$9.00
		Total	\$36.00

Remit Payment to:

Joseph Bastasich
47 Cactus Street
Homosassa, Fl 34446



NVIROTECT

PEST CONTROL SERVICES

16210 North Florida Avenue

Lutz, FL 33549

Termite Division

Office: 813.968.7031

Toll Free:

888.908.8388

www.nvirotect.com

INVOICE

Talavera CDD
12620 US Hwy 41
C/O Rizetta & Company @5844 Old Pasco Road, Suite
100
Spring Hill, FL 34610
Date: 2/2/24

Account Number: 11134

Invoice Number: 318146

Previous Balance: \$70.00

Commercial Subterranean Renewal \$125.00

Sales Tax: \$0.00

Service Amount: \$125.00

Check /Cash: _____

Call for a FREE Pest Control Quote!

Call for a FREE Lawn Care Quote!

RECEIVED
02.05.24

Technician(s): Stacy

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

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

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

Ask us about Automatic Payments or Paperless Billing.

Instructions: _____



NVIROTECT

PEST CONTROL SERVICES

16210 North Florida Avenue
Lutz, FL 33549

Pest Control Division

Office: 813.968.7031

Toll Free:
888.908.8388

www.nviroTECT.com

INVOICE

Talavera CDD
12620 US Hwy 41
C/O Rizetta & Company @5844 Old Pasco Road, Suite
100
Spring Hill, FL 34610
Date: 2/21/24

Account Number: 11134

Invoice Number: 319490

Previous Balance: \$125.00

General Household Pests \$70.00

Sales Tax: \$0.00

Service Amount: \$70.00

Check /Cash: _____

Technician(s): Nate H

Call for a FREE Lawn Care Quote!

Next service FREE for each referral!*

10% Discount with yearly Prepayment

* Exclusions apply. Call office for details.

RECEIVED
02.22.24

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

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

Rodent Control	Treatment
<input type="checkbox"/> Mice	<input type="checkbox"/> CM Rat Snap Traps
<input type="checkbox"/> Rats	<input type="checkbox"/> Contrac Blox Bait .005%
<input type="checkbox"/> _____	<input type="checkbox"/> Final Blox Bait .005%
	<input type="checkbox"/> Rodent Bait Stations
	<input type="checkbox"/> T-Rex Rat Snap Traps
	<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 (813) 235-6012
 NEW PORT RICHEY (727) 847-8131
 DADE CITY (352) 521-4285

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

1 1 1
 22-70346

TALAVERA CDD

Service Address: **18955 ROCOCO ROAD**
 Bill Number: 19835478
 Billing Date: 2/5/2024
 Billing Period: 12/15/2023 to 1/16/2024

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

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2023.
 Please visit bit.ly/pcurates for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	14328663	12/15/2023	2692	1/16/2024	2706	32	14

Usage History	
Month	Read
January 2024	14
December 2023	23
November 2023	28
October 2023	21
September 2023	12
August 2023	28
July 2023	25
June 2023	20
May 2023	26
April 2023	33
March 2023	34
February 2023	26

Transactions		
Previous Bill		337.49
Payment 01/24/24		-337.49 CR
Balance Forward		0.00
Current Transactions		
Water		
Water Base Charge		39.21
Water Tier 1	14.0 Thousand Gals X \$2.07	28.98
Sewer		
Sewer Base Charge		96.34
Sewer Charges	14.0 Thousand Gals X \$6.71	93.94
Total Current Transactions		258.47
TOTAL BALANCE DUE		\$258.47



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasy pay.pascocountyfl.net

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

Account # 0940045
 Customer # 01366786
 Balance Forward 0.00
 Current Transactions 258.47

Total Balance Due	\$258.47
Due Date	2/22/2024

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

Round-Up Donations to Charity	
Amount Enclosed	258.47

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

RedTree Landscape Systems

5532 Auld Lane

Holiday, FL 34690

727-810-4464

service@redtreelandscape.systems

redtreelandscapesystems.com

Invoice 16331



BILL TO

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

DATE 02/01/2024	PLEASE PAY \$16,675.00	DUE DATE 02/01/2024
---------------------------	---	-------------------------------

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.

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

Invoice

Date	Invoice #
2/1/2024	INV0000087053

Bill To:

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

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

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,720.83	\$1,720.83
Administrative Services	1.00	\$401.50	\$401.50
Financial & Revenue Collections	1.00	\$382.42	\$382.42
Landscape Consulting Services	1.00	\$800.00	\$800.00
Management Services	1.00	\$1,571.42	\$1,571.42
Website Compliance & Management	1.00	\$100.00	\$100.00
Subtotal			\$4,976.17
Total			\$4,976.17

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

Invoice

Date	Invoice #
1/31/2024	INV0000087186

Bill To:

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

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

Description	Qty	Rate	Amount
Office Supplies - Business Cards	85.55	\$1.00	\$85.55
Cell Phone	50.00	\$1.00	\$50.00
Auto Mileage & Travel	64.99	\$1.00	\$64.99
Subtotal			\$200.54
Total			\$200.54

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

Invoice

Date	Invoice #
3/17/2023	INV0000078612

Bill To:

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

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

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	\$3,732.37	\$3,732.37
Subtotal			\$3,732.37
Total			\$3,732.37

Tracy Preston

From: Kaitlyn Gallant
Sent: Friday, February 2, 2024 2:59 PM
To: Tracy Preston; Nathan Poirier
Cc: Venessa Smith
Subject: Talavera Rizzetta

Hi,

Can you please pay the \$9 balance due. It looks like the payment amount was transposed.

