



Rizzetta & Company

# **Willow Walk Community Development District**

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## **Board of Supervisors' Regular Meeting July 30, 2025**

**District Office:  
2700 S. Falkenburg Rd. Suite 2745  
Riverview, FL 33578  
(813) 533-2950**

**[www.willowwalkcdd.org](http://www.willowwalkcdd.org)**

## **WILLOW WALK COMMUNITY DEVELOPMENT DISTRICT**

Harrison Ranch Clubhouse, 5755 Harrison Ranch Blvd., Parrish FL 34219

<b>Board of Supervisors</b>	Jasen Milenkovski Ali Mustafa Kathleen Adams Shaun Chapdelaine Brandy Dingley	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary Assistant
<b>District Manager</b>	Stephanie DeLuna	Rizzetta & Company, Inc.
<b>District Counsel</b>	Lauren Gentry	Kilinski Van Wyk
<b>District Engineer</b>	Matt Morris	Morris Engineering

**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) 533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

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.

# WILLOW WALK COMMUNITY DEVELOPMENT DISTRICT

District Office · Riverview, Florida (813) 533-2950

Mailing Address · 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

[www.willowwalkcdd.org](http://www.willowwalkcdd.org)

July 22, 2025

**Board of Supervisors  
Willow Walk Community  
Development District**

## FINAL AGENDA

Dear Board Members:

The special meeting of the Board of Supervisors of Willow Walk Community Development District will be held on **Monday, July 30, 2025, at 4:30 p.m.** at the Harrison Ranch Clubhouse located at 5755 Harrison Ranch Boulevard, Parrish, Florida 34219.

1. **CALL TO ORDER/ROLL CALL**
2. **PUBLIC COMMENT**
3. **BUSINESS ITEMS**
  - A. FMS Bonds - Consideration of Agreement ..... Tab 1
  - B. Consideration of Term Sheet for the Proposed  
Refunding of 2015 Bonds ..... USC
  - C. Ratification of Acceptance of the Final 2024 Audit..... Tab 2
  - D. Consideration of Total Community Maintenance LLC Proposal.. Tab 3
4. **STAFF REPORTS**
  - A. Aquatic Maintenance
    1. Presentation of Aquatics Report
  - B. Landscape Inspection
    1. Presentation of Landscape Inspection Report ..... Tab 4
    2. Consideration of Duval Landscape Clean Up Proposal ..... Tab 5
  - C. District Counsel
  - D. District Engineer
    1. Consulting Engineer's Report ..... Tab 6
  - E. District Manager
    1. Review of District Manager Report
5. **BUSINESS ADMINISTRATION**
  - A. Consideration of the Minutes of the Board of Supervisors  
Meeting held on June 2, 2025 ..... Tab 7
  - B. Consideration of the Operations and Maintenance  
Expenditures for May 2025 ..... Tab 8
6. **SUPERVISOR REQUESTS**
7. **ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, please do not hesitate to contact me at (813) 533-2950 if you have any questions.

Sincerely,  
**Stephanie DeLuna**  
District Manager

Tab 1



20660 W. Dixie Highway  
North Miami Beach, FL 33180

June 2, 2025

Willow Walk Community Development District  
c/o Rizzetta & Company  
34334 Colwell Avenue, Suite # 200  
Tampa, Florida 33614  
Attn: Ms. Kayla Connell

Re: Agreement for Underwriter Services & Rule G-17 Disclosure

Dear Ms. Connell:

Thank you for the opportunity to work with the Willow Walk Community Development District (the "Issuer") regarding the underwriting of the Issuer's Special Assessment Bonds, Series 2025 and future series of bonds (the "Bonds"). The Issuer and FMSbonds, Inc. ("FMS"), solely in its capacity as underwriter, agree to the proposed terms set forth herein in Attachment I. By executing this letter both parties agree to the terms set forth herein.

FMS's role is limited to act as Underwriter within the Scope of Services set forth herein as Attachment I, and not as a financial advisor or municipal advisor. Any information that FMS has previously provided was solely for discussion purposes in anticipation of being retained as your underwriter. Attachment II, attached hereto, contains the Municipal Securities Rulemaking Board (MSRB) Rule G-17 Disclosure, as set forth in the amended and restated MSRB Notice 2019-20 (November 8, 2019)<sup>1</sup> (the "Notice"). We ask that you provide this letter to the appropriate person at the Issuer.

We look forward to working with you.

Yours truly,

**FMSbonds, Inc.**

By: 

Name: Jon Kessler

Title: Executive Director

Agreed to and accepted as of the date first written above:

**WILLOW WALK COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

<sup>1</sup> Interpretive Notice Concerning the Application of MSRB Rule G-17 to underwriters and Underwriters of Municipal Securities (effective March 31, 2021).

## **ATTACHMENT I**

**Section 1     Scope of Services of FMS:** FMS proposes that its duties as Underwriter shall be limited to the following:

1. To provide advice to the Issuer on the structure, timing and terms of the Bonds;
2. To coordinate the financing process;
3. To conduct due diligence;
4. To assist in the preparation of an offering memorandum;
5. To review the assessment methodology and Bond documents;
6. To market and offer Bonds to investors.

**Section 2     Terms and Conditions:**

1. Underwriter Fee (“Underwriting Fee”). FMS shall act as sole lead underwriter. The Underwriting Fee to FMS for acting as Underwriter shall be 2% of the par amount of any Bonds issued. The Underwriting Fee shall be due and payable only upon the closing of the Bonds. The Underwriting Fee may be modified pursuant to a bond delegation or award resolution approved by the Board and consented to by the Underwriter.
2. Price and Interest Rates: The offering price and interest rates are expected to be based on recent comparable transactions in the market, if any. FMS and the Issuer will jointly determine the offering price and interest rates immediately prior to the start of the order period, based on market conditions then prevailing.
3. Bond Purchase Agreement. The obligations of the Underwriter and those of the Issuer would be subject to the satisfactory completion of due diligence and to the customary representations, warranties, covenants, conditions, including provisions respecting its termination contained in the form of a bond purchase agreement FMS will prepare and as generally used in connection with the offering of Bonds for this type of transaction.
4. Costs of Issuance. The Issuer shall be responsible for the payment of all expenses relating to the offering, including but not limited to, attorney fees, consultant fees, costs associated with preparing offering documents, if any, the purchase agreement, regulatory fees and filing fees and expenses for qualification under blue sky laws designated by FMS and approved by the Issuer.
5. Assumptions. The proposed terms and statements of intention set forth in this attachment are based on information currently available to FMS about the Issuer and the market for special assessment bonds similar to the Bonds and the assumptions that:

- a) the financial condition and history of the project shall be substantially as understood, and the financial information for the relevant and appropriate period ended to be included in the final offering memorandum will not vary materially from those set forth in the material furnished to FMS;
  - b) no adverse developments shall occur which materially and adversely affect the underlying security and financial condition of the Issuer and the primary landowner and developer;
  - c) the offering memorandum will comply with all applicable laws and regulations;
  - d) there will not be any unanticipated substantial delays on the part of the Issuer in completing the transaction; and
  - e) all conditions of the Underwriter to purchase Bonds will be included in the bond purchase agreement and conditions shall be satisfied or waived, in the sole discretion of the Underwriter.
6. Information. The Issuer agrees to reasonably and actively assist FMS in achieving an underwriting that is satisfactory to FMS and the Issuer. To assist FMS in the underwriting the Issuer will (a) provide and cause the Issuer's staff and its professionals to provide FMS upon request with all information reasonably deemed necessary by FMS to complete the underwritings, included but not limited to, information and evaluations prepared by the Issuer and its advisors and the primary landowner and developer; and (b) otherwise assist FMS in its underwriting efforts.
7. Term of Engagement. The term of our engagement shall commence as of the date the covering letter is executed by the Issuer and continue in full force and effect unless terminated by either party. In event of termination by the Issuer without cause, FMS shall be entitled to recover its reasonable out of pocket expenses incurred up to the date of termination.
8. No Commitment. Notwithstanding the foregoing, nothing herein shall constitute an agreement to provide a firm commitment, underwriting or placement or arrangement of any securities by FMS or its affiliates. Any such commitment, placement or arrangement shall only be made a part of an underwriting agreement or purchase agreement at the time of the sale of the Bonds.

The engagement contemplated hereby is solely for the benefit of the Issuer and FMS and their respective successors, assigns and representatives and no other person or entity shall acquire or have any right under or by virtue hereof.

This engagement contains the entire understanding of the parties relating to the transactions contemplated hereby and supersedes all prior agreements, understandings and negotiations with respect thereto.

9. No Financial Advisor. FMS's role is limited to that of an Underwriter and not a financial advisor or municipal advisor.

## ATTACHMENT II

**MSRB Rule G-17 Disclosure** --- The Issuer recognizes that FMSbonds, Inc. will serve as the underwriter (the “Underwriter”) and not as a financial advisor or municipal advisor, in connection with the issuance of the bonds relating to this financing (herein, the ‘Bonds’). As part of our services as Underwriter, FMSbonds, Inc. may provide advice concerning the structure, timing, terms, and other similar matters concerning the issuance of the Bonds. Any such advice, if given, will be provided by FMSbonds, Inc. as Underwriter and not as your financial advisor or municipal advisor in this transaction. The Issuer may choose to engage the services of a municipal advisor with a fiduciary obligation to represent the Issuer’s interest in this transaction.

Pursuant to the Notice, we are required by the MSRB to advise you that:

- MSRB Rule G-17 requires a broker to deal fairly at all times with both municipal issuers and investors.
- The Underwriter’s primary role is to purchase the Bonds in an arm’s-length commercial transaction with the Issuer. As such, the Underwriter has financial and other interests that differ from those of the Issuer.
- Unlike a municipal advisor, the Underwriter does not have a fiduciary duty to the Issuer under the federal securities laws and is, therefore, not required by federal law to act in the best interests of the Issuer without regard to its own financial or other interests.
- The Underwriter has a duty to purchase the Bonds from the Issuer at a fair and reasonable price, but must balance that duty with its duty to use its best efforts to resell the Bonds with purchases at prices that are fair and reasonable.
- The Bonds may be sold into a trust either at the time of issuance or subsequent to issuance. In such instance FMSbonds, Inc., not in its capacity of Underwriter, may participate in such trust arrangement by performing certain administrative roles. Any compensation paid to FMSbonds, Inc. would not be derived from the proceeds of the Bonds or from the revenues pledged thereunder.

The Underwriter will be compensated in accordance with the terms of a bond purchase contract by and between the Underwriter and Issuer. Payment or receipt of the Underwriter’s compensation will be contingent on the closing of the transaction. While this form of compensation is customary in the municipal securities market, it presents a conflict of interest since an Underwriter may have an incentive to recommend a transaction that is unnecessary or to recommend that the size of a transaction be larger than is necessary. The Issuer acknowledges no such recommendation has been made by the Underwriter.

Please note nothing in this letter is an expressed or an implied commitment by us to provide financing or to place or purchase the Bonds. Any such commitment shall only be set forth in a bond purchase contract or other appropriate form of agreement for the type of transaction undertaken by you.



Further, our participation in any transaction (contemplated herein or otherwise) remains subject to, among other things, the execution of a bond purchase contract (or other appropriate form of agreement), further internal review and approvals, satisfactory completion of our due diligence investigation and market conditions.

FMSbonds, Inc. is acting independently in seeking to act as Underwriter in the transaction contemplated herein and shall not be deemed for any purpose to be acting as an agent, joint venturer or partner of any other principal involved in the proposed financing. FMSbonds, Inc. assumes no responsibility, express or implied, for any actions or omissions of, or the performance of services by, the purchasers or any other brokers in connection with the transactions contemplated herein or otherwise.

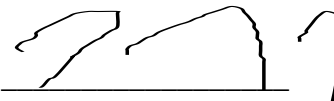
If you or any other representative of the Issuer have any questions or concerns about these disclosures, please make those questions or concerns known immediately to the undersigned. In addition, you should consult with your own financial, municipal, legal, accounting, tax and other advisors, as applicable, to the extent deemed appropriate.

The MSRB requires that we seek the Issuer's acknowledgement that it has received this letter. We request that the person at the Issuer who has the authority to bind the Issuer (herein, "Authorized Issuer Representative") acknowledge this letter as soon as practicable and by nature of such acknowledgment that such person is not a party to any conflict of interest relating to the subject transaction. If our understanding is incorrect, please notify the undersigned immediately.

Depending on the structure of the transaction that the Issuer decides to pursue, or if additional actual or perceived material conflicts are identified, we may be required to send you additional disclosures. At that time, we also will seek your acknowledgement of receipt of any such additional disclosures.

We look forward to working with you in connection with the issuance of the Bonds, and we appreciate the opportunity to assist you in this transaction. Thank you.

FMSbonds, Inc.

By: 

Name: Jon Kessler

Title: Executive Director

Tab 2

# **Financial Report**

**September 30, 2024**

## **Willow Walk Community Development District**

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## INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors  
*Willow Walk Community Development District*

### Report on the Audit of the Financial Statements

#### Opinions

We have audited the financial statements of the governmental activities, and each major fund of the *Willow Walk Community Development District* (the "District"), as of and for the year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities, and each major fund of the District as of September 30, 2024, and the respective changes in financial position thereof and the respective budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

#### Basis for Opinions

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

#### Responsibilities of Management for the Financial Statements

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

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

#### Auditor's Responsibilities for the Audit of the Financial Statements

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

In performing an audit in accordance with GAAS and GAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.

- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgement, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

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

#### **Required Supplementary Information**

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis starting on page 3, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

#### **Other Reporting Required by Government Auditing Standards**

In accordance with *Government Auditing Standards*, we have also issued our report dated June 11, 2025, on our consideration of the District's internal control over financial reporting on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

*McDermitt Davis*

Orlando, Florida  
June 11, 2025

Our discussion and analysis of *Willow Walk Community Development District* (the "District") financial accomplishments provide an overview of the District's financial activities for the year ended September 30, 2024. Please read it in conjunction with the District's Independent Auditor's Report, financial statements and accompanying notes.

This information is being presented to provide additional information regarding the activities of the District and to meet the disclosure requirements of Government Accounting Standards Board Statement (GASB) No. 34, *Basic Financial Statements - and Management's Discussion and Analysis - for State and Local Governments* issued June 1999.

### **Financial Highlights**

- The liabilities of the District exceeded its assets at September 30, 2024 by \$1,909,249, an increase in net position of \$51,033.
- At September 30, 2024, the District's governmental funds reported fund balances of \$1,206,048, an increase of \$216,162.

### **Overview of the Financial Statements**

This discussion and analysis are intended to serve as an introduction to *Willow Walk Community Development District's* financial statements. The District's financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements and 3) notes to financial statements.

### **Government-Wide Financial Statements**

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all of the District's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include general government, maintenance and operations, and parks and recreation related functions.

### **Fund Financial Statements**

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: Governmental Funds.

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

### *Governmental Funds*

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains two individual governmental funds. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures and changes in fund balances for the general fund, and debt service fund which are considered to be major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

### **Notes to Financial Statements**

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

### **Government-Wide Financial Analysis**

#### *Statement of Net Position*

The District's net position was \$(1,909,249) at September 30, 2024. The analysis that follows focuses on the net position of the District's governmental activities.

	<b>September 30, 2024</b>	<b>September 30, 2023</b>
Assets, excluding capital assets	\$ 1,231,727	\$ 1,004,552
Capital assets, net of depreciation	5,624,626	5,981,929
<b>Total assets</b>	<b>6,856,353</b>	<b>6,986,481</b>
Liabilities, excluding long-term liabilities	202,243	194,662
Long-term liabilities	8,563,359	8,752,101
<b>Total liabilities</b>	<b>8,765,602</b>	<b>8,946,763</b>
Net Position:		
Net investment in capital assets	(2,938,733)	(2,770,172)
Restricted for debt service	661,742	598,143
Unrestricted	367,742	211,747
<b>Total net position</b>	<b>\$ (1,909,249)</b>	<b>\$ (1,960,282)</b>



The following is a summary of the District's governmental activities for the fiscal years ended September 30, 2024 and 2023.

	<b>2024</b>	<b>2023</b>
Revenues:		
Program revenues	\$ 1,395,173	1,342,819
General revenues	6,295	4,039
<b>Total revenues</b>	<b>1,401,468</b>	<b>1,346,858</b>
Expenses:		
General government	153,564	123,382
Maintenance and operations	627,156	660,383
Parks and recreation	139,899	153,123
Interest on long-term debt	429,816	438,179
<b>Total expenses</b>	<b>1,350,435</b>	<b>1,375,067</b>
<b>Change in net position</b>	<b>51,033</b>	<b>(28,209)</b>
Net position, beginning	(1,960,282)	(1,932,073)
<b>Net position, ending</b>	<b>\$ (1,909,249)</b>	<b>\$ (1,960,282)</b>

As noted above and in the statement of activities, the cost of all governmental activities during the year ended September 30, 2024 was \$1,350,435. The majority of these costs are maintenance and operations and interest on long-term debt.

#### **Financial Analysis of the Government's Funds**

The District uses fund accounting to ensure and demonstrate compliance with finance related legal requirements. The focus of the District's governmental funds is to provide information on near-term inflows, outflows and balances of spendable resources. Such information is useful in assessing the District's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year. At September 30, 2024, the District's governmental funds reported combined ending fund balances of \$1,206,048. Of this total, \$3,040 is nonspendable, \$838,306 is restricted for debt service, and the remainder of \$364,702 is unassigned.

The fund balance of the general fund increased by \$155,995 due to receiving more assessment revenue. The debt service fund balance increased \$60,167 due to a decrease in debt service expenditures.

#### **General Fund Budgetary Highlights**

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget to actual comparison for the general fund, including the original budget and final adopted budget, is shown on page 12. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. There were no budget amendments during the year. The legal level of budgetary control is at the fund level.

### **Capital Asset and Debt Administration**

#### *Capital Assets*

At September 30, 2024, the District had \$5,624,626 invested in capital assets. More detailed information about the District's capital assets is presented in the notes to financial statements.

#### *Capital Debt*

At September 30, 2024, the District had \$8,520,000 in bonds outstanding. In addition, the District owes the Developer \$71,762. More detailed information about the District's capital debt is presented in the notes to financial statements.

### **Requests for Information**

If you have questions about this report or need additional financial information, contact the *Willow Walk Community Development District's* Accounting Department at 3434 Colwell Ave, Suite 200, Tampa, FL 33614.

## FINANCIAL STATEMENTS

Willow Walk Community Development District  
**Statement of Net Position**  
September 30, 2024

	<b>Governmental Activities</b>
<b>Assets:</b>	
Cash	\$ 389,681
Receivables	700
Deposits	3,040
Restricted assets:	
Temporarily restricted investments	838,306
Capital assets:	
Capital assets being depreciated, net	5,624,626
<b>Total assets</b>	<b>6,856,353</b>
<b>Liabilities:</b>	
Accounts payable and accrued expenses	23,219
Deposits payable	2,460
Accrued interest payable	176,564
Noncurrent liabilities:	
Due within one year	210,000
Due in more than one year	8,353,359
<b>Total liabilities</b>	<b>8,765,602</b>
<b>Net Position:</b>	
Net investment in capital assets	(2,938,733)
Restricted for debt service	661,742
Unrestricted	367,742
<b>Total net position</b>	<b>\$ (1,909,249)</b>

**Statement of Activities**

Year Ended September 30, 2024

Functions/Programs	Expenses	Charges for Services	Program Revenue		Net (Expense) Revenue and Changes in Net Position
			Operating Grants and Contributions	Capital Grants and Contributions	
Governmental Activities:					
General government	\$ 153,564	\$ 118,935	\$ -	\$ -	\$ (34,629)
Maintenance and operations	627,156	485,730	-	-	(141,426)
Parks and recreation	139,899	108,351	-	-	(31,548)
Interest on long-term debt	429,816	634,443	47,714	-	252,341
<b>Total governmental activities</b>	<b>\$ 1,350,435</b>	<b>\$ 1,347,459</b>	<b>\$ 47,714</b>	<b>\$ -</b>	<b>44,738</b>
General Revenues:					
Investment and miscellaneous					6,295
<b>Total general revenues</b>					<b>6,295</b>
<b>Change in net position</b>					<b>51,033</b>
Net position , beginning					(1,960,282)
<b>Net position, ending</b>					<b>\$ (1,909,249)</b>

	General	Debt Service	Total Governmental Funds
<b>Assets:</b>			
Cash	\$ 389,681	\$ -	\$ 389,681
Investments	-	838,306	838,306
Receivables	700	-	700
Prepaid costs	-	-	-
Deposits	3,040	-	3,040
<b>Total assets</b>	<u>\$ 393,421</u>	<u>\$ 838,306</u>	<u>\$ 1,231,727</u>
<b>Liabilities and Fund Balances:</b>			
Liabilities:			
Accounts payable and accrued expenses	\$ 23,219	\$ -	\$ 23,219
Deposits payable	2,460	-	2,460
<b>Total liabilities</b>	<u>25,679</u>	<u>-</u>	<u>25,679</u>
Fund Balances:			
Nonspendable - prepaids and deposits	3,040	-	3,040
Restricted for:			
Debt service	-	838,306	838,306
Unassigned	364,702	-	364,702
<b>Total fund balances</b>	<u>367,742</u>	<u>838,306</u>	<u>1,206,048</u>
<b>Total liabilities and fund balances</b>	<u>\$ 393,421</u>	<u>\$ 838,306</u>	

**Amounts reported for governmental activities in the statement of net position are different because:**

Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds. 5,624,626

Long-term liabilities are not due and payable in the current period and, therefore, are not reported in the funds.

Accrued interest payable	(176,564)	
Developer advances	(71,762)	
Bonds payable	(8,491,597)	(8,739,923)
<b>Net Position of Governmental Activities</b>		<u>\$ (1,909,249)</u>

Willow Walk Community Development District  
**Statement of Revenues, Expenditures and Changes in the Fund Balances -**  
**Governmental Funds**  
Year Ended September 30, 2024

	<b>General</b>	<b>Debt Service</b>	<b>Total Governmental Funds</b>
<b>Revenues:</b>			
Special assessments	\$ 713,016	\$ 634,443	\$ 1,347,459
Investment and miscellaneous income	6,295	47,714	54,009
<b>Total revenues</b>	<b>719,311</b>	<b>682,157</b>	<b>1,401,468</b>
<b>Expenditures:</b>			
Current:			
General government	153,564	-	153,564
Maintenance and operations	337,045	-	337,045
Parks and recreation	72,707	-	72,707
Debt Service:			
Interest	-	431,990	431,990
Principal	-	190,000	190,000
<b>Total expenditures</b>	<b>563,316</b>	<b>621,990</b>	<b>1,185,306</b>
<b>Excess (Deficit) of Revenues Over Expenditures</b>	<b>155,995</b>	<b>60,167</b>	<b>216,162</b>
<b>Net change in fund balances</b>	<b>155,995</b>	<b>60,167</b>	<b>216,162</b>
Fund balances, beginning of year	211,747	778,139	989,886
<b>Fund balances, end of year</b>	<b>\$ 367,742</b>	<b>\$ 838,306</b>	<b>\$ 1,206,048</b>

**Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities**

Year Ended September 30, 2024

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Amounts reported for governmental activities in the statement of activities are different because:

Net Change in Fund Balances - total governmental funds	\$	216,162
Depreciation of capital assets is not recognized in the governmental fund statements but is reported as an expense in the statement of activities.		(357,303)
Repayments of long-term liabilities are reported as expenditures in governmental funds, while repayments reduce long-term liabilities in the statement of net position.		190,000

Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.

Change in accrued interest	3,432	
Amortization of bond premium and discount	<u>(1,258)</u>	<u>2,174</u>
<b>Change in Net Position of Governmental Activities</b>		<b><u>\$ 51,033</u></b>



Willow Walk Community Development District  
**Statement of Revenues, Expenditures and Changes in Fund Balance -**  
**Budget and Actual - General Fund**  
Year Ended September 30, 2024

	<b>Budgeted Amounts</b>		<b>Actual Amounts</b>	<b>Variance with Final Budget Positive (Negative)</b>
	<b>Original</b>	<b>Final</b>		
<b>Revenues:</b>				
Special assessments	\$ 705,675	\$ 705,675	\$ 713,016	\$ 7,341
Miscellaneous income	-	-	6,295	6,295
<b>Total revenues</b>	<b>705,675</b>	<b>705,675</b>	<b>719,311</b>	<b>13,636</b>
<b>Expenditures:</b>				
Current:				
General government	128,640	128,640	153,564	(24,924)
Maintenance and operations	449,125	449,125	337,045	112,080
Parks and recreation	127,910	127,910	72,707	55,203
<b>Total expenditures</b>	<b>705,675</b>	<b>705,675</b>	<b>563,316</b>	<b>142,359</b>
<b>Net change in fund balance</b>	<b>-</b>	<b>-</b>	<b>155,995</b>	<b>155,995</b>
Fund balance, beginning	211,747	211,747	211,747	-
<b>Fund balance, ending</b>	<b>\$ 211,747</b>	<b>\$ 211,747</b>	<b>\$ 367,742</b>	<b>\$ 155,995</b>

## NOTES TO FINANCIAL STATEMENTS

## NOTE 1                      SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

### Reporting Entity

*Willow Walk Community Development District* (the "District") was established on February 24, 2015 by the Manatee County, Florida Ordinance No. 15-11 pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides, among other things, the power to manage basic services for community development, the power to borrow money and issue bonds, and the power to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure. The District was established for the purpose of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors (the "Board"), which is composed of five members. The Board of Supervisors of the District exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2024, all the Board of Supervisors are residents of the District.

The Board has final responsibility for:

1.        Allocating and levying assessments.
2.        Approving budgets.
3.        Exercising control over facilities and properties.
4.        Controlling the use of funds generated by the District.
5.        Approving the hiring and firing of key personnel.
6.        Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements 14, 39, and 61. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

### Government-Wide and Fund Financial Statements

The financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment, 2) grants, contributions and investment earnings that are restricted to meeting the operational or capital requirements of a particular function or segment and 3) operating-type special assessments that are treated as charges for services (including assessments for maintenance and debt service). Other items not included among program revenues are reported instead as *general revenues*.

### Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenues as soon as all eligibility requirements imposed by the provider have been met.

**NOTE 1                      SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the modified *accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period, except for Developer receivables for retainage, which are collected from the Developer when the amount is due to the contractor. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments, including debt service assessments and operation and maintenance assessments, are non-ad valorem assessments imposed on all lands located within the District and benefited by the District's activities. Operation and maintenance special assessments are levied by the District prior to the start of the fiscal year which begins October 1<sup>st</sup> and ends on September 30<sup>th</sup>. These assessments are imposed upon all benefited lands located in the District. Debt service special assessments are imposed upon certain lots and lands as described in each resolution imposing the special assessment for each series of bonds issued by the District. Certain debt service assessments are collected upon the closing of those lots subject to short term debt and are used to prepay a portion of the bonds outstanding.

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

The District reports the following major governmental funds:

*General Fund* - Is the District's primary operating fund. It is used to account for and report all financial resources not accounted for and reported in another fund.

*Debt Service Fund* - Accounts for the accumulation of resources for the annual payment of principal and interest on long-term debt.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first, then unrestricted resources as they are needed.

**Assets, Liabilities, Deferred Outflows/Inflows of Resources and Net Position/Fund Balance**

*Restricted Assets*

These assets represent cash and investments set aside pursuant to bond covenants.

*Deposits and Investments*

The District's cash and cash equivalents are considered to be cash on hand and demand deposits.

Investments of the District are reported at fair value and are categorized within the fair value hierarchy established in accordance with GASB Statement No. 72, Fair Value Measurement and Application. The District's investments consist of investments authorized in accordance with Section 218.415, Florida Statutes.

*Prepaid Items*

Inventory and prepaid items are recorded as expenditures when consumed rather than when purchased in both government-wide and fund financial statements.

**NOTE 1                      SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

*Capital Assets*

Capital assets, which include property, plant, equipment and infrastructure assets (e.g., roads, sidewalks and similar items), are reported in the applicable governmental activities column in the government-wide financial statements. Capital assets are defined by the District as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<b>Assets</b>	<b>Years</b>
Roadways	20
Stormwater management	25
Utilities	30
Irrigation	15
Landscaping	15
Recreational facilities	20
Furniture, equipment, and fencing	5

*Long Term Obligations*

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the bonds using the straight-line method. Bond issuance costs are reported as expenses. Bonds payable are reported net of premiums or discounts.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as expenditures.

*Deferred Outflows/Inflows of Resources*

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The District does not have any item that qualifies for reporting in this category for the year ended September 30, 2024.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The District does not have any item that qualifies for reporting in this category for the year ended September 30, 2024.

*Net Position Flow Assumption*

Sometimes the District will fund outlays for a particular purpose from both restricted and unrestricted resources. In order to calculate the amounts to report as restricted net position and unrestricted net position in the government-wide financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the District's policy to consider restricted net position to have been depleted before unrestricted net position is applied.

**NOTE 1                      SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

*Fund Balance Flow Assumptions*

Sometimes the District will fund outlays for a particular purpose from both restricted and unrestricted resources (total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements a flow assumption must be made about the order in which the resources are considered to be applied. It is the District's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

*Fund Balance Policies*

Fund balance of governmental funds is reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes. The District itself can establish limitations on the use of resources through either commitment (committed fund balance) or an assignment (assigned fund balance).