Customer: 00048	Name: Talavera CDD					
Customer Type: CDD	Salesperson: LYNN HAYES	Credit:				
Contact:	Territory: MATT HUBER					
Phone: (000) 000-0000 Ext. 0000	Terms: Upon Receipt					

Document Number	Type	Date	Amount	Discount	Writeoff	Current
INV0000078612	SLS	3/17/2023	\$3,732.37			
PYMNT000000040433		3/27/2023				
Totals:						\$0.00

Thanks,

Kaitlyn Gallant
Manager, District Accounting Services

813.933.5571 Ext.: 6042
kgallant@rizzetta.com

rizzetta.com



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

Invoice

Date	Invoice #
2/2/2024	INV0000087164

Bill To:

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

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

Description	Qty	Rate	Amount
Amenity Management & Oversight	1.00	\$920.00	\$920.00
Personnel Reimbursement	1.00	\$4,303.42	\$4,303.42
Subtotal			\$5,223.42
Total			\$5,223.42

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

Invoice

Date	Invoice #
2/16/2024	INV0000087681

Bill To:

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

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

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	\$4,219.64	\$4,219.64
Subtotal			\$4,219.64
Total			\$4,219.64

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

Phone # 800-992-3111

E-mail therustoff@bellsouth.net

Invoice

Date	Invoice #
1/29/2024	43026

Bill To

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

Ship To

TALAVERA CDD
 18904 DIEGO CIRCLE SPRINHILL FL 34610

P.O. No.

Terms
 Net 30

Item	Description	Quantity	Rate	Amount
TALAVERA	GALLONS RX-10 CHEMICAL FOR RUST CONTROL	150	3.50	525.00
			Subtotal	\$525.00
			Sales Tax (7.0%)	\$0.00
			Payments/Credits	\$0.00
			Balance Due	\$525.00

RECEIVED
 02.14.24



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: PSI048467
 Invoice Date: 2/2/2024

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

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

Ship Via
 Ship Date 2/2/2024
 Due Date 3/3/2024
 Terms Net 30

Customer ID 8664
 P.O. Number
 P.O. Date 2/2/2024
 Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance February Billing 2/1/2024 - 2/29/2024 Talavera Cdd-Lake-ALL Phase D1 Lake All		1	1	1,724.58	1,724.58



Amount Subject to Sales Tax 0.00
 Amount Exempt from Sales Tax 1,724.58

Subtotal: 1,724.58
 Invoice Discount: 0.00
 Total Sales Tax 0.00
 Payment Amount: 0.00
Total: 1,724.58

January 21, 2024
 Invoice Number: 1416975012124
 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 01/21/24 through 02/20/24
 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
<i>YOUR AUTO PAY WILL BE PROCESSED 02/07/24</i>	
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.

IMPORTANT BILLING UPDATE

At Spectrum Business, we continue to expand our offerings to ensure all customers have products and packages that best meet their needs. While our services have been impacted by rising costs, we work hard on your behalf to keep prices as low as possible.

Due to continued rising programming fees charged by the TV Networks we carry, their increases will be passed through to our customers.

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

- Broadcast TV Surcharge will increase by \$3.55 per month
- Each Spectrum TV Receiver will increase by \$1.51 per month
- Spectrum Business WiFi will increase by \$2.01 per month
- Payment Processing Charge of \$5.00 per month will be added*

*As a valued Spectrum Business customer enrolled in Auto Pay, **you will receive a credit of \$5.00 per month.** As a result, there will be no impact from the Payment Processing Charge.

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

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



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
 8633 2390 NO RP 21 01222024 NNNNNNNN 01 000894 0003

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

January 21, 2024

Talavera ccd

Invoice Number: 1416975012124
 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





Talavera ccd
Invoice Number: 1416975012124
Account Number: 8337 13 062 1416975
Security Code:

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

8633 2390 NO RP 21 01222024 NNNNNNNN 01 000894 0003

Charge Details

Previous Balance		321.13
EFT Payment	01/07	-321.13
Remaining Balance		\$0.00

Payments received after 01/21/24 will appear on your next bill.

Service from 01/21/24 through 02/20/24

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

Messages continued from page 1

Spectrum Business is made to give you big value on a small business budget! To discover how you can get a **FREE** mobile unlimited line for 1 year, call **1-833-537-0737** today!

Billing Information

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

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

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

Continued on the next page...

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

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



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



Talavera ccd
Invoice Number: 1416975012124
Account Number: 8337 13 062 1416975
Security Code:

Contact Us

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

8633 2390 NO RP 21 01222024 NNNNNNNN 01 000894 0003

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.

Authorization to Convert your Check to an Electronic Funds

Transfer Debit - If your check is returned, you expressly authorize your bank account to be electronically debited for the amount of the check plus any applicable fees. The use of a check for payment is your acknowledgment and acceptance of this policy and its terms and conditions.

The following taxes, fees and surcharges are included in the price of the applicable service - . FEES AND CHARGES: Federal USF \$5.42.

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

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

Spectrum Receiver \$10.99 - Charges include \$9.99 for Receiver Rental and \$1.00 for Secure Connection.

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

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

Spectrum Voice Provider - Spectrum Advanced Services, LLC

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

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

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



Account Number:
Security Code:

Talavera ccd
8337 13 062 1416975



Contact Us

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

8633 2390 NO RP 21 01222024 NNNNNNNN 01 000894 0003



MADE FOR VALUE



Buy 1 Mobile Line Get 1 FREE for 1 year*

SPECTRUM MOBILE UNLIMITED DATA PLAN

\$29⁹⁹ /mo. per line with Internet*

NO CONTRACTS

- Reliable nationwide 5G⁺
- Unlimited data, talk, and text
- No contracts



CALL 1-855-743-3185



VISIT spectrum.com/business

Limited-time offer; subject to change. Qualified Spectrum Business customers only. Must not have subscribed to applicable services w/ in the last 30 days & have no outstanding obligation to Charter. Devices excluded from offer. *Unlimited Data Offer: Offer valid for new customers adding lines or for current mobile customers adding Unlimited lines to existing service. Smartwatch does not qualify as a line. Unlimited: Reduced speeds after 20 GB of usage per line. *Free mobile offer is for 1 unlimited mobile line per account for 1 yr. and is reflected with up to 12 mos. credit on bill statement. Requires purchase of new Mobile Unlimited line; limited to one free Unlimited line per account. Standard mobile rates apply after 1 yr. Auto pay required. Offer cannot be combined with other mobile service promotions. Standard mobile rates apply if qualifying services are canceled. Devices excluded from offer. Tablets not eligible for promotion. Free Unlimited line must be ordered at same time as Mobile Unlimited line purchase, and cannot be applied to existing lines on customer account. Additional mobile lines: Standard rates apply. Per line activation fee, Spectrum Business Internet and Auto Pay required. Unlimited: Smartwatch does not qualify as a line. Reduced speeds after 30 GB of usage per line. Mobile service not available in all areas. Other restrictions apply. =To access 5G, 5G compatible phone and 5G service required. Not all 5G capable phones compatible with all 5G service. Speeds may vary. Services subject to all applicable service terms & conditions, which are subject to change. Services & promo. offers not avail. in all areas. Standard pricing applies after promo. period. Installation & other equipment, taxes & fees may apply. Restrictions apply. Call for details. ©2023 Charter Communications, Inc.