The committed fund balance classification includes fund balance amounts that can be used only for the specific purposes determined by a formal action of the government's highest level of decision-making authority. The Board of Supervisors is the highest level of decision-making authority for the government that can, by adoption of an ordinance or resolution prior to the end of the fiscal year, commit fund balance. Once adopted, the limitation imposed by the ordinance or resolution remains in place until a similar action is taken to remove or revise the limitation.

Amounts in the assigned fund balance classification are intended to be used by the government for specific purposes but do not meet the criteria to be classified as committed. The Board of Supervisors has authorized the District Manager to assign amounts for specific purposes. The Board of Supervisors may also assign fund balance as it does when appropriating fund balance to cover a gap between estimated revenue and appropriations in the subsequent year's appropriated budget. Unlike commitments, assignments generally only exist temporarily. In other words, an additional action does not normally have to be taken for the removal of an assignment. Conversely, as discussed above an additional action is essential to either remove or revise a commitment.

**Other Disclosures**

*Use of Estimates*

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

**New Accounting Standards**

In fiscal year 2024, the District has not implemented any new accounting standards with a material effect on the District's financial statements.

## **NOTE 2                    STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY**

### **Budgetary Information**

The District is required to establish a budgetary system and an approved annual budget for the General Fund. Annual budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America. All annual appropriations lapse at the fiscal year end. The legal level of budgetary control is at the fund level. Any budget amendments that increase the aggregate budgeted appropriations, at the fund level, must be approved by the Board of Supervisors.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

1. Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
2. A public hearing is conducted to obtain comments.
3. Prior to October 1, the budget is legally adopted by the District Board.
4. All budget changes must be approved by the District Board.
5. The budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America.

## **NOTE 3                    DEPOSITS AND INVESTMENTS**

### **Deposits**

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

### **Investments**

The District categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset.

Under GASB 72, assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted prices for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable, and uses significant unobservable inputs that uses the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

Instead of establishing a written investment policy, the District elected to limit investments to those approved by Florida Statutes and the District Trust Indenture. Authorized District investments include, but are not limited to:

1. The Local Government Surplus Funds Trust Fund (SBA);
2. Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
3. Interest-bearing time deposits or savings accounts in qualified public depositories;
4. Direct obligations of the U.S. Treasury.

**NOTE 3                DEPOSITS AND INVESTMENTS (CONTINUED)**

Investments made by the District at September 30, 2024 are summarized below.

<u>Investment Type</u>	<u>Fair Value</u>	<u>Credit Rating</u>	<u>Weighted Average Maturity</u>
Fidelity Money Market Government Portfolio Class I	<u>\$            838,306</u>	AAAm	21 days

*Credit Risk:*  
For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. Investments in U.S. Government securities and agencies must be backed by the full faith and credit of the United States Government. Short term bond funds shall be rated by a nationally recognized ratings agency and shall maintain the highest credit quality rating. Investment ratings by investment type are included in the preceding summary of investments.

*Custodial Credit Risk:*  
In the case of deposits, this is the risk that, in the event of a bank failure, the District’s deposits may not be returned to it. The District’s investment policy requires that bank deposits be secured as provided by Chapter 280, Florida Statutes. This law requires local governments to deposit funds only in financial institutions designated as qualified public depositories by the Chief Financial Officer of the State of Florida, and creates the Public Deposits Trust Fund, a multiple financial institution pool with the ability to assess its member financial institutions for collateral shortfalls if a default or insolvency has occurred. At September 30, 2024, all of the District’s bank deposits were in qualified public depositories.

For an investment, this is the risk that, in the event of the failure of the counterparty, the government will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. At September 30, 2024, none of the investments listed are exposed to custodial credit risk because their existence is not evidenced by securities that exist in physical or book entry form.

*Concentration of Credit Risk:*  
The District places no limit on the amount the District may invest in any one issuer.

*Interest Rate Risk:*  
The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates. The District manages its exposure to declines in fair values by investing primarily in pooled investments that have a weighted average maturity of less than three months.



**NOTE 4 CAPITAL ASSETS**

Capital asset activity for the year ended September 30, 2024 was as follows:

	<b>Beginning Balance</b>	<b>Additions</b>	<b>Disposals</b>	<b>Ending Balance</b>
<b>Governmental Activities:</b>				
Capital assets being depreciated:				
Roadways	\$ 593,385	\$ -	\$ -	\$ 593,385
Stormwater management	3,635,132	-	-	3,635,132
Utilities	1,310,603	-	-	1,310,603
Irrigation	552,193	-	-	552,193
Landscaping	386,355	-	-	386,355
Recreational facilities	1,343,849	-	-	1,343,849
Furniture and equipment	25,305	-	-	25,305
Fencing	43,900	-	-	43,900
<b>Total capital assets being depreciated</b>	<b>7,890,722</b>	<b>-</b>	<b>-</b>	<b>7,890,722</b>
Less accumulated depreciation for:				
Roadways	(195,321)	(29,669)	-	(224,990)
Stormwater management	(757,276)	(145,405)	-	(902,681)
Utilities	(287,606)	(43,687)	-	(331,293)
Irrigation	(131,913)	(36,813)	-	(168,726)
Landscaping	(96,307)	(25,757)	-	(122,064)
Recreational facilities	(384,335)	(67,192)	-	(451,527)
Furniture and equipment	(25,305)	-	-	(25,305)
Fencing	(30,730)	(8,780)	-	(39,510)
<b>Total accumulated depreciation</b>	<b>(1,908,793)</b>	<b>(357,303)</b>	<b>-</b>	<b>(2,266,096)</b>
Total capital assets being depreciated, net	5,981,929	(357,303)	-	5,624,626
<b>Governmental activities capital assets, net</b>	<b>\$ 5,981,929</b>	<b>\$ (357,303)</b>	<b>\$ -</b>	<b>\$ 5,624,626</b>

The infrastructure intended to serve the District has been estimated at a total cost of approximately \$19,910,000 which consists of Phase 1 (South Parcel Assessment Area Project) and Phase 2 (North Parcel Assessment Area Project) improvements. The infrastructure will include roadways, stormwater management, utilities (water and sewer), irrigation, and recreational facilities. The Series 2015 Bonds were issued to fund a portion of the construction costs associated with the South Parcel Assessment Area Project. The South Parcel Assessment Area Project was completed in fiscal year 2017. The Series 2017 Bonds will fund a portion of the Series 2017 Project (which is part of the North Parcel Assessment Area Project). In connection with the Series 2017 Project, the District accepted the assignment of the Series 2017 Project construction project from the Developer. The Developer entered into a completion agreement to complete the portion of the Series 2017 Project that is not funded with proceeds of the Series 2017 Bonds. The District issued Series 2019 Bonds in a prior year to complete development of the North Parcel Assessment Area Project. The Developer entered into a completion agreement to complete the North Parcel Assessment Area Project not funded by the issuance of additional bonds during the current year. Upon completion, certain improvements are expected to be conveyed to other governments for ownership and maintenance responsibilities.

Depreciation expense for 2024 was charged to maintenance and operations \$290,111 and parks and recreation \$67,192.

## **NOTE 5 LONG-TERM LIABILITIES**

### **Series 2015 Special Assessment Revenue Bonds – Public Offering**

In July 2015, the District issued \$3,745,000 of Special Assessment Revenue Bonds, Series 2015, consisting of \$1,045,000 Term Bonds due May 1, 2029 with an interest rate of 5%, and \$2,700,000 Term Bonds due May 1, 2045 with an interest rate of 5.625%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the property within the District. Interest is paid semiannually on each May 1 and November 1. Principal on the Series 2015 Bonds is due serially commencing on May 1, 2016 through May 1, 2045.

As of September 30, 2024, total principal and interest remaining on the Series 2015 Special Assessment Revenue Bonds was \$5,449,032. Principal and interest of \$253,125 was paid for the year ended September 30, 2024. Total special assessment revenue pledged was \$259,723.

### **Series 2017 Special Assessment Revenue Bonds – Public Offering**

In October 2017, the District issued \$3,045,000 of Special Assessment Revenue Bonds, Series 2017, consisting of \$270,000 Term Bonds due May 1, 2023 with an interest rate of 3.5%, \$330,000 Term Bonds due May 1, 2028 with an interest rate of 4%, \$935,000 Term Bonds due May 1, 2038 with an interest rate of 4.625%, and \$1,510,000 Term Bonds due May 1, 2048 with an interest rate of 5%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the property within the District. Interest is paid semiannually on each May 1 and November 1. Principal on the Series 2017 Bonds is due serially commencing on May 1, 2019 through May 1, 2048.

As of September 30, 2024, total principal and interest remaining on the Series 2017 Special Assessment Revenue Bonds was \$4,673,695. Principal and interest of \$191,944 was paid for the year ended September 30, 2024. Total special assessment revenue pledged was \$195,736.

### **Series 2019 Special Assessment Revenue Bonds – Public Offering**

In May 2019, the District issued \$2,945,000 of Special Assessment Revenue Bonds, Series 2019, consisting of \$210,000 Term Bonds due May 1, 2024 with an interest rate of 3.8%, \$315,000 Term Bonds due May 1, 2029 with an interest rate of 4.0%, \$870,000 Term Bonds due May 1, 2039 with an interest rate of 4.5%, and \$1,550,000 Term Bonds due May 1, 2050 with an interest rate of 4.625%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the property within the District. Interest is paid semiannually on each May 1 and November 1. Principal on the Series 2019 Bonds is due serially commencing on May 1, 2021 through May 1, 2050.

As of September 30, 2024, total principal and interest remaining on the Series 2019 Special Assessment Revenue Bonds was \$4,585,718. Principal and interest of \$176,921 was paid for the year ended September 30, 2024. Total special assessment revenue pledged was \$178,984.

### **Series 2015, 2017 and 2019 Bonds**

The Series 2015, 2017 and 2019 Bonds are subject to redemption at the option of the District prior to maturity at a redemption price as set forth in the Bond Indenture. The Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Indenture.

The Bond Indentures require that the District maintain adequate funds in a reserve account to meet the debt service reserve requirements as defined in the Indenture. At September 30, 2024 the reserve requirement was met.

The Bond Indentures have certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agreed to levy special assessments in annual amounts adequate to provide payment of debt service. Payment of principal and interest on the 2015, 2017, and 2019 Bonds is secured by a pledge of and a first lien upon the pledged special assessment revenue.

### **Developer Advances**

The Developer agreed to fund a portion of the construction costs of the District's infrastructure. In connection with that agreement, Developer advances balance at September 30, 2024 is \$71,762.

**NOTE 5 LONG-TERM LIABILITIES (CONTINUED)**

Long-term liability activity for the year ended September 30, 2024 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<b>Governmental activities:</b>					
Bonds Payable:					
Series 2015	\$ 3,225,000	\$ -	\$ (75,000)	\$ 3,150,000	\$ 85,000
Less: Discount	(9,374)	-	447	(8,927)	-
Series 2017	2,775,000	-	(60,000)	2,715,000	65,000
Add: Premium	213	-	(9)	204	-
Series 2019	2,710,000	-	(55,000)	2,655,000	60,000
Less: Discount	(20,500)	-	820	(19,680)	-
Developer advance	71,762	-	-	71,762	-
<b>Governmental activity long-term liabilities</b>	<b>\$ 8,752,101</b>	<b>\$ -</b>	<b>\$ (188,742)</b>	<b>\$ 8,563,359</b>	<b>\$ 210,000</b>

At September 30, 2024, the scheduled debt service requirements on the bonds payable were as follows:

Year Ending September 30,	Governmental Activities	
	Principal	Interest
2025	\$ 210,000	\$ 423,750
2026	210,000	414,500
2027	220,000	405,250
2028	230,000	395,550
2029	230,000	385,400
2030-2034	1,415,000	1,739,344
2035-2039	1,805,000	1,344,081
2040-2044	2,355,000	831,125
2045-2049	1,715,000	243,432
2050	130,000	6,013
	<b>\$ 8,520,000</b>	<b>\$ 6,188,445</b>

**NOTE 6 SIGNIFICANT LANDOWNER TRANSACTIONS**

A significant landowner paid assessments of \$223,694 for the year ended September 30, 2024 which is 17% of the District's assessment revenue.

**NOTE 7                    MANAGEMENT COMPANY**

The District has contracted with a management company to perform management services, which include financial and accounting services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreements, the District compensates the management company for management, accounting, financial reporting and other administrative costs.

**NOTE 8                    RISK MANAGEMENT**

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. These risks are covered by commercial insurance from independent third parties. Settled claims from these risks have not exceeded commercial insurance coverage in the previous three years.

## COMPLIANCE SECTION

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

To the Board of Supervisors  
*Willow Walk Community Development District*

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards issued by the Comptroller General of the United States (Government Auditing Standards), the financial statements of the governmental activities and each major fund of *Willow Walk Community Development District* (the "District") as of and for the year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's financial statements and have issued our report thereon dated June 11, 2025.

**Report on Internal Control Over Financial Reporting**

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

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

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

**Report on Compliance and Other Matters**

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

**Purpose of this Report**

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

*McDermitt Davis*

Orlando, Florida  
June 11, 2025

## MANAGEMENT LETTER

Board of Supervisors  
*Willow Walk Community Development District*

### Report on the Financial Statements

We have audited the financial statements of the *Willow Walk Community Development District*, (the "District") as of and for the fiscal year September 30, 2024, and have issued our report thereon dated June 11, 2025.

### Auditor's Responsibility

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

### Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 11, 2025, should be considered in conjunction with this management letter.

### Prior Audit Findings

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

### Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. This information has been disclosed in the notes to the financial statements.

### Financial Condition and Management

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

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

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

### Specific Information (Unaudited)

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

- a. The total number of District employees compensated in the last pay period of the District's fiscal year as zero.
- b. The total number of independent contractors to whom nonemployee compensation was paid in the last month of the District's fiscal year as 4.
- c. All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as zero.
- d. All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency as \$4,475.

- e. Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1 of the fiscal year being reported, together with the total expenditures for such project as none.
- f. A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final budget under Section 189.016(6), Florida Statutes, as included in the general fund budget statement.

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

- a. The rate or rates of non-ad valorem special assessments imposed by the District as O&M- \$1,065.72; Debt Service- \$937.50 - \$966.85.
- b. The total amount of special assessments collected by or on behalf of the District as \$1,347,459.
- c. The total amount of outstanding bonds issued by the District and the terms of such bonds as disclosed in the notes.