Suncoast Pool Service

P.O. Box 224
Elfers, FL 34680

Invoice

Date	Invoice #
2/3/2024	10063

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

P.O. No.	Terms	Project
Feb 2024	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

RECEIVED
02.05.24

Thank you for your business.	Total	\$1,240.00
------------------------------	--------------	------------

Phone #
(727) 271-1395

Talavera CDD
Debit Card-Evelyn Ocasio Lopez

Limit \$1,500

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

				Security Operations & Security Monitoring Services	Playground Equipment & Maintenance	Clubhouse Janitorial Supplies	Dog Waste Station Supplies	Office Supplies	Special Events
				52900-4618	57200-4707	57200-4704	57200-4906	57200-5101	57200-4775
Date	Vendor Name	Reason for Expenditure	Amount						
1/2/2024	Amazon	Binder Dividers	\$ (86.97)					\$ (86.97)	
1/19/2024	Dollar General	Gas tank refills for Johnny Bird Show	\$ (44.00)						\$ (44.00)
1/31/2024	Amazon	Camera Warranty Protection	\$ (25.99)					\$ (25.99)	
1/31/2024	Amazon	Computer Webcam	\$ (151.99)					\$ (151.99)	
1/31/2024	Amazon	HDMI Cable	\$ (26.99)					\$ (26.99)	
2/1/2024	Amazon	Camera Wall Mount	\$ (37.48)	\$ (37.48)					
2/1/2024	National Sports Prod.	Tennis court crank	\$ (159.85)		\$ (159.85)				
2/2/2024	Amazon	GSSOU Speakerphone 3year Protect.	\$ (7.99)					\$ (7.99)	
2/2/2024	Amazon	GSSOU Speakers for conference	\$ (59.48)					\$ (59.48)	
2/7/2024	Amazon	Printer Ink, Pet Waste Rolls Bags	\$ (182.77)				\$ (44.99)	\$ (137.78)	
2/7/2024	Walmart	Valentine's Event Wed	\$ (32.15)						\$ (32.15)
2/9/2024	Dollar General	Propane Refill Cylinder	\$ (22.00)						\$ (22.00)
2/10/2024	Dollar Tree	Mat. Events Raffle Bas. Bingo	\$ (73.47)						\$ (73.47)
2/10/2024	Aldi	2 Bottle Valentine's Basket Raffle	\$ (12.76)						\$ (12.76)
2/12/2024	Christopher Hayes	1 White Board Meeting Room	\$ (125.00)					\$ (125.00)	
2/14/2024	Amazon	toilet paper,Hand Towels,Brillo,dividor	\$ (196.90)			\$ (109.93)		\$ (86.97)	
2/14/2024	Amazon	8pcBounty, Gloves, Air Freshner	\$ (55.81)			\$ (55.81)			
2/15/2024	Amazon	Erase White Board Makers	\$ (9.00)					\$ (9.00)	
2/21/2024	Walmart	CDD Meeting Am	\$ (45.10)						\$ (45.10)
	TOTAL		(1,355.70)	(37.48)	(159.85)	(165.74)	(44.99)	(718.16)	(229.48)

Total 001-10200

DM Approval Sean Craft Date 2/22/24



Final Details for Order #113-8255158-8113025

Print this page for your records.

Order Placed: December 27, 2023
Amazon.com order number: 113-8255158-8113025
Order Total: \$86.97

Shipped on December 31, 2023

Items Ordered

3 of: *3 Ring Binder Dividers with 5 Tabs, Write & Erase Plastic Binder Dividers Durable 3 Hole Punch Dividers Letter-Size 1/5 Cut Big Tabs Dividers, 20 Set, 100 Dividers Total* **Price** \$28.99

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

Supplied by: Homakover ([seller profile](#))

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: \$86.97
 Shipping & Handling: \$0.00

Billing address

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

 Total before tax: \$86.97
 Estimated tax to be collected: \$0.00

Grand Total: \$86.97

Credit Card transactions

Visa ending in 1399: December 31, 2023: \$86.97

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

Nathan Poirier

From: Evelyn Ocasio Lopez
Sent: Friday, February 9, 2024 9:20 AM
To: Nathan Poirier
Subject: RE: on the January 31, I was authorized to purchase with me debit items from the CDD Meeting, after I closed the report with you,

Good morning, I think, this was for the refill gas tank for the two standup heaters for that night show.

Thank you

Evelyn Ocasio Lopez
Clubhouse & Amenities Manager
Rizzetta & Company
Talavera CDD
18955 Rococo Rd.
Spring Hill, FL 34610

Phone: 813.536.0019
Email: eocasiolopez@rizzetta.com

From: Nathan Poirier <NPoirier@rizzetta.com>
Sent: Thursday, February 8, 2024 3:45 PM
To: Evelyn Ocasio Lopez <eocasiolopez@rizzetta.com>
Subject: RE: on the January 31, I was authorized to purchase with me debit items from the CDD Meeting, after I closed the report with you,

No worries, Evelyn. It say "Masarkytown", and I think the "DG 13910" at the end is a store number.

MASARYKTOWN FL 1399 DOLLAR GENERAL # DG 13910

Thank you,

Nathan Poirier
CDD Staff Accountant

Rizzetta & Company
Phone: 813-994-1001 ext. 8023
npoirier@rizzetta.com

rizzetta.com



Rizzetta & Company
Professionals in Community Management

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From: Evelyn Ocasio Lopez <eocasiolopez@rizzetta.com>

Sent: Thursday, February 8, 2024 3:40 PM

To: Nathan Poirier <NPoirier@rizzetta.com>

Subject: RE: on the January 31, I was authorized to purchase with me debit items from the CDD Meeting, after I closed the report with you,

Good afternoon, Nathan, I found the \$86.97 for Amazon, but I do not find the original receipt Dollar General for \$44.00 it was for the Jonny Bird Show, and I may have lost it was a crazy long day for me, I was seeing for that event. Does it says store local on so I can call?

I included the Amazon on my debit report.

From: Nathan Poirier <NPoirier@rizzetta.com>

Sent: Thursday, February 8, 2024 3:04 PM

To: Evelyn Ocasio Lopez <eocasiolopez@rizzetta.com>

Subject: RE: on the January 31, I was authorized to purchase with me debit items from the CDD Meeting, after I closed the report with you,

Good afternoon Evelyn,

There are actually two more receipts that I am missing. I have an Amazon charge hitting on 1/2/24 for \$86.97 and a Dollar General charge hitting on 1/19/24 for \$44.00.

Thank you,

Nathan Poirier
CDD Staff Accountant

Rizzetta & Company
Phone: 813-994-1001 ext. 8023
npoirier@rizzetta.com

rizzetta.com



Rizzetta & Company
Professionals in Community Management



Details for Order #114-4938167-3504236

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

Order Placed: January 30, 2024
Amazon.com order number: 114-4938167-3504236
Order Total: ~~\$151.99~~

Not Yet Shipped

Items Ordered

Price

1 of: *Gsou Wireless Webcam,1080P HD Video Calling and Streaming Camera,Plug and Play,Adjustable Field of Angle Computer Camera for PC/Mac/Laptop/MacBook,Works with Zoom,Meets,Skype,Teams(with Tripod Stand)* \$151.99

Sold by: XZYD-QU-US (seller profile)

Supplied by: Other

Condition: New

Shipping Address:

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

Approved EDD

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:	\$151.99
Shipping & Handling:	\$0.00

Total before tax:	\$151.99
Estimated tax to be collected:	\$0.00

Grand Total:	\$151.99

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

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Details for Order #114-9416607-0310657

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Order Placed: January 30, 2024
Amazon.com order number: 114-9416607-0310657
Order Total: \$25.99

Not Yet Shipped

Items Ordered

1 of: ASURION 3 Year Camera Accident Protection Plan (\$150 - \$174.99)

Sold by: Asurion, LLC (seller profile)

Supplied by: Other

Condition: New

Price
\$25.99

Approved CDD 1/30/24

Shipping Address:

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

Shipping Speed:

Standard Shipping

Payment information

Payment Method:

Visa ending in 1399

Billing address

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

Item(s) Subtotal: \$25.99
Shipping & Handling: \$0.00
Total before tax: \$25.99
Estimated tax to be collected: \$0.00
Grand Total: \$25.99

To view the status of your order, return to Order Summary.

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#242



Details for Order #114-5106744-3750619

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Order Placed: January 30, 2024
Amazon.com order number: 114-5106744-3750619
Order Total: \$37.48

Not Yet Shipped

Items Ordered

1 of: *ARKON Mounts Camera Wall Mount for CCTV POV Camcorders Cameras*
Sold by: Amazon.com Services, Inc
Supplied by: Other

Price
\$37.48

Condition: New

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

Shipping Speed:
Rush Shipping

Approved CSS Meeting

Payment information

Payment Method:
Visa ending in 1399

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

Item(s) Subtotal:	\$37.48
Shipping & Handling:	\$2.99
Free Shipping:	-\$2.99

Total before tax:	\$37.48
Estimated tax to be collected:	\$0.00

Grand Total:	\$37.48

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Subject: Transaction Receipt from Douglas Industries for \$159.85 (USD)

From: "Auto-Receipt" <noreply@mail.authorize.net>

Date: Wed, Jan 31, 2024 11:56 am

To: "Evelyn Ocasio Lopez" <manager@talaveraclub.com>

Order Information

Description: National Sports Products - Order 37812

Invoice Number 37812

Customer ID 0

Billing Information

Evelyn Ocasio Lopez
Talavera CDD
3434 Colwell Ave., Suite 200
Tampa, FL 33614
USA
manager@talaveraclub.com
8139941001

Shipping Information

Evelyn Ocasio Lopez
Talavera CDD
18955 Rococo Rd
Spring Hill, FL 34610
USA

Item	Name	Description	Qty	Taxable	Unit Price	Item Total
23285	Deluxe Reel with Handle & amp...	SKU: 53433B, Color: black	1	N	\$139.00 (USD)	\$139.00 (USD)

Shipping: Standard \$20.85 (USD)

Total: \$159.85 (USD)

Payment Information

Date/Time: 31-Jan-2024 8:56:08 PST
Transaction ID: 120256327663
Payment Method: Visa xxxx1399
Transaction Type: Purchase
Auth Code: 096282

Merchant Contact Information

Douglas Industries
Eldridge, IA 52748
US
tdouglas@douglas-sports.com

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Details for Order #114-2727776-5653035

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Order Placed: January 30, 2024
Amazon.com order number: 114-2727776-5653035
Order Total: \$26.99

Not Yet Shipped

Items Ordered

Price

1 of: *PowerBear 4K HDMI Cable 30 ft | High Speed, Braided Nylon & Gold Connectors, 4K @ 60Hz, Ultra HD, 2K, 1080P, ARC & CL3 Rated | for Laptop, Monitor, PS5, PS4, Xbox One, Fire TV, Apple TV & More* \$26.99

Sold by: PowerBear LLC (seller profile)

Supplied by: Other

Condition: New

Approved CDD

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:	\$26.99
Shipping & Handling:	\$0.00

Total before tax:	\$26.99
Estimated tax to be collected:	\$0.00

Grand Total:	\$26.99

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

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Invoice

Page 1 of 1

3441 S. 11th Ave.
PO Box 407
Eldridge, IA 52748

Invoice No.: 378260
Invoice Date: 02/01/2024
Payment Due: 02/01/2024
Customer No: NSPWEB
Customer PO: 37812