**Additional Matters**

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

**Purpose of this Letter**

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

*McDermitt Davis*

Orlando, Florida  
June 11, 2025





1800 Pembroke Drive, Suite 170  
Orlando, Florida 32810  
407-843-5406  
www.mcderritdavis.com

**INDEPENDENT ACCOUNTANT'S REPORT ON COMPLIANCE WITH THE  
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES**

To the Board of Supervisors  
*Willow Walk Community Development District*

We have examined the *Willow Walk Community Development District's* (the "District") compliance with the requirements of Section 218.415, Florida Statutes, during the year ended September 30, 2024. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and the standards applicable to attestation engagements contained in *Government Auditing Standards issued by the Comptroller General of the United States*, and, accordingly, included examining, on a test basis, evidence about the District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2024.

*McDermitt Davis*

Orlando, Florida  
June 11, 2025

Accepted: *Jasen Milenkowski*  
Jasen Milenkowski (Jul 3, 2025 19:34 EDT)  
Chairman

07/03/25

Tab 3

## **Willow Walk**

### **Janitorial Service Estimate**

**Prepared by: Total Community Maintenance, LLC**

**On: 06/15/2025**

#### **Purpose:**

This proposal is set to satisfy the janitorial request regarding Willow Walk.

#### **Schedule:**

The scheduling of proposed services are estimated at three days per week.

#### **Janitorial:**

- a. Dog station services, if any. Empty contents, apply new liner.
- b. Arrange pool furniture on pool deck.
- c. Blow off pool deck.
- d. Restrooms: Sweep/mop floors. Wipe down and sanitize urinals, toilets, mirrors, faucets and sinks.
- e. Maintain supplies at service provider's expense. Toilet paper, hand towels, hand soap.
- f. Empty all trash receptacles/insert new liners.

#### **Maintenance (light):**

We are able to include light maintenance in the agreement at no additional charge. Such maintenance will be considered as light and able to be conducted within a timely manner. Those tasks include, but are no limited to:

- a. Vendor will/can monitor and change light bulbs within the pool facilities and restrooms.
- b. Hang signage as needed (example pool rules signs).
- c. Change flappers, flush valve in toilets.
- d. Change hinge on gate, if needed.
- e. Light touch up paint.
- f. Install dog stations.

**Fees:**

- a. Labor cost, fuel and insurance (workers comp and GL), \$125 per service which equates to \$1500 per month at 3 services per week.

**References:** Our company, Total Community Maintenance has been in business for over 5 years and currently serve contracts with over 80 clients. All clients range in size where the demands and responsibilities vary. For reference, we have provided a list of references in which the board can freely inquire of our reputation and services:

1. **Folio Management group (formerly The Home River Group).**
  - a. Linda White LCAM
  - b. Patrick Dooley LCAM
  - c. Wayne Faison LCAM
  - d. Traci Pfenning LCAM

2. **Wise Property Management.**

- a. Camilo Clark LCAM
- b. Cody Glass LCAM
- c. Douglas Lee Vice President

3. **Rizzetta and Company.**

- a. Stephanie Deluna LCAM
- b. Rachael Welborn LCAM

4. **Greenacre Properties.**

- a. Cindy Riner LCAM
- b. Ade Sola, On site manager

5. **WestCoast Management:**

- a. Denise Helbig, president.

At Total Community Maintenance, LLC we thank you for the opportunity to submit our bid. We commit to provide all proposed services in accordance of to the directives of this proposal, and look forward to becoming a valued member within your community.

Approved by:\_\_\_\_\_

Date:\_\_\_\_\_

Signed by:\_\_\_\_\_ *Sam Ogden* \_\_\_\_\_

Date:\_\_\_\_\_ 06/18/2025 \_\_\_\_\_

Tab 4

# Willow Walk

## LANDSCAPE INSPECTION REPORT



June 18, 2025

Rizzetta & Company

Spencer Gonzales – Landscape Specialist



Rizzetta & Company  
Professionals in Community Management



# Summary & Experimental Farm Rd, Windy Hammock

## General Updates, Recent & Upcoming Maintenance Events

- With the rainy season underway, turf conditions have improved in some areas, while others continue to appear poor despite patches of green growth that may mask underlying issues.

The following are action items for **Sun State Landscape** to complete. **Red items** indicates deficient from previous report. **Bold Red items** indicates deficient for more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation. **Bold Black Underlined** are for Board information or decisions. **Orange** is for Staff.

1. The beds along the fencing on Experimental Farm Road (EFR) are bring overgrown with weeds. (Pic 1)



3. Remove straps from trees that are established. If a tree still requires support, re-stake it using new straps. (Pic 3)



2. The beds on EFR contain dead and declining shrubs. Check soil moisture to begin diagnosis, determine how many need replacement, and replace after confirming the cause. (Pic 2)



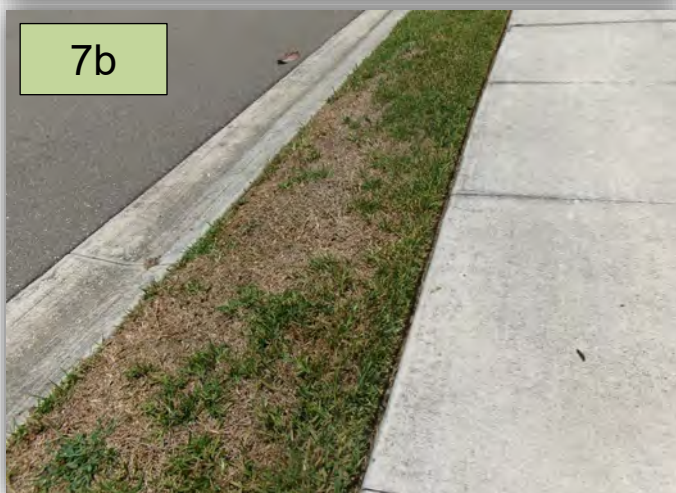
4. Grass clippings from recently cut overgrown turf were left on the lawn and in piles within beds along EFR. Ensure all areas, including less visible ones like the EFR entrance, are thoroughly blown off after service.
5. Jasmine could use a growth regulator as it outgrowing the surrounding shrubs. It could also improve the blooms and improve curbside appearance.
6. Signage appears to have been sprayed to control weeds and avoid string trimming. Consider using string trimming, mulching around the signage, or proposing an alternative solution to improve appearance. (Pic 6>)





# Windy Hammock x Mossy Limb x Reisswood

7. Patches of dead turf on Mossy Limb need to be addressed, diagnosed, and treated. Report findings such as chinch bugs, irrigation issues, or other causes, and propose appropriate solutions. (Pics 7a, 7b)



10. Mossy Limb entrance median has increasing weed pressure. This issue was noted during the last inspection and has since worsened. What steps are being taken to address it?

11. Trees on the south corner of the Reisswood intersection are not showing signs of improvement. They appear to be affected by root damage or poor underground conditions. Diagnose the issue and propose appropriate solutions.

12. Some trees appear to be buried too deeply upon further inspection. Decompaction and reestablishment of tree rings to expose the top 1–2" of root flare is a reasonable treatment for these conditions. (Pic 12)



13. Epicormic growth remains on the trunks of struggling trees. This is beneficial. Do not remove suckers or water sprouts until winter, as they help the tree produce and process more food through additional leaf surface.

14. Crack weed pressure has increased since the last inspection around the Mossy Limb entrance and sidewalks near the Reisswood intersection. How frequently is the crew spot-treating crack and turf weeds? There were no visible signs of chemical defoliation.

15. Beds on Windy hammock are packed with weeds. Need to be hand pulled. (Pic 15>)





# Windy Hammock Buffer, Amenity Center

16. A tree is still down in the bed on Windy Hammock near the railroad. This needs to be uprighted immediately. (Pic 16)



21. The shrubs are still being maintained at different heights. Allow the lower side to catch up or perform a hard cutback on the taller section. Either way, work toward achieving a uniform height. (Pic 21)



17. More crack weeds are coming through on the sidewalks on Windy Hammock between the Amenity Center and Mossy Limb entrance.

18. Dead fakahatchee grass stump needs to be removed from the bed near the railroad. Install a replacement or, at minimum, smooth over the grade and cover the area.

19. Dead palm still standing near the playground.

20. Tree in front of the Amenity Center is still turned over. Now multiple months of no action. (Pic 20>)



22. Live ant hills were found near the western portions of the parking lot around the shrubs. When was the last treatment administered?

23. There are missing and dying flax lilies in the beds near the playground. Remove and replace them, or propose a different species if this one is struggling to establish.

24. Various vegetation is growing through the fence around the pool. This is unacceptable and clearance needs to be established around the fence. (Pic 24>)





# Amenity Center

25. Fakahatchee grass needs to be trimmed and shaped. Allowing it to grow unchecked can damage fencing, walls, and pool components, and may encourage wildlife to nest.

26. Weed pressure is low in the beds around the pool, but not zero. Spot treat and hand pull any weeds currently emerging.

27. Pool pump area is still overgrown and no signs of treatment are present. (Pic 27)



28. Dead trees or nearly dead trees exist in numbers in the buffer vegetation between the homeowners and the Amenity Center. This must be removed. Some of these trees are leaning and could potentially damage homes if they were to fall over. (Pics 28a>, 28b>)



29. Crack weed pressure is visible across all paved walking areas. When is the next spray visit?

30. Torpedo grass is pushing through shrubs that are lining the parking areas. These need to be hand pulled or treated with fusilade.



31. There is weed pressure within the playground itself. Weeds should be hand pulled first, and once under control, treated with selective spray as needed. Do not heavily spray the playground—initial control must be manual. (Pic 31>)

32. A large burnt section of jasmine, possibly caused by a chemical burn, needs to be removed and replaced. Diagnose the issue and report the findings. (Pic 32>)



# Amenity Center, Railroad Tracks, Vegetation Buffer

33. During the last mow, the turf may have been quite tall based on the grass piles left behind. It is the crew's responsibility to blow off piles of cut grass after mowing to prevent damage to the sod's appearance. The same principle must be applied when large amounts of cut grass are blown into tree rings or other beds. (Pic 33a>, 33b>)

34. Some beds around the railroad tracks and buffer vegetation have debris dumped in them. Determine whether this debris is coming from the landscapers or nearby residents. (Pic 34>)

35. Hardwoods along the buffer behind the homeowners near the train tracks are growing into leaf material. Limb up to create clearance and select a lowest permanent branch.



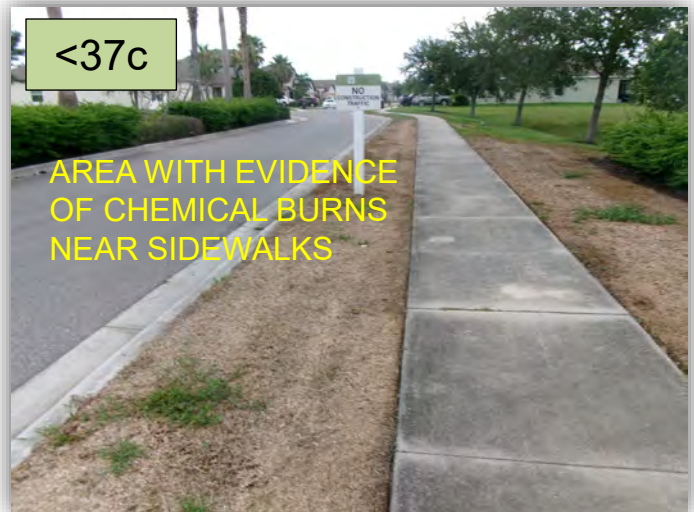
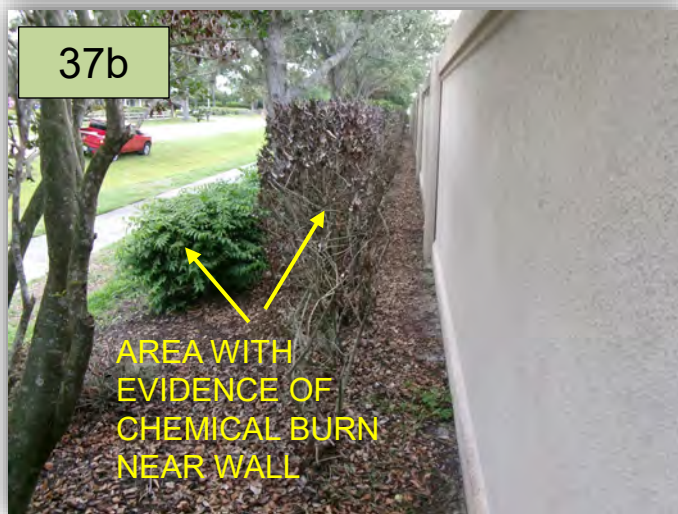
36. Turf issues similar to those seen roadside—possibly from standing water, chinch bugs, or undiagnosed causes—are appearing along the buffer vegetation.



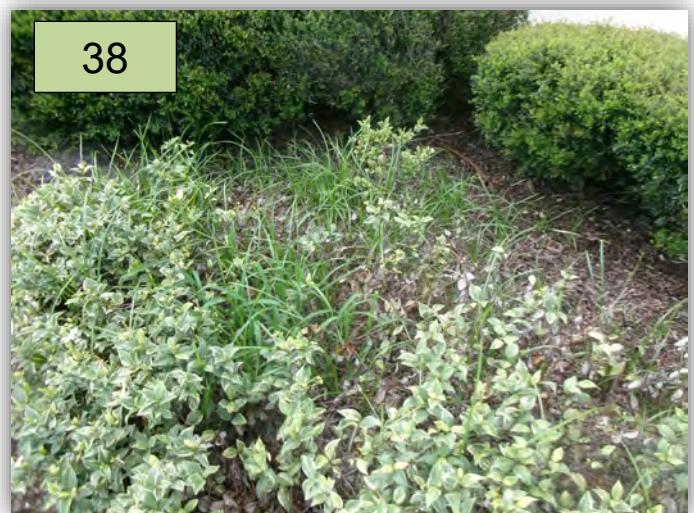


# Mendoza Rd, Willow Walk Entrance

37. Turf issues—recently observed along the buffer vegetation and long present roadside on Mendoza—continue to persist and show signs of expansion, including new findings behind the homes. One possibility raised during the recent inspection is a chemical burn from wall and sidewalk cleaning. This is supported by the complete die-off of viburnum, a hardy shrub, next to the wall, while nearby jasmine, a more sensitive plant, remains healthy. Additionally, sod directly adjacent to the concrete is dead. While this does not explain the new damage near the railroad tracks, it may account for the decline along Mendoza. (Pics 37a, 37b, 37c>)



38. Further evidence of overspray or chemical burn is visible within the beds along Mendoza, most noticeably at the monuments. It appears spray is being used to manage weed pressure, but either the mix is incorrect or it's being applied in areas that should be hand-pulled. As a result, the intended landscape vegetation is dying while weeds continue to emerge. These areas must be hand-pulled moving forward, and the beds will likely require replacement. (Pic 38)



39. Dead material continues to stand in the entrance medians. Dead material must be removed and replaced.



# Proposals

1. Along Mendoza, plant material appears to be dying en masse. There is clear evidence of overspray and chemical burns affecting hedges, small shrubs, perennials, and turf. The likely culprits include runoff, leaching, or direct overspray from weed control efforts. Diagnose the issue thoroughly by testing these theories and eliminating other possibilities. Once a conclusion is reached, propose clear, actionable solutions for the board to review. This is a highly visible and important part of the community—restoring it will not only improve aesthetics but also contribute to property value. (Pic 1>)
2. Trees in the community require a rejuvenation proposal to support long-term health and maintain compliance with landscape plans tied to mitigation requirements. As part of the approved development plan, these trees must be protected to uphold the community's code. A proposal prepared by an ISA Certified Arborist should include soil decompaction, Mitigrow and biochar application, structural pruning, clearance pruning, and canopy lifting. Pricing should be provided per tree, along with discounts based on quantity (e.g., 10+, 30+), minimum service pricing, and bundling options to help the board make informed decisions. Addressing these needs proactively will protect the community's landscape investment and overall property value. (Pic 2>)
3. A proposal is needed to remove the leaning tree located near a resident adjacent to the Amenity Center. (Pic 3>)
4. A proposal is needed to clean out and cut back the buffer vegetation adjacent to the Amenity Center.
5. A proposal is needed for a growth regulator application on the jasmine.



Tab 5



Duval Landscape Maintenance  
7011 Business Park Blvd N  
Jacksonville, FL 32256  
www.duvallandscape.com

## PROPOSAL

Date	Proposal No.
07/07/25	38154

CUSTOMER
Willow Walk Willow Walk Dr Palmetto, , FL 34221

PROPERTY
Willow Walk Willow Walk Dr Palmetto, FL 34221

Remove dead palm by pool area

Remove dead oak by pool area

Stake Oak by pool area

Install new sod at main entrance points

Remove dead viburnum hedge at main entrance

all labor, debris haul, and materials included.

DESCRIPTION	QTY	EXT PRICE
<b>Landscape Clean Up</b>		
Enhancement/Extra Services		
St Augustine Sod (sq ft) - Sod installed - sq ft	4768.00	\$9,536.00
Tree Removal (small)	2.00	\$430.00
Stake Tree	1.00	\$150.00
Enhancement Labor		\$3,400.00
Dump Fees	1.00	\$750.00

<b>Total:</b> <b>\$14,266.00</b>
----------------------------------

By \_\_\_\_\_  
Austin Grady

Date 7/7/2025  
\_\_\_\_\_  
Duval Landscape Maintenance

By \_\_\_\_\_

Date \_\_\_\_\_  
Willow Walk



Tab 6

July 1, 2025

Willow Walk Community Development District  
C/O Rizzetta and Company  
Ms. Stephanie DeLuna  
9530 Marketplace Road, Suite 206  
Fort Myers, Florida 33912

**Reference: Willow Walk Community Development District  
Consulting Engineer's Report**

Dear Stephanie:

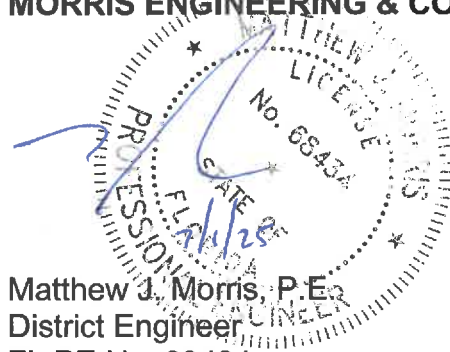
In accordance with Section 9.21 of the Master Trust Indenture for the Willow Walk Community Development District ("District"), Morris Engineering and Consulting, LLC, the District Engineer, has reviewed the portion of the project (as defined in the Indenture) owned by the District and such portion appears to have been maintained in good repair, working order and condition.

We have reviewed the fiscal year 2024/2025 budget and it appears to be sufficient, in our opinion, to provide for the operation and maintenance of the portion of the Project owned by the District.

We trust the information provided meets your needs at this time. However, should you have any questions or require additional information, please do not hesitate to contact our office.

Sincerely,

**MORRIS ENGINEERING & CONSULTING, LLC**



Matthew J. Morris, P.E.  
District Engineer  
FL PE No. 68434

Tab 7

## MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board 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.

### WILLOW WALK COMMUNITY DEVELOPMENT DISTRICT

The special of the Board of Supervisors of the Willow Walk Community Development District was held on **Monday, June 2, 2025, at 4:01 p.m.** at the Harrison Ranch Clubhouse, located at 5755 Harrison Ranch Boulevard, Parrish, Florida 34219.

Present and constituting a quorum were:

Jasen Milenkovski	<b>Board Supervisor, Chairman</b>
Ali Mustafa	<b>Board Supervisor, Vice Chairman</b>
Kathy Adams	<b>Board Supervisor, Assistant Secretary</b>
Brandy Dingley	<b>Board Supervisor, Assistant Secretary (via phone)</b>

Also present were:

Stephanie DeLuna	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Savannah Hancock	<b>District Counsel, Kilinski Van Wyk</b>
Lauren Gentry	<b>District Counsel, Kilinski Van Wyk</b>
John Fowler	<b>Landscape Inspection Manager, Rizzetta &amp; Co.</b>
Devon Craig	<b>Sitex Aquatics</b>
Dylan Schwartz	<b>Representative, FMS Bonds</b>
Kayla Connell	<b>Manager of District Finance, Rizzetta &amp; Company</b>

Audience	<b>Present</b>
----------	----------------

#### FIRST ORDER OF BUSINESS

#### Call to Order

Ms. DeLuna called the meeting to order and conducted roll call.

#### SECOND ORDER OF BUSINESS

#### Public Comment

There were no audience comments.

#### FOURTH ORDER OF BUSINESS

#### Business Items

Ms. DeLuna asked for a motion to add a presentation from FMSbonds Inc. to the agenda.

On a Motion by Mr. Milenkovski, seconded by Mr. Mustafa, with all in favor, the Board approved adding the FMS Bonds presentation to the agenda, for the Willow Walk Community Development District.
---

**C. Presentation by FMSbonds, Inc. on Series 2015 Bond Refunding**

Mr. Schwartz with FMSbonds, Inc. made a presentation to the Board, as Ms. Connell with Rizzetta & Company also reviewed the bonds.

On a Motion by Mr. Milenkovski, seconded by Mr. Mustafa, with all in favor, the Board approved to retain FMSbonds Inc., and engage with District Counsel and Staff for the refunding processes, for the Willow Walk Community Development District.

On a Motion by Mr. Milenkovski, seconded by Mr. Mustafa, with all in favor, the Board approved adding a July meeting to the schedule for the bond refunding process, for the Willow Walk Community Development District.

**THIRD ORDER OF BUSINESS****Staff Reports****A. Aquatic Maintenance****1. Presentation of Aquatics Report**

Mr. Craig updated the Board. Inspection reports are generated on the first of the month. A discussion ensued on fountains and a proposal will be submitted by Sitex Aquatics.

**B. Landscape Inspection****1. Presentation of Landscape Inspection Report**

Mr. Fowler reviewed items in the community and provided information on a new landscape inspector.

**2. Consideration of New Life Well and Pump Proposals**

Proposal #000817 for \$1040 was presented.

On a Motion by Mr. Milenkovski, seconded by Mr. Mustafa, with all in favor, the Board approved New Life Well and Pump proposal #000817 for \$1040.00, for the final budget public hearing, for the Willow Walk Community Development District.

Proposal #000818 for \$7680.00 was tabled by the Board.

**3. Consideration of Landscape RFP Bids**

All vendor bids were reviewed and vendors provided feedback on their proposals. Board members reviewed score sheets and asked questions of the vendors. Score sheets were completed by the Board and compiled by Mr. Fowler.

**C. District Counsel**

Ms. Hancock gave an update on letters to AMH and reminded the Board of their ethics training.

**D. District Engineer**

The District Engineer was not present.

**E. District Manager**

Ms. DeLuna reminded the Board that the next meeting date is August 12, 2025, at 4:00 p.m. for the public hearing for the final budget. Ms. DeLuna will contact the Board to schedule a July meeting.

**1. Review of District Manager Report**

Ms. DeLuna reminded the Board that their Form 1 completion is due on July 1, 2025, and only sent via email, so to check their email.

**FOURTH ORDER OF BUSINESS**

**Business Items, Continued**

**A. Review of Board Letter to Homeowners**

The Board reviewed the letter being sent to homeowners regarding the increase of assessments.

On a Motion by Mr. Milenkovski, seconded by Mr. Mustafa, with all in favor, the Board approved the letter being sent to homeowners regarding the increase of assessments, for the Willow Walk Community Development District.

**THIRD ORDER OF BUSINESS**

**Staff Reports, Continued**

**3. Consideration of Landscape RFP Bids, Continued**

Mr. Fowler announced that Duval Landscaping was the Board's choice scoring at 300 points, Bloomings came in second at 273 points, and United came in third at 263.29 points.

Ms. DeLuna asked for a motion to engage with District Counsel to draft an agreement for landscaping.

On a Motion by Mr. Milenkovski, seconded by Mr. Mustafa, with all in favor, the Board approved engaging with District Counsel to draft an agreement between Willow Walk CDD and Duval Landscaping, for the Willow Walk Community Development District.

Ms. DeLuna asked for a motion to send a termination notice for landscaping to Sun State Landscape Management, Inc.

On a Motion by Mr. Milenkovski, seconded by Mr. Mustafa, with all in favor, the Board approved District Management to work with District Counsel to send a termination letter to Sun State Landscape Management, Inc., for the Willow Walk Community Development District.

**FOURTH ORDER OF BUSINESS**

**Business Items, Continued**

**B. Presentation of the Fiscal Year 2025-2026 Proposed Budget**

On a Motion by Mr. Milenkovski, seconded by Mr. Mustafa, with all in favor, the Board approved the Fiscal Year 2025-2026 Proposed Budget, for the Willow Walk Community Development District.

**1. Consideration of Resolution 2025-07, Approving Fiscal Year 2025-2026 Proposed Budget, and Setting a Public Hearing**

On a Motion by Mr. Milenkovski, seconded by Mr. Mustafa, with all in favor, the Board adopted Resolution 2025-07, approving the fiscal year 2025-2026 proposed budget and setting a public hearing, for the Willow Walk Community Development District.

**FIFTH ORDER OF BUSINESS**

**Business Administration**

**A. Consideration of the Minutes of the Board of Supervisors Meeting held on April 29, 2025**

On a Motion by Mr. Milenkovski, seconded by Mr. Mustafa, with all in favor, the Board approved the minutes of the Board of Supervisors meeting held on April 29, 2025, as presented, for the Willow Walk Community Development District.

**B. Consideration of the Operations and Maintenance Expenditures for April 2025**

On a Motion by Mr. Milenkovski, seconded by Ms. Adams, with all in favor, the Board ratified the April 2025 (\$66,636.20) expenditures, for the Willow Walk Community Development District.

**SIXTH ORDER OF BUSINESS**

**Supervisor Requests**

Mr. Milenkovski requested proposals be obtained for new hog trapper vendors.

Mr. Milenkovski requested a proposal for the tree down at the amenity center.

**SEVENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Milenkovski, seconded by Mr. Mustafa, with all in favor, the Board adjourned the meeting at 6:07 p.m., for the Willow Walk Community Development District.

Tab 8



# Willow Walk Community Development District

---

District Office · Riverview, Florida · (813) 533-2950

Mailing Address · 3434 Colwell Avenue, Suite 200 · Tampa, Florida 33614

[www.willowwalkcdd.org](http://www.willowwalkcdd.org)

## **Operations and Maintenance Expenditures**

**May 2025**

**For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from May 1, 2025 through May 31, 2025. This does not include expenditures previously approved by the Board.

The total items being presented:    **\$55,535.54**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

## Willow Walk Community Development District

### Paid Operation & Maintenance Expenditures

May 1, 2025 Through May 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
ADT Commercial	300044	158552968	Security Services 05/17/25-06/16/25	\$ 179.92
Ali Talib Mustafa	20250501-3	AM042925	Board of Supervisor Meeting 04/29/25	\$ 200.00
Brandy Dingley	300041	BD042925	Board of Supervisor Meeting 04/29/25	\$ 200.00
Florida Department of Health in Manatee County	300052	41-BID-7909629	Pool Permit 05/25	\$ 250.00
Frontier Florida, LLC	300039	941-722-1788-111920-5 05/25	Internet Services 05/25	\$ 236.66
Jasen Milenkovski	20250501-1	JM042925	Board of Supervisor Meeting 04/29/25	\$ 200.00
Jerry Richardson Trapper	300051	2030	Monthly Wildlife Services 05/25	\$ 1,500.00
Jerry Richardson-Mobile	300050	04102025 Jerry	Pressure Wash 04/25	\$ 4,757.00
Kathleen M Adams	20250501-2	KA042925	Board of Supervisor Meeting 04/29/25	\$ 200.00
Kilinski   Van Wyk, PLLC	300053	12306	Legal Services 04/25	\$ 5,962.58
Manatee County Sheriff's Office	300059	574263	False Alarm Fine 05/25	\$ 50.00

## Willow Walk Community Development District

### Paid Operation & Maintenance Expenditures

May 1, 2025 Through May 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Manatee County Utilities Department	300045	100024903 4/25	4220 Lindever Ln 04/25	\$ 1,313.72
Mandy Electric, Inc	300060	18365W	Service Call 12/24	\$ 2,272.00
Peace River Electric Cooperative, Inc.	20250529-1	Peace River Summary 04/25 ACH	Peace River Summary 04/25	\$ 1,469.62
Rizzetta & Company, Inc.	300040	INV0000098860	District Management Fees 5/25	\$ 5,976.26
SafeTouch, LLC	300047	19992	Monthly Clubhouse Security Monitoring 05/25	\$ 500.00
Shaun Chapdelaine	300042	SC042925	Board of Supervisor Meeting 04/29/25	\$ 200.00
Sitex Aquatics, LLC	300043	10034-B	Monthly Lake Maintenance 05/25	\$ 6,508.00
Spearem Enterprise, LLC	300054	6209	Clubhouse Cleaning Service 03/16/25- 04/15/2025	\$ 760.00
Spearem Enterprise, LLC	300054	6219	Service Call 05/25	\$ 150.00
Sun State Landscape Management, Inc.	300048	66563	Landscape Maintenance Phase 1 & 2 05/25	\$ 16,208.68
Sunshine Pools of Bradenton, LLC	300049	22417	Pool Repair Materials 05/25	\$ 47.00
Sunshine Pools of Bradenton, LLC	300055	22086	Pool Repair Materials 04/25	\$ 32.46

## Willow Walk Community Development District

### Paid Operation & Maintenance Expenditures

May 1, 2025 Through May 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Sunshine Pools of Bradenton, LLC	300055	22261	Monthly Pool Services 05/25	\$ 1,250.00
The Observer Group, Inc.	300046	25-00575M	Legal Advertising 04/25	\$ 61.25
The Observer Group, Inc.	300061	25-00785M	Legal Advertising 05/25	\$ 63.44
Wahoo Pools Group, Inc.	300056	20250037	Pool Furniture Delivery and Assembly 05/25	<u>\$ 4,986.95</u>
<b>Report Total</b>				<u><b>\$ 55,535.54</b></u>



Invoice 158552968

everonsolutions.com

Account Number	Invoice Date	Payment Due Date	PO Number	Amount Due
70097365	04/17/2025	05/12/2025		\$179.92

Take action now  
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Platform

See reverse side for details.