BILL TO
NSP Web Order
3434 Colwell Ave., Suite 200
Tampa, FL 33614
US

SHIP TO
Talavera CDD
18955 Rococo Rd
Spring Hill, FL 34610
US
Attn: Evelyn Ocasio Lopez

Cust Contact:
Cust Phone:
Cust Fax:
Cust E-mail:

Shipped Via: UPS Ground
FOB: Factory
Pymt Terms: Credit Card
Tracking No: 1Z5348960375659804

Sales Rep: Customer Service 2
Phone: 1-800-553-8907
Fax: 1-800-443-8907
E-mail:

Item No.	Description	Quantity	UOM	Unit Price	Total
53433B	Deluxe Replacement Reel Black with Handle & Hardware	1.00	EA	\$139.00	\$139.00

Subtotal: \$139.00

Shipping: \$20.85

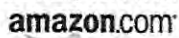
Remarks

Total Due: \$159.85

NSP Web Order Based On Sales Orders 179267. Based On Deliveries 278451.

Please remit payment to:
P.O. Box 407
Eldridge, IA 52748

Arriving Feb 6 Tuesday or before.



Final Details for Order #114-2871255-3371414

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Order Placed: February 2, 2024
Amazon.com order number: 114-2871255-3371414
Order Total: \$7.99

Shipped on February 2, 2024

Items Ordered

1 of: *ASURION 3 Year Musical Instrument Accident Protection Plan (\$50 - \$59.99)*

Price

\$7.99

Sold by: Asurion, LLC (seller profile)

Supplied by: Other

Condition: New

Shipping Address:

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

Shipping Speed:

Standard Shipping

Payment information

Payment Method:

Visa ending in 1399

Billing address

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

Credit Card transactions

Item(s) Subtotal: \$7.99

Shipping & Handling: \$0.00

Total before tax: \$7.99

Estimated tax to be collected: \$0.00

Grand Total: \$7.99

Visa ending in 1399: February 2, 2024: \$7.99

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

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Final Details for Order #114-9674676-3078659

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Order Placed: February 2, 2024
Amazon.com order number: 114-9674676-3078659
Order Total: \$59.48

Shipped on February 3, 2024

Items Ordered

Price

1 of: *Gsou Conference Speakerphone with Bluetooth USB Adapter and 4 Mics for pc, Noise Reduction Conduction Speaker&Voice Enhanced 360° Pickup Conference Speakerphone for Video Calls/Zoom Meeting/Streaming* \$59.48

Sold by: XZYD-QU-US (seller profile)

Supplied by: XZYD-QU-US (seller profile)

Condition: New

Shipping Address:

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

Shipping Speed:

Rush Shipping

Payment information

Payment Method:

Visa ending in 1399

Billing address

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

Credit Card transactions

Item(s) Subtotal:	\$59.48
Shipping & Handling:	\$2.99
Free Shipping:	-\$2.99

Total before tax:	\$59.48
Estimated tax to be collected:	\$0.00

Grand Total:	\$59.48
Visa ending in 1399: February 3, 2024:	\$59.48

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

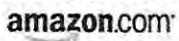
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Final Details for Order #114-7585990-7733811

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Order Placed: February 7, 2024
Amazon.com order number: 114-7585990-7733811
Order Total: \$182.77

Shipped on February 8, 2024

Items Ordered

Price

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* \$57.89

Sold by: Amazon.com Services, Inc
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* \$79.89

Sold by: Amazon.com Services, Inc
Supplied by: Other

Condition: New

1 of: *Commercial Grade 8"x13" Pet Waste Roll Bags - 40% Thicker Than Mini Leash Roll Bags - Fits Any Pet Waste Station - 10 roll Case pack of 200 bags (2,000 bags total)* \$44.99

Sold by: ZW USA Inc (seller profile)
Supplied by: ZW USA Inc (seller profile)

Condition: New

Shipping Address:

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

Shipping Speed:

Rush Shipping

Payment information

Payment Method:

Visa ending in 1399

Billing address

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

Credit Card transactions

Item(s) Subtotal:	\$182.77
Shipping & Handling:	\$2.99
Free Shipping:	-\$2.99

Total before tax:	\$182.77
Estimated tax to be collected:	\$0.00

Grand Total:	\$182.77
Visa ending in 1399: February 8, 2024:	\$182.77

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352-587-6950 Mgr: DONNA
14344 SPRINGHILL DR.
Springshill, FL 34609
ST# 06207 OP# 004909 TE# 04 TR# 07576
ITEMS SOLD 9
TC# 2368 8162 9191 4297 4088



CHOC DNT HOL	007874222240	F	3.24	0
FR5PC	000980012050	F	3.00	0
CLAIM	000954243627	F	2.96	0
VDAYCHEERIO	001600017056	F		
3 AT 1 FOR	4.93		14.79	0
FOAM BOWLS	001370025012		2.94	0
FOAM BOWLS	001370025012		2.94	0
GV SQSN 100	007874215559		2.28	0
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	TOTAL		32.15	
	DEBIT TEND		32.15	
	CHANGE DUE		0.00	

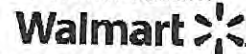
EFT DEBIT PAY FROM PRIMARY
32.15 TOTAL PURCHASE
US DEBIT **** * 1399 I 0
REF # 403800867904
NETWORK ID. 0066 APPR CODE 082615
US DEBIT
AID A0000000980840
AAC 48539E9683DD6678
*Pin Verified
TERMINAL # 29180825

02/07/24 N 08:36:42
02/07/24 N 08:36:59

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352-587-6950 Mgr: DONNA
14344 SPRINGHILL DR.
Springshill, FL 34609
ST# 06207 OP# 004909 TE# 04 TR# 07576
ITEMS SOLD 9
TC# 2368 8162 9191 4297 4088



CHOC DNT HOL	007874222240	F	3.24	0
FR5PC	000980012050	F	3.00	0
CLAIM	000954243627	F	2.96	0
VDAYCHEERIO	001600017056	F		
3 AT 1 FOR	4.93		14.79	0
FOAM BOWLS	001370025012		2.94	0
FOAM BOWLS	001370025012		2.94	0
GV SQSN 100	007874215559		2.28	0
	SUBTOTAL		32.15	
	TOTAL		32.15	
	DEBIT TEND		32.15	
	CHANGE DUE		0.00	

EFT DEBIT PAY FROM PRIMARY
32.15 TOTAL PURCHASE
US DEBIT **** * 1399 I 0
REF # 403800867904
NETWORK ID. 0066 APPR CODE 082615
US DEBIT
AID A0000000980840
AAC 48539E9683DD6678
*Pin Verified
TERMINAL # 29180825

02/07/24 N 08:36:42
02/07/24 N 08:36:59

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DOLLAR GENERAL STORE #13910
MASARYKTOWN, FL 352-251-3080

DOLLAR GENERAL STORE #13910
MASARYKTOWN, FL 352-251-3080

*Refill
Gas tank
Stand-up
Heater*

PROPANE CYLINDER E 641409000040 22.00
TOTAL SALE \$22.00
Visa/Debit 1399 CHIP \$22.00
AUTH# 036739
REF: 000000009671 AID: A0000000980840
2024-02-09 13:11:22 13910 02 9163

PROPANE CYLINDER E 641409000040 22.00
TOTAL SALE \$22.00
Visa/Debit 1399 CHIP \$22.00
AUTH# 036739
REF: 000000009671 AID: A0000000980840
2024-02-09 13:11:22 13910 02 9163

890829072139939311821931911910804012311134

890829072139939311821931911910804012311134

-----CUT HERE-----

* Complete survey at dgcustomerfirst.com *
* For a chance to *
WIN A \$100 Gift Card
* Weekly Drawings, Must be 18+ to enter *
* Survey Code *
* **1389-0028-1959-273** *

-----CUT HERE-----

* Complete survey at dgcustomerfirst.com *
* For a chance to *
WIN A \$100 Gift Card
* Weekly Drawings, Must be 18+ to enter *
* Survey Code *
* **1389-0028-1959-273** *

-----CUT HERE-----
SATURDAY FEB. 10TH ONLY!
DG Store Coupon Valid 2/10/2024
\$5 OFF \$25
\$5 off your purchase of
\$25 or more (pretax)
OR SHOP ONLINE AT DOLLARGENERAL.COM

-----CUT HERE-----
SATURDAY FEB. 10TH ONLY!
DG Store Coupon Valid 2/10/2024
\$5 OFF \$25
\$5 off your purchase of
\$25 or more (pretax)
OR SHOP ONLINE AT DOLLARGENERAL.COM

\$25 or more (pretax) after all other DG discounts. Limit one DG \$2, \$3, or \$5 off store coupon per customer. Excludes: phone, gift and prepaid financial cards; prepaid wireless handsets, Rug Doctor rental, propane, tobacco and alcohol.
X6343550231491391

\$25 or more (pretax) after all other DG discounts. Limit one DG \$2, \$3, or \$5 off store coupon per customer. Excludes: phone, gift and prepaid financial cards; prepaid wireless handsets, Rug Doctor rental, propane, tobacco and alcohol.
X6343550231491391

Barcode

Barcode

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ALDI
Store #046
12261 Cortez Blvd.
Brooksville
833-547-4046
www.ALDI.us

*2 Valentines
Basket
2/17*

AdvSeries Chianti	11.98	NB
2 @	5.99	
SUBTOTAL	11.98	
B-Taxable @6.500%	0.78	
AMOUNT DUE	12.76	
TOTAL	12.76	
2 ITEMS		
Debit Card	12.76	

*6669 474/046/008/805 02/10/24 12:09PM

Like ALDI? Tell ALDI!
Tell us how we did at
www.tellaldi.us
Enter the drawing for a chance
to win a \$100 ALDI gift card.
Must be 18 years old to enter.
No purchase necessary.

Sign up for ALDI emails and save!
www.aldi.us/signup

Debit 12.76
*****1399 PIN
02/10/24 12:09 Ref/Seq # 907246
Trace # 907246
Auth # 369373
AID A0000000980840
TVR 8080041000
IAD 06011203218000
TSI 6800 ARC 000 EntryMode 05
++APPROVED++

ALDI
Store #046
12261 Cortez Blvd.
Brooksville
833-547-4046
www.ALDI.us

AdvSeries Chianti	11.98	NB
2 @	5.99	
SUBTOTAL	11.98	
B-Taxable @6.500%	0.78	
AMOUNT DUE	12.76	
TOTAL	12.76	
2 ITEMS		
Debit Card	12.76	

*6669 474/046/008/805 02/10/24 12:09PM

Like ALDI? Tell ALDI!
Tell us how we did at
www.tellaldi.us
Enter the drawing for a chance
to win a \$100 ALDI gift card.
Must be 18 years old to enter.
No purchase necessary.

Sign up for ALDI emails and save!
www.aldi.us/signup

Debit 12.76
*****1399 PIN
02/10/24 12:09 Ref/Seq # 907246
Trace # 907246
Auth # 369373
AID A0000000980840
TVR 8080041000
IAD 06011203218000
TSI 6800 ARC 000 EntryMode 05
++APPROVED++

INVOICE

Christopher Hayes

18372 Talavera Pkwy, Spring Hill, FL 34610,

UNITED STATES

ckhayeshome@gmail.com

Invoice No#: 0001

Invoice Date: Feb 12, 2024

Due Date: Feb 12, 2024



PAID

\$0.00

AMOUNT DUE

BILL TO

C/O Talavera CDD

Evelyn Ocasio Lopez

3434 Colwell Ave, Suite 200, Tampa 33614,

UNITED STATES

manager@talaveraclub.com

SHIP TO

C/O Talavera CDD

Evelyn Ocasio Lopez

3434 Colwell Ave, Suite 200, Tampa 33614,

UNITED STATES

#	ITEMS & DESCRIPTION	QTY/HRS	PRICE	AMOUNT(\$)
1	White Board	1	\$125.00	\$125.00
			Subtotal	\$125.00
			TOTAL	\$125.00 USD
			Amount paid	\$125.00
			AMOUNT DUE	\$0.00 USD