### Payment Options

Pay online 24/7

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844-538-3766

Mail by check

Include the section below

### Manage Your Account

Update billing information,  
view past invoices and more

[EveronSolutions.com/Login](https://EveronSolutions.com/Login)

### Questions?

[everonsolutions.com](https://everonsolutions.com)

Email:

[ComCare@everonsolutions.com](mailto:ComCare@everonsolutions.com)

844.5.EVERON

[in linkedin.com/company/everon-solutions](https://www.linkedin.com/company/everon-solutions)

### Description

WILLOW WALK CDD 4220 LINDEVER LN

Services Provided (05/17/25 - 06/16/25)

*Includes: Extended Service Plan, Secure Access*

Total Tax

**Sub Total**

**INVOICE AMOUNT DUE**

### Amount

\$168.13

\$11.79

**\$179.92**

**\$179.92**

RECEIVED  
MAY 15 2025

BY: .....

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REMIT PAYMENT TO ▼

Invoice Number 158552968  
Account Number 70097365  
Invoice Date 04/17/2025  
Payment Due Date 05/12/2025  
Amount Due \$179.92

Amount Enclosed \$

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1oz - #10 - 1652 - 1886

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

EVERON, LLC  
PO BOX 219044  
KANSAS CITY MO 64121-9044



0000 01 070097365 00000017992 7 158552968 6



**WILLOW WALK CDD**  
Meeting Date: April 29 2025

**SUPERVISOR PAY REQUEST**

**RECEIVED**  
04/30/25

Name of Board Supervisor	Check if paid	
Jasen Milenkovski	<input checked="" type="checkbox"/>	JM042925
Shaun Chapdelaine	<input checked="" type="checkbox"/>	SC042925
Ali Mustafa	<input checked="" type="checkbox"/>	AM042925
Brandy Dingley	<input checked="" type="checkbox"/>	BD042925
Kathleen Adams	<input checked="" type="checkbox"/>	KA042925

(\*) Does not get paid

*NOTE: Supervisors are only paid if checked.*

**EXTENDED MEETING TIMECARD**

Meeting Start Time:	4:30
Meeting End Time:	5:38
Total Meeting Time:	1:03

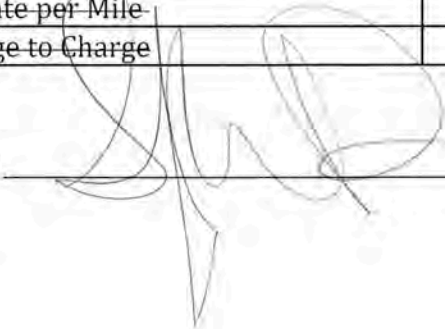
Time Over ____ ( 3 ) Hours:	0
-----------------------------	---

Total at \$175 per Hour:	0
--------------------------	---

**ADDITIONAL OR CONTINUED MEETING TIMECARD**

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

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

DM Signature: 



MAY 22 2025

Florida Department of Health  
in Manatee County  
Notification of Fees Due



41-BID-7909629

Permit Number

**41-60-1609700**

**For: Swimming Pools - Public Pool > 25000 Gallons**

**Notice:** This bill is due and payable in full upon receipt and must be received by the local office by the payment due date (06/30/2025).

Fee Amount: \$250.00

Previous Balance: \$0.00

**Total Amount Due: \$250.00**

Payment Due Date: 06/30/2025 or Upon Receipt

Mail To: Attention: Rizzetta & Company  
Willow Walk Community Developemnt District  
3434 Colwell Avenue, Suite 200  
Tampa, FL 33614

Please verify all information below at [www.myfloridaehpermit.com](http://www.myfloridaehpermit.com) and make changes as necessary.

**Account Information:**

Name: Willow Walk Pool Pool Volume: 100,041  
Location: 4110 Lindever Lane E gallons  
Palmetto, FL 34221

Bathing Load: 108

Flow Rate: 540

**Owner Information:**

Name: Willow Walk Community Developemnt District

Address: 3434 Colwell Avenue, Suite 200

(Mailing) Tampa, FL 33614

Home Phone: ()

Work Phone: (239) 936-0913

**Please go online to pay fee at:**

**[www.MyFloridaEHPermit.com](http://www.MyFloridaEHPermit.com)**

Permit Number: 41-60-1609700 Bill ID: 41-BID-7909629

Billing Questions call DOH-Manatee at: (941) 748-0747

If you do not pay online, make checks payable to and mail invoice WITH payment to:

Florida Department of Health in Manatee County

410 6th Avenue E

Bradenton, FL 34208

Signature

Date

[Please RETURN invoice with your payment]

Batch Billing ID:91397

**PERMIT HOLDERS CAN NOW**

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- ☒ No sign-up cost.
- ☒ Save time. Paying a bill online is faster than mailing a check or hand delivering payment.
- ☒ Our safe and secure system will keep your information protected.
- ☒ Pay at your convenience. With our online system, you can pay with your credit card or e-check and don't have to worry about envelopes or stamps.

**Pay this invoice online at [www.myfloridaehpermit.com](http://www.myfloridaehpermit.com)**

NOTE: Payments made online will be assessed a small convenience fee. Visit the site for more information





**WILLOW WALK CDD** Account Number:  
**941-722-1788-111920-5**

PIN:

Billing Date:  
**Apr 19, 2025**  
Billing Period:  
**Apr 19 - May 18, 2025**

Hi WILLOW WALK CDD,

04/24/25

Notice anything different? Your bill has a new look and feel. Simpler.  
Clearer. Easier to understand.

### Bill history

Previous balance	\$236.66
Payment received by Apr 19, thank you	-\$236.66

### Service summary

Current month

Bundle	\$235.96
Taxes and Fees	\$0.70

**Total services** **\$236.66**

**Total balance** **\$236.66**

Total balance

**\$236.66**

due

**May 13**



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Eagan, MN 55121-2879

6790 0107 NO RP 19 04212025 NNNNNNNY 01 992741

**WILLOW WALK CDD**  
C/O RIZETTA & COMPANY  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

**Total balance**  
**\$236.66**

**Due by**  
May 13

**Account number**  
941-722-1788-111920-5

**Amount enclosed**  
\$

### Mail payment to:

FRONTIER  
PO BOX 740407  
CINCINNATI, OH 45274-0407

5820019417221788111920000000000000000236665





**WILLOW WALK CDD** Account Number:  
**941-722-1788-111920-5**  
 PIN:

Billing Date:  
**Apr 19, 2025**  
 Billing Period:  
**Apr 19 – May 18, 2025**

## WAYS TO PAY YOUR BILL



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 Visually impaired/TTY customers, call 711.

### PAYING YOUR BILL

You are responsible for all legitimate, undisputed charges on your bill. Paying by check authorizes Frontier to make a one-time electronic funds transfer from your account, as early as the day your check is received. When making an online payment, please allow time for the transfer of funds. If funds are received after the due date, you may be charged a fee, your service may be interrupted, and you may incur a reconnection charge to restore service. A fee may be charged for a bank returned check. Continued nonpayment of undisputed charges (incl. 900 and long distance charges) may result in collection action and a referral to credit reporting agencies, which may affect your credit rating.

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WILLOW WALK CDD Account Number:  
**941-722-1788-111920-5**  
PIN:

Page 3/4  
Billing Date:  
**Apr 19, 2025**  
Billing Period:  
**Apr 19 - May 18, 2025**

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 <b>Bundle</b>			
<b>Monthly Charges</b>			
04.19-05.18	FiberOptic Internet 500 Static IP		\$140.98
	Business Fiber Internet 500		\$74.99
	1 Usable Static IP Address		\$19.99
<b>Bundle Total</b>			<b>\$235.96</b>
<hr/>			
 <b>Taxes and Fees</b>			
		FL State Sales Tax	\$0.60
		County Sales Tax	\$0.10
		<b>State Taxes</b>	<b>\$0.70</b>
<b>Taxes and Fees Total</b>			<b>\$0.70</b>
<hr/>			
<b>Total current month charges</b>			<b>\$236.66</b>



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**WILLOW WALK CDD**

Account Number:

**941-722-1788-111920-5**

PIN:

Billing Date:

**Apr 19, 2025**

Billing Period:

**Apr 19 - May 18, 2025**



State Wildlife Trapper  
2103 w rio vista ave  
Tampa, FL 33603 US  
trapperjerry@gmail.com



## INVOICE

### BILL TO

Willow Walk CDD  
3434 Coldwell Avenue  
Suite 200  
Tampa, Florida 33614 USA

INVOICE # 2030

DATE 05/16/2025

DUE DATE 06/02/2025

TERMS Net 15

ACTIVITY	QTY	RATE	AMOUNT
<b>State Wildlife Trapping</b> Monthly service for May 2025	1	1,500.00	1,500.00
2 Cameras/1 Trap on property			
LTD Hog removal: 28			
YTD Hog removal: 4			
MTD Hog Removal: 0			

### Note:

We are doing everything possible to eliminate the hog population on this property.

Thank you for doing business with us.

Make all checks payable to: Jerry Richardson

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

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

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

SUBTOTAL	1,500.00
TAX	0.00
TOTAL	1,500.00
BALANCE DUE	<b>\$1,500.00</b>

**RECEIVED**  
05/19/2025



## Jerry's Mobile Detailing Inc.

2103 W. Rio Vista St.  
Tampa, Florida 33603

# INVOICE

813-390-9578

Invoice Date 4-10-2025

Customer Information: Willow Walk CDD

Order Information:

Qty	Product Description	Amount Each	Amount
	Pressure wash 5,500 ft of wall both side	\$4,757	
	removing black mold and algae.		
	Pressure washed All front entry community signs	4	No charge
			\$4,757.00
		Late fee	
		Subtotal:	
		Tax:	
		Grand Total:	\$4,757.00

**RECEIVED**  
05/21/2025

### Notes:

Lots of stains due to iron possible. Some trees shrub's we seen where dead with no green leaves

**Additional Information:** Provides all materials and labor to complete above job to customer's satisfaction.  
Payment to be paid in full within 10 days or a %15 fee will be applied



## Kilinski | Van Wyk PLLC

P.O. Box 6386  
Tallahassee, Florida 32314

Willow Walk CDD  
Mailing address  
c/o Rizzetta & Company  
3434 Colwell Avenue, Suite 200  
Tampa, Florida 33614

## INVOICE

Invoice # 12306  
Date: 05/18/2025  
Due On: 06/17/2025

### Willow Walk CDD - General

Type	Attorney	Date	Notes	Quantity	Rate	Discount	Total
Service	SH	04/01/2025	Confer with District Manager on Supervisor concerns relating to pond policies and event policies; attend and participate in monthly Board of Supervisors meeting.	4.50	\$285.00	-	\$1,282.50
Service	LG	04/01/2025	Review information related to potential bond refinancing; confer with Hancock regarding agenda items and rescheduled meeting.	0.30	\$330.00	-	\$99.00
Expense	KB	04/01/2025	Travel: Mileage - SH.	82.00	\$0.67	-	\$54.94
Service	LG	04/02/2025	Analyze structure of landscape RFP; review and revise RFP ad.	0.40	\$330.00	-	\$132.00
Service	SH	04/02/2025	Review and redline Request for Proposal notice for publication; confer with District management on concerns relating to Easter egg hunt community event.	0.60	\$285.00	-	\$171.00
Service	LG	04/03/2025	Advise regarding public records request.	0.20	\$330.00	-	\$66.00

Service	LG	04/03/2025	Review and revise landscape RFP and form of agreement; confer with Hancock and Toborg regarding same.	3.60	\$330.00	60.0%	\$475.20
Service	SH	04/03/2025	Finalize landscape Request for Proposals with District staff; confer with District staff on public records request and research necessary District Rules of Procedure and state statutes.	0.70	\$285.00	-	\$199.50
Service	LG	04/07/2025	Advise regarding disclosure of financial records.	0.20	\$330.00	-	\$66.00
Service	SH	04/07/2025	Confer with District staff about ongoing issues with pond maintenance vendor and next steps.	0.20	\$285.00	-	\$57.00
Service	LG	04/09/2025	Prepare FY 2026 budget approval resolution.	0.30	\$330.00	-	\$99.00
Service	LG	04/17/2025	Review draft agenda; provide feedback on agreement for resident event.	0.40	\$330.00	-	\$132.00
Service	SH	04/17/2025	Draft and finalize license agreement for community event hosted by resident.	1.10	\$285.00	-	\$313.50
Service	SH	04/21/2025	Review circulated agenda for monthly Board of Supervisors meeting for missing items; follow up with District staff on missing agenda items.	0.40	\$285.00	-	\$114.00
Service	LG	04/22/2025	Review agenda items and prepare to address legal items.	0.30	\$330.00	-	\$99.00
Service	SH	04/22/2025	Review correspondence from District staff relating to aquatic vendor issues and upcoming agenda.	0.20	\$285.00	-	\$57.00
Service	SH	04/24/2025	Review agenda and back up materials in preparation for Board of Supervisors meeting; draft	1.60	\$285.00	-	\$456.00

			aquatics management agreement; draft termination letter to Solitude Lake Management.				
Service	LG	04/28/2025	Review final agenda package; review aquatic management termination and new agreement; advise regarding event rental procedures; advise regarding procedures for selecting aquatic vendor.	0.60	\$330.00	-	\$198.00
Service	SH	04/28/2025	Confer with District staff on community events issues and aquatic maintenance vendor issues.	0.50	\$285.00	-	\$142.50
Service	LG	04/29/2025	Review revised agenda; advise regarding payments to supervisors.	0.40	\$330.00	-	\$132.00
Service	SH	04/29/2025	Confer with District staff on supervisor payment issues; attend and participate in monthly Board of Supervisors meeting.	4.50	\$285.00	-	\$1,282.50
Expense	KB	04/29/2025	Travel: Mileage - SH.	82.00	\$0.67	-	\$54.94
Service	LG	04/30/2025	Advise regarding resident comments; coordinate call with engineer regarding drainage issues.	0.30	\$330.00	-	\$99.00
Service	RVW	04/30/2025	Monitor legislation affecting District and provide newsletter summary of same.	0.20	\$330.00	-	\$66.00
Service	SH	04/30/2025	Revise termination letter to Solitude.	0.40	\$285.00	-	\$114.00
Line Item Discount Subtotal							-\$712.80

Total	\$5,962.58
-------	------------

RECEIVED  
05/19/2025



## Detailed Statement of Account

### Other Invoices

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
9448	06/11/2024	\$581.00	\$0.00	\$581.00

### Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
12306	06/17/2025	\$5,962.58	\$0.00	\$5,962.58

**Outstanding Balance** **\$6,543.58**

**Total Amount Outstanding** **\$6,543.58**

Please make all amounts payable to: Kilinski | Van Wyk PLLC

Please pay within 30 days.