Final Details for Order #114-3929140-6925065

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Order Placed: February 14, 2024
Amazon.com order number: 114-3929140-6925065
Order Total: \$196.90

Shipped on February 14, 2024

Items Ordered

Price

1 of: *Pacific Blue Select 2-Ply Embossed Toilet Paper (previously Branded Preference), 18240/01, 550 Sheets Per Roll, 40 Rolls Per Case* \$59.93

Sold by: Amazon.com Services, Inc

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

Shipped on February 15, 2024

Items Ordered

Price

3 of: *3 Ring Binder Dividers with 5 Tabs, Write & Erase Plastic Binder Dividers Durable 3 Hole Punch Dividers Letter-Size 1/5 Cut Big Tabs Dividers, 20 Set, 100 Dividers Total* \$28.99

Sold by: Homakover (seller profile) | Product question? Ask Seller

Supplied by: Other

Condition: New

1 of: *Brillo Heavy Duty Steel Wool Soap Pads, Original Red Scent (Heavy Duty, 10 Count (Pack of 1))* \$9.99

Sold by: Sebago Distribution (seller profile)

Supplied by: Sebago Distribution (seller profile)

Condition: New

Shipping Address:

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

Shipping Speed:

Delivery in fewer trips to your address

Shipped on February 14, 2024

Items Ordered

Price

1 of: *Tork Multifold Hand Towel White H2, Universal, 100% Recycled Fibers, 16 x 250 Towels, MB540A* \$40.01

Sold by: Amazon.com Services, Inc

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

Credit Card transactions

Item(s) Subtotal:	\$196.90
Shipping & Handling:	\$0.00

Total before tax:	\$196.90
Estimated tax to be collected:	\$0.00

Grand Total:	\$196.90

Visa ending in 1399; February 15, 2024: \$196.90

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

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Final Details for Order #114-4158077-1022610

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Order Placed: February 14, 2024
Amazon.com order number: 114-4158077-1022610
Order Total: \$55.81

Shipped on February 14, 2024

Items Ordered

1 of: *Bounty Quick Size Paper Towels, White, 8 Family Rolls = 20 Regular Rolls*
Sold by: Amazon.com Services, Inc
Supplied by: Other

Price
\$24.42

Condition: New

Shipping Address:

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

Shipping Speed:

Rush Shipping

Shipped on February 14, 2024

Items Ordered

1 of: *Glade PlugIns Refills Air Freshener, Scented and Essential Oils for Home and Bathroom, Clean Linen, 6.7 Fl Oz, 10 Count*
(Packaging May Vary)

Price
\$21.40

Sold by: Amazon.com Services, Inc
Supplied by: Other

Condition: New

1 of: *PROMEDIX P Nitrile Gloves, 4mil-100 Count, Gloves Disposable Latex Free, Disposable Gloves for Household, Food safe XL*
Sold by: AHAOLIGHT (seller profile)
Supplied by: AHAOLIGHT (seller profile)

\$9.99

Condition: New

Shipping Address:

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

Shipping Speed:

Rush Shipping

Payment information

Payment Method:

Visa ending in 1399

Billing address

Clubhouse Manager
18955 Rococo Road

Item(s) Subtotal: \$55.81
Shipping & Handling: \$2.99
Free Shipping: -\$2.99

Total before tax: \$55.81
Estimated tax to be collected: \$0.00



Final Details for Order #114-5528692-3645033

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Order Placed: February 15, 2024

Amazon.com order number: 114-5528692-3645033

Order Total: \$9.00

Shipped on February 16, 2024

Items Ordered

1 of: *Amazon Basics Low-Odor Chisel Tip Dry Erase White Board Marker, Assorted Colors - Pack of 12*

Price
\$9.00

Sold by: Amazon.com Services, Inc

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:	\$9.00
Shipping & Handling:	\$0.00

Total before tax:	\$9.00
Estimated tax to be collected:	\$0.00

Grand Total:	\$9.00

Credit Card transactions

Visa ending in 1399: February 16, 2024: \$9.00

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

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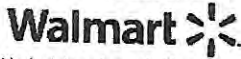
English

United States

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Thank you! ID #:7TKSJL256K1S



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

ST# 06207 OP# 009007 TE# 07 TR# 01045

ITEMS SOLD 11
TC# 7394 3970 0106 9001 6873



TRKY PNWL	224955000000 F	3.78 T
TRKY PNWL	224955000000 F	3.78 T
CHKN PNWL	224956000000 F	3.78 T
ITLN PINWL	224946000000 F	3.78 T
ITLN PINWL	224946000000 F	3.78 T
GHKN PNWL	224956000000 F	3.78 T
ITLN FUL	681131433740 F	6.67 T
CREAMER	041271025900 F	3.12 0
CREAMER	041271009740 F	3.12 0
CREAMER	041271025910 F	3.12 0
MACARON	194346028230 F	4.48 0

SUBTOTAL	43.19
TAX1 6.5000 %	1.91
TOTAL	45.10
DEBIT TEND	45.10
CHANGE DUE	0.00

EFT DEBIT PAY FROM PRIMARY
45.10 TOTAL PURCHASE
US DEBIT- 1399 I 0 REF # 405200450522
NETWORK ID. 0008 APPR. CODE 053087
AID A0000000980840
TC 1FA1AA9771714DD7
TERMINAL # 26918208
*Pin Verified

02/21/24 08:31:37



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02/21/24 08:31:44

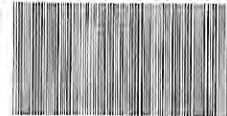
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Thank you! ID #:7TKSJL256K1S



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

ST# 06207 OP# 009007 TE# 07 TR# 01045

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*Pin Verified

02/21/24 08:31:37



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Low prices You Can Trust. Every Day.
02/21/24 08:31:44

Card the Time & Receipts



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

Invoice Number: 7202201
Account Number: 255580000
Invoice Date: 01/25/2024
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

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

TALAVERA CDD 2016

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

STATEMENT SUMMARY

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

TOTAL AMOUNT DUE \$6,900.00

All invoices are due upon receipt.