# RICK WELLS Sheriff

MANATEE COUNTY, FLORIDA  
600 301 Blvd. West, Suite 202  
Bradenton, Florida 34205  
Business Hours: 8:00am to 4:00pm



Telephone (941) 723-5123  
Fax number (941) 723-5101

5/26/2025

WILLOW WALK CDD  
3434 COLWELL AVE STE 200  
TAMPA, FL 33614

# 47447  
WILLOW WALK COMMUNITY CENTER  
4220 LINDEVER LN  
PALMETTO, FL 34221

## Account No. [47447]

On Wednesday, May 21, 2025 at 8:32:40 PM your alarm company requested deputies respond to your premises because a sensor in your alarm system had actuated. This incident was in fact a false alarm as defined by Manatee Code Sec. 2-21-52, and therefore a fineable violation under Code Sec. 2-21-55(b).

Promptly pay the amount on the enclosed invoice, **as all false alarm fines are payable in full within thirty days of billing, which is the date of this letter. Please pay by check or money order only,** made payable to *Sheriff of Manatee County*. Unfortunately, we cannot accept any other forms of payment than what is stated.

Should you have questions why your alarm system activated, you will need to contact your alarm company. If you have been having problems with your alarm system, or it has been some time since a professional has serviced it, you might consider having a maintenance check or an update survey performed by your company.

## RICK WELLS, Sheriff

Manatee County, Florida

*Robert L. Clark*

By: Robert L. Clark  
Alarm Administrator  
False Alarm Reduction Unit

**NOTE:** In order to help you protect your home or business, the Manatee County Sheriff's Office *Crime Prevention Unit* offers a free security survey. Conducted by a veteran Deputy Sheriff especially trained in crime prevention, this survey will identify any features that could make your premises an attractive target for a burglar or other criminal, and how to correct them. We are happy to do this, at no cost to you, and at your convenience. To schedule this survey please contact Ms. Pennie Polson at 747-3011, extension 2500, Mondays through Fridays, 8-11am, or 12-4pm, holidays excepted.



MANATEE COUNTY SHERIFF'S OFFICE  
FALSE ALARM REDUCTION UNIT  
600 301 Blvd. West, Suite 202  
Bradenton, Florida 34205

Invoice No.

574263

# Invoice

RESPONSIBLE

ALARMED LOCATION

WILLOW WALK CDD  
3434 COLWELL AVE STE 200  
TAMPA, FL 33614

WILLOW WALK COMMUNITY  
CENTER  
4220 LINDEVER LN  
BRADENTON, FL 34205

Account #	Invoice Date	Date Due	Balance Forwarded		
47447	5/26/2025	6/25/2025	\$0.00		
Alarm Cnt	Description		Occurred	Processed	
6	False Alarm		5/21/2025	5/26/2025	
Counted from Issued (M/D) Date: 10/8/2024					

Location 4220 LINDEVER LN  
Incident Date 5/21/2025  
Incident Time 20:32:40

RECEIVED  
05/27/25

Within 30 days, please pay by CHECK or MONEY ORDER ONLY, made out to "Manatee County Sheriff"

Account: 47447

Invoice: 574263

Remit To: **Manatee County Sheriff's Office**  
**False Alarm Reduction Unit**  
**600 301 Blvd. West, Suite 202**  
**Bradenton, FL 34205**

FOR THIS EVENT: \$50.00  
TOTAL OUTSTANDING DUE: \$50.00

Payment \_\_\_\_\_



MANATEE COUNTY UTILITIES DEPARTMENT  
P. O. BOX 25010  
BRADENTON, FL 34206-5010



Visit: [mymanatee.org/utilities](http://mymanatee.org/utilities)  
Call: (941) 792-8811



WILLOW WALK COMMUNITY  
4220 LINDEVER LN

RECEIVED  
05/01/25

Amount Due	\$1,313.72
Please Pay By	21-May-2025
Account Number	100024903


Account Summary	
Previous Amount Due	\$898.76
Payments Received	-\$898.76
Balance Forward	\$0.00
Contract Charges	\$1,313.72
Total Amount Due	\$1,313.72

Usage Profile (Consumption x 1000 = GAL)				
Meter Number 61334363				
Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
03/21	3000	04/21	3864	86.4 kgal

Important Information	
<ul style="list-style-type: none"><li>Water wisely! Only water your lawn when it shows stress: folded blades, blue-gray color, or lingering footprints. Follow local rules: <a href="http://mymanatee.org/water">mymanatee.org/water</a>. Learn more at <a href="http://WaterMatters.org/Water101">WaterMatters.org/Water101</a></li></ul>	

Charge Details		Service Period 03/21 - 04/22 (33 Days)	
Master Metered Water Commercial (Meter # 61334363) (03/21 - 04/21)			
Water Base Rate	1 month(s) x \$45.05		\$45.05
Master Meter Water Commercial	86.4 kgal x \$2.83		\$244.51
Master Metered Sewer Commercial (03/21 - 04/21)			
Sewer Base Rate	1 month(s) x \$125.16		\$125.16
Master Metered Sewer Commercial	86.4 kgal x \$6.27		\$541.73
Commercial Rented Bins Service (03/23 - 04/22)			
4 Yard Rented Bin	1 month(s) x \$325.69		\$325.69
Gate Service (03/23 - 04/22)			
Gate Service	1 month(s) x \$31.58		\$31.58
Total New Charges			\$1,313.72
Total Amount Due			\$1,313.72

View & Pay Your Bill Online: Visit [mymanatee.org/utilities](http://mymanatee.org/utilities) and use your activation code **88DW5C45** (do not share this code)

 <p>MANATEE COUNTY UTILITIES DEPARTMENT P.O. BOX 25010 BRADENTON, FL 34206-5010</p>		<table><tr><td>SERVICE ADDRESS</td><td>4220 LINDEVER LN</td></tr><tr><td>ACCOUNT NUMBER</td><td>100024903</td></tr><tr><td>BILLING DATE</td><td>30-Apr-2025</td></tr><tr><td>DUE DATE</td><td>21-May-2025</td></tr><tr><td>TOTAL AMOUNT DUE</td><td>\$1,313.72</td></tr></table>	SERVICE ADDRESS	4220 LINDEVER LN	ACCOUNT NUMBER	100024903	BILLING DATE	30-Apr-2025	DUE DATE	21-May-2025	TOTAL AMOUNT DUE	\$1,313.72
SERVICE ADDRESS	4220 LINDEVER LN											
ACCOUNT NUMBER	100024903											
BILLING DATE	30-Apr-2025											
DUE DATE	21-May-2025											
TOTAL AMOUNT DUE	\$1,313.72											
<input type="checkbox"/> CHANGE OF MAILING ADDRESS (Check Box and See Reverse Side)		AMOUNT PAID										
ADDRESSEE:		MAKE CHECKS PAYABLE TO MCUD										

WILLOW WALK COMMUNITY DEVELOPMENT DISTRICT  
3434 COLWELL AVE SUITE 200  
TAMPA, FL 33614-8390

MANATEE COUNTY UTILITIES DEPARTMENT  
PO BOX 25350  
BRADENTON FL 34206-5350

100024903Z00001313720000000

## Willow Walk

**Willow Walk CDD**  
**Peace River Electric Summary**  
**Month: 04/25 Invoice Dated: 05/08/2025**  
**For: 04/01/25 - 05/01/25 Due: 05/29/25**

<u>Account</u>	<u>Location</u>	<u>Service Address</u>	<u>Code</u>	<u>Amount</u>
152609001	Electric	Irrigation Pump	53100-4301	\$ 32.00
152609002	Electric	4220 Lindever LN Amenity Center	53100-4302	\$ 860.00
152609003	Electric	4110 41st St E IRR Pump	53100-4301	\$ 116.00
152609004	Electric	3707 Willow Walk Dr. Entry Sign	53100-4301	\$ 34.00
152609005	Electric	4541 Lindever LN Pond Aerator	53100-4301	\$ 107.00
152609006	Electric	3703 Wayfarer	53100-4301	\$ 31.00
152609007	Electric	4150 Mossy Limb Ct	53100-4301	\$ 193.00
152609008	Electric	4854 Ellenton Gillette	53100-4301	\$ 31.00
152609009	Electric	4705 Birdsong Dr	53100-4301	\$ 65.62

**Summary**

**001 53100-4301 \$ 609.62**

**001 53100-4302 \$ 860.00**

**Total \$ 1,469.62** ACH

**RECEIVED**  
05/20/25



**Peace River Electric  
Cooperative, Inc.**

Your Touchstone Energy® Cooperative

**Customer Care**  
**Pay by Phone**  
**Outage**  
**Website**

800-282-3824 8am - 5pm M-F  
855-937-1752  
800-282-3824 24/7  
www.preco.coop



**WILLOW WALK COMM DEV DIST**  
**RIZZETTA & COMPANY**

Bill Date  
Account #  
Member #

05/08/2025  
152609001  
152353

**TOTAL  
AMOUNT DUE**

**\$32.00**

Bank Draft is  
scheduled for  
05/29/2025

## Monthly Energy Use

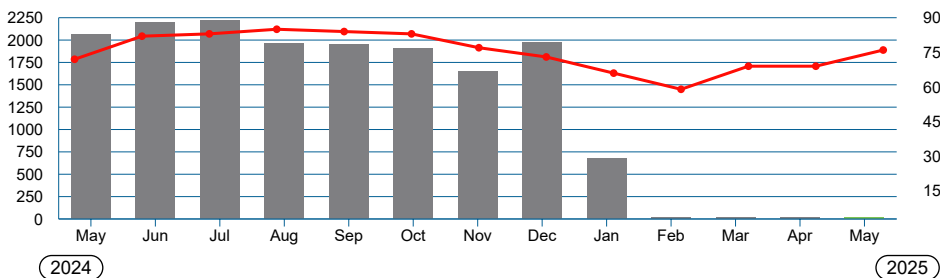
Kilowatt Hours

Previous Months

Current Month

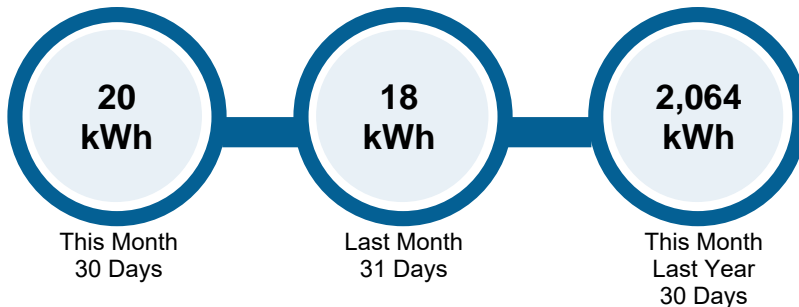
Avg Temp

Temp

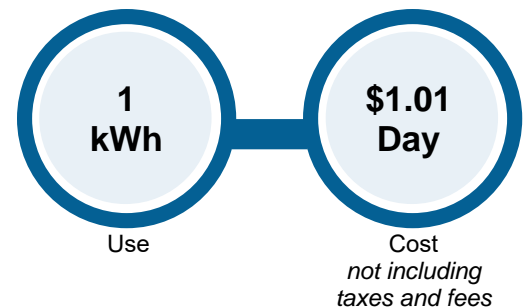


Detailed usage information is available on the SmarHub App or [www.preco.coop](http://www.preco.coop)

## Monthly Energy Use Comparison



## Your Average Daily Use



Please make check payable to PRECO in U.S. funds and return this portion with your payment.



**Peace River Electric  
Cooperative, Inc.**

Your Touchstone Energy® Cooperative

PO Box 1310  
210 Metheny Road  
Wauchula, Florida 33873  
800.282.3824

Account #

152609001

**Bank Draft Amount**  
is scheduled for 05/29/2025

**\$32.00**



WILLOW WALK COMM DEV DIST  
RIZZETTA & COMPANY  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

4 2978

PEACE RIVER ELECTRIC COOPERATIVE, INC.  
PO BOX 1547  
WAUCHULA FL 33873-1547



110260152609001000003200000004200050820256

Account  
152609001

Service Description  
PUMP

Board District  
8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
32804344	04/01/2025	05/01/2025	79,546	79,566	1.0	20	0.028
Account Summary				Current Charges			
Previous Balance			\$32.00	Facilities Use Charge			\$28.00
Payment(s) Made			-\$32.00	Energy Charge			20 kWh @ 0.121 \$2.42
Balance Forward			\$0.00	CPA			20 kWh @ -0.009 -\$0.18
Current Charges			\$32.00	Property Tax Recovery Fee			\$0.95
Total Amount Due			\$32.00	Gross Receipts Tax			\$0.80
				Operation Round Up			\$0.01
				Total Current Charges			\$32.00
				Bank Draft Amount			
				\$32.00			





**Peace River Electric  
Cooperative, Inc.**

Your Touchstone Energy® Cooperative

**Customer Care** 800-282-3824 8am - 5pm M-F  
**Pay by Phone** 855-937-1752  
**Outage** 800-282-3824 24/7  
**Website** [www.precio.coop](http://www.precio.coop)



**WILLOW WALK COMM DEV DIST  
RIZZETTA & COMPANY**

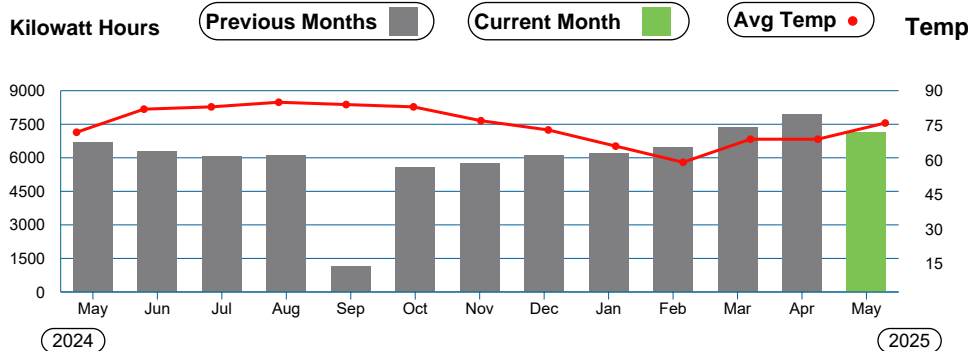
Bill Date 05/08/2025  
 Account # 152609002  
 Member # 152353

**TOTAL  
AMOUNT DUE**

**\$860.00**

Bank Draft is  
scheduled for  
05/29/2025

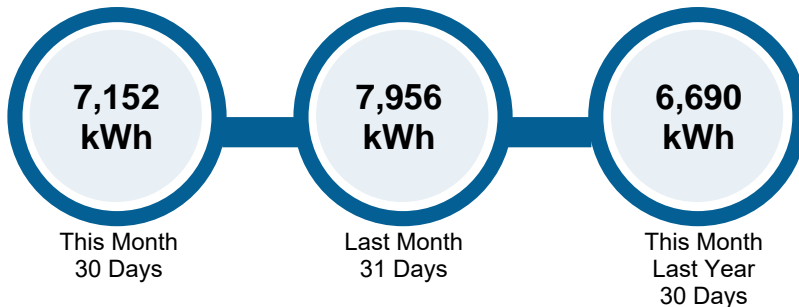
## Monthly Energy Use



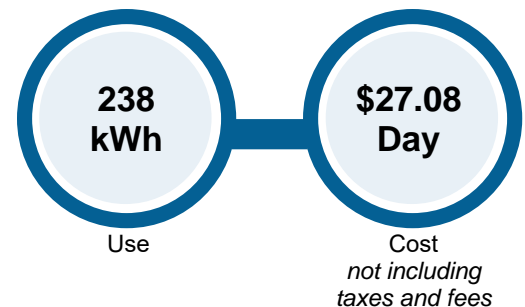
Detailed usage information is available on the SmarHub App or [www.precio.coop](http://www.precio.coop)

**Capital Credit Allocation:** Capital Credits are your share of ownership in PRECO. They are allocated annually in proportion to the member's total annual billing for that year. Based on your annual billing in 2024, \$1,977.08 has been allocated to your account. These credits remain in your account until the Board of Directors determines it is financially feasible to "retire" them to you. The current balance of unretired capital in your account is \$11,519.89.