RECEIVED
02.05.24

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

TALAVERA CDD 2016

Invoice Number: 7202201
Account Number: 255580000
Current Due: \$6,900.00
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

Wire Instructions:
U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 255580000
Invoice # 7202201
Attn: Fee Dept St. Paul

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





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

Invoice Number: 7202201
Invoice Date: 01/25/2024
Account Number: 255580000
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

TALAVERA CDD 2016

Accounts Included	255580000	255580001	255580002	255580003	255580004	255580005
In This Relationship:	255580007	255580008	255580009	255580010	255580011	255580012

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	6,900.00	100.00%	\$6,900.00
Subtotal Administration Fees - In Advance 01/01/2024 - 12/31/2024				\$6,900.00
TOTAL AMOUNT DUE				\$6,900.00





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 #
2/1/2024	109335

P.O. No.	Due Date
	3/2/2024

Description	Qty	Rate	Amount
February (2/1/2024 - 2/29/2024) Monthly Service Charge	1	400.00	400.00T

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 01.23.24

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!

Withlacoochee River Electric Services
for Talavera CDD

Period Covered: 01/03/24 - 02/02/24 *Auto Draft

Account #	Amount	Due Date	Service Address	GL Code	Object Code
1707187	\$ 55.70	2/27/2024	12581 US Hwy 41-Spot Lights	53100	4307
1707189	\$ 7,942.24	2/27/2024	12581 US Hwy 41- Street Lights	53100	4307
1707190	\$ 1,053.66	2/27/2024	18955 Rococo Rd-Cabana	53100	4301
1707191	\$ 109.07	2/27/2024	18935 Rococo Rd-Ir Well	53100	4301
1707192	\$ 47.10	2/27/2024	18955 Rococo Rd-Mail	53100	4301
Total Auto Pay	<u><u>\$ 9,207.77</u></u>				

Electric Summary 12/23

53100-4301	\$ 1,209.83
53100-4307	\$ 7,997.94
	<u><u>\$ 9,207.77</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 **02/07/2024**
Amount Due **55.70**
Current Charges Due **02/27/2024**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

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

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
01/03	23092	02/02	23260				168

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Feb 2024	30	6
Jan 2024	33	10
Feb 2023	28	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.

Previous Balance 71.70
Payment 71.70CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 168 KWH @ 0.05017 8.43
Fuel Adjustment 168 KWH @ 0.04000 6.72
FL Gross Receipts Tax 1.39

Total Current Charges 55.70
Total Due **E.F.T.** 55.70



1 0 4 6 9 4 9 7

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

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

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Bill Date: 02/07/2024

District: BP04

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

Electronic Funds Transfer on or after 02/23/2024
TOTAL CHARGES DUE 55.70
DO NOT PAY

000170718700000557000000557009



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 **02/07/2024**
Amount Due **7,942.24**
Current Charges Due **02/27/2024**

District Office Serving You
Bayonet Point

Service Address PUBLIC LIGHTING
Service Classification Public Lighting

See Reverse Side For More Information

ELECTRIC SERVICE

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

Comparative Usage Information

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.

Previous Balance 7,942.24
Payment 7,942.24CR
Balance Forward 0.00



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.

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 E.F.T. 7,942.24

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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 02/23/2024.



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

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Bill Date: **02/07/2024**

District: BP04

Use above space for address change ONLY.

1707189 BP04
TALAVERA COMM DEV DIST
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after	02/23/2024
TOTAL CHARGES DUE	7,942.24
DO NOT PAY	

000170718900079422400079422401



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

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

Bill Date **02/07/2024**
Amount Due **1,053.66**
Current Charges Due **02/27/2024**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

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

ELECTRIC SERVICE									
From			To			Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading		Date	Reading					
01/03	88359		02/02	99318			19.65	20	10959

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Feb 2024	30	365
Jan 2024	33	434
Feb 2023	28	323

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

Previous Balance 1,365.70
Payment 1,365.70CR
Balance Forward 0.00



1 0 4 6 9 4 9 7

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Customer Charge 39.16
Energy Charge 10,959 KWH @ 0.05017 549.81
Fuel Adjustment 10,959 KWH @ 0.04000 438.36
FL Gross Receipts Tax 26.33

Total Current Charges 1,053.66
Total Due **E.F.T.** 1,053.66



DO NOT PAY
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Bill Date: **02/07/2024**

District: BP04

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1707190 BP04
TALAVERA COMM DEV DIST
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after	02/23/2024
TOTAL CHARGES DUE	1,053.66
DO NOT PAY	

000170719000010536600010536601



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

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

Bill Date **02/07/2024**
Amount Due **109.07**
Current Charges Due **02/27/2024**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

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

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
01/03	71862	02/02	72607				745

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Feb 2024	30	25
Jan 2024	33	38
Feb 2023	28	25

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

Previous Balance 156.69
Payment 156.69CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 745 KWH @ 0.05017 37.38
Fuel Adjustment 745 KWH @ 0.04000 29.80
FL Gross Receipts Tax 2.73

Total Current Charges 109.07
Total Due **E.F.T.** 109.07

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DO NOT PAY
Total amount will be electronically transferred on or after 02/23/2024.



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Bill Date: 02/07/2024

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	02/23/2024
TOTAL CHARGES DUE	109.07
DO NOT PAY	

000170719100001090700001090704



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 **02/07/2024**
Amount Due **47.10**
Current Charges Due **02/27/2024**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

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

ELECTRIC SERVICE								
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used	
Date	Reading	Date	Reading					
01/03	9905	02/02	9980				75	

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Feb 2024	30	3
Jan 2024	33	1
Feb 2023	28	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.

Previous Balance 44.42
Payment 44.42CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 75 KWH @ 0.05017 3.76
Fuel Adjustment 75 KWH @ 0.04000 3.00
FL Gross Receipts Tax 1.18

Total Current Charges 47.10
Total Due E.F.T. 47.10

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DO NOT PAY
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See Reverse Side For Mailing Instructions

Bill Date: 02/07/2024

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	02/23/2024
TOTAL CHARGES DUE	47.10
DO NOT PAY	

000170719200000471000000471002