## Monthly Energy Use Comparison



## Your Average Daily Use



Please make check payable to PRECO in U.S. funds and return this portion with your payment.



**Peace River Electric  
Cooperative, Inc.**

Your Touchstone Energy® Cooperative

PO Box 1310  
 210 Metheny Road  
 Wauchula, Florida 33873  
 800.282.3824

Account # 152609002  
 Service Address 4220 LINDEVER LN

**Bank Draft Amount \$860.00**  
 is scheduled for 05/29/2025



WILLOW WALK COMM DEV DIST  
 RIZZETTA & COMPANY  
 3434 COLWELL AVE STE 200  
 TAMPA FL 33614-8390

4 2979

PEACE RIVER ELECTRIC COOPERATIVE, INC.  
 PO BOX 1547  
 WAUCHULA FL 33873-1547



110260152609002000086000000088580050820251

Account  
152609002

Service Address  
4220 LINDEVER LN

Service Description  
AMENITY CENTER

Board District  
8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
918572612	04/01/2025	05/01/2025	909,703	916,855	1.0	7,152	12.714
<b>Account Summary</b>				<b>Current Charges</b>			
Previous Balance				GSD			
Payment(s) Made				\$110.00			
<b>Balance Forward</b>				\$593.62			
Current Charges				7,152 kWh @ 0.083			
<b>Total Amount Due</b>				CPA 7,152 kWh @ -0.009			
				Billed Demand 20.000 kW @ 8.660			
				Property Tax Recovery Fee			
				Gross Receipts Tax			
				Operation Round Up			
				<b>Total Current Charges</b>			
				\$860.00			
				<b>Bank Draft Amount</b>			
				\$860.00			



## SURGE SUPPRESSOR FREE INSTALLATION

PEACE OF MIND FOR ONLY A FEW DOLLARS A MONTH

Order a surge suppressor by May 31, 2025, and we will waive the typical \$24.95 installation fee!  
Once installed an equipment lease fee of \$5.95 (plus tax) per month applies.

Learn more: [www.preco.coop/energy/surge-protection/](http://www.preco.coop/energy/surge-protection/)

Now offering cash bill-pay service at participating retail stores. The barcode below can be scanned at the register, allowing you to make your monthly payment. There is a \$1.50 convenience fee to use this service. To find a location near you, visit [pay.vanilladirect.com/pages/retailers](http://pay.vanilladirect.com/pages/retailers)



799366433650001102601526090022

By accepting or using this barcode to make a payment, you agree to the full terms and conditions, available at [vanilladirect.com/pay/terms](http://vanilladirect.com/pay/terms). After successful payment using this barcode, you may retrieve your full detailed e-receipt at [vanilladirect.com/pay/ereceipt](http://vanilladirect.com/pay/ereceipt).

The majority of participating locations will accept cash payments up to a maximum amount of \$500.00.

FAMILY DOLLAR

CVS

Walgreens

DOLLAR GENERAL





**Peace River Electric  
Cooperative, Inc.**

Your Touchstone Energy® Cooperative

**Customer Care** 800-282-3824 8am - 5pm M-F  
**Pay by Phone** 855-937-1752  
**Outage** 800-282-3824 24/7  
**Website** www.preco.coop



**WILLOW WALK COMM DEV DIST  
RIZZETTA & COMPANY**

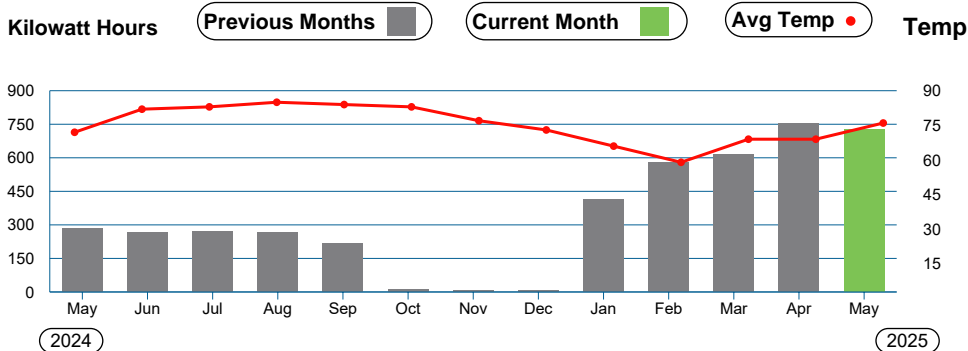
Bill Date 05/08/2025  
 Account # 152609003  
 Member # 152353

**TOTAL  
AMOUNT DUE**

**\$116.00**

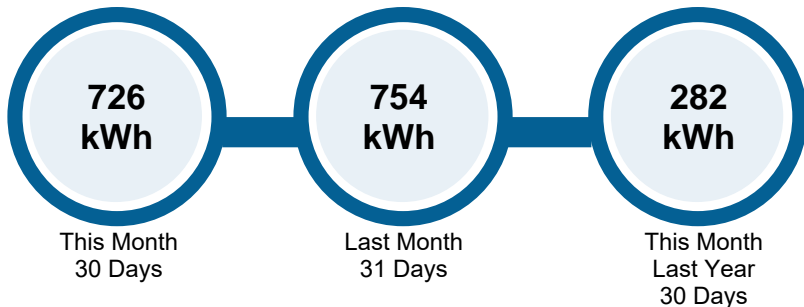
Bank Draft is  
scheduled for  
05/29/2025

## Monthly Energy Use

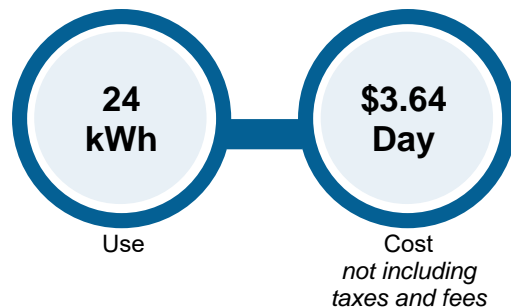


Detailed usage information is available on the SmarHub App or www.preco.coop

## Monthly Energy Use Comparison



## Your Average Daily Use



Please make check payable to PRECO in U.S. funds and return this portion with your payment.



**Peace River Electric  
Cooperative, Inc.**

Your Touchstone Energy® Cooperative

PO Box 1310  
 210 Metheny Road  
 Wauchula, Florida 33873  
 800.282.3824

Account # 152609003  
 Service Address 4110 41ST ST E

**Bank Draft Amount \$116.00**  
 is scheduled for 05/29/2025



WILLOW WALK COMM DEV DIST  
 RIZZETTA & COMPANY  
 3434 COLWELL AVE STE 200  
 TAMPA FL 33614-8390

4 2980

PEACE RIVER ELECTRIC COOPERATIVE, INC.  
 PO BOX 1547  
 WAUCHULA FL 33873-1547



110260152609003000011600000012600050820254

Account  
152609003

Service Address  
4110 41ST ST E

Service Description  
IRRIGATION PUMP

Board District  
8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
918572591	04/01/2025	05/01/2025	24,949	25,675	1.0	726	4.566
<b>Account Summary</b>				<b>Current Charges</b>			
Previous Balance				Facilities Use Charge			
Payment(s) Made				Energy Charge			
<b>Balance Forward</b>				CPA			
Current Charges				Property Tax Recovery Fee			
<b>Total Amount Due</b>				Gross Receipts Tax			
				Operation Round Up			
				<b>Total Current Charges</b>			
				<b>Bank Draft Amount</b>			



## SURGE SUPPRESSOR FREE INSTALLATION

PEACE OF MIND FOR ONLY A FEW DOLLARS A MONTH

Order a surge suppressor by May 31, 2025, and we will waive the typical \$24.95 installation fee!  
Once installed an equipment lease fee of \$5.95 (plus tax) per month applies.

Learn more: [www.preco.coop/energy/surge-protection/](http://www.preco.coop/energy/surge-protection/)

Now offering cash bill-pay service at participating retail stores. The barcode below can be scanned at the register, allowing you to make your monthly payment. There is a \$1.50 convenience fee to use this service. To find a location near you, visit [pay.vanilladirect.com/pages/retailers](http://pay.vanilladirect.com/pages/retailers)



799366433650001102601526090030

By accepting or using this barcode to make a payment, you agree to the full terms and conditions, available at [vanilladirect.com/pay/terms](http://vanilladirect.com/pay/terms). After successful payment using this barcode, you may retrieve your full detailed e-receipt at [vanilladirect.com/pay/ereceipt](http://vanilladirect.com/pay/ereceipt).

The majority of participating locations will accept cash payments up to a maximum amount of \$500.00.

FAMILY DOLLAR

CVS

Walgreens

DOLLAR GENERAL







**Peace River Electric  
Cooperative, Inc.**

Your Touchstone Energy® Cooperative

**Customer Care** 800-282-3824 8am - 5pm M-F  
**Pay by Phone** 855-937-1752  
**Outage** 800-282-3824 24/7  
**Website** www.preco.coop



**WILLOW WALK COMM DEV DIST  
RIZZETTA & COMPANY**

Bill Date  
Account #  
Member #

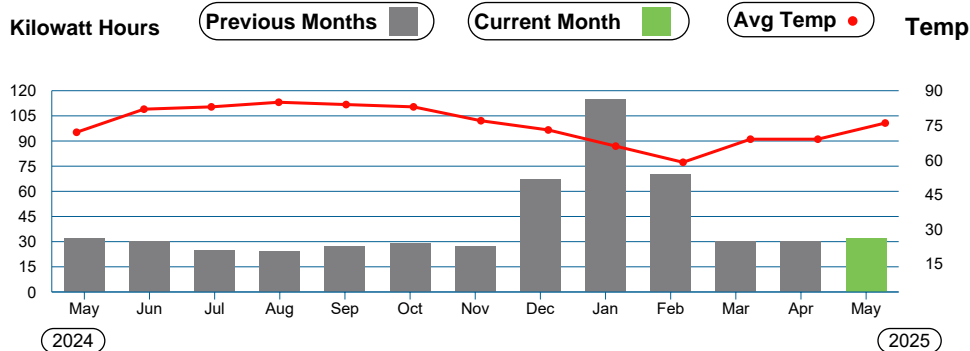
05/08/2025  
152609004  
152353

**TOTAL  
AMOUNT DUE**

**\$34.00**

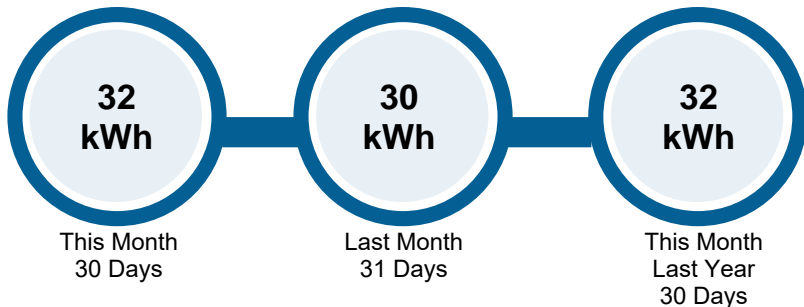
Bank Draft is  
scheduled for  
05/29/2025

## Monthly Energy Use

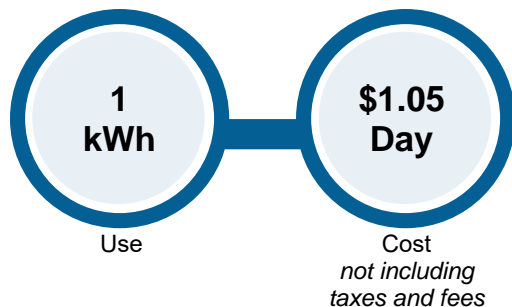


Detailed usage information is available on the SmarHub App or www.preco.coop

## Monthly Energy Use Comparison



## Your Average Daily Use



Please make check payable to PRECO in U.S. funds and return this portion with your payment.



**Peace River Electric  
Cooperative, Inc.**

Your Touchstone Energy® Cooperative

PO Box 1310  
210 Metheny Road  
Wauchula, Florida 33873  
800.282.3824

Account #  
Service Address

152609004  
3707 WILLOW WALK DR

**Bank Draft Amount \$34.00**  
is scheduled for 05/29/2025



WILLOW WALK COMM DEV DIST  
RIZZETTA & COMPANY  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

4 2981

PEACE RIVER ELECTRIC COOPERATIVE, INC.  
PO BOX 1547  
WAUCHULA FL 33873-1547



110260152609004000003400000004400050820253

**Account**  
152609004

**Service Address**  
3707 WILLOW WALK DR

**Service Description**  
SIGN LIGHTING

**Board District**  
8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
33848765	04/01/2025	05/01/2025	5,671	5,703	1.0	32	0.1
<b>Account Summary</b>				<b>Current Charges</b>			
Previous Balance				\$34.00			
Payment(s) Made				-\$34.00			
<b>Balance Forward</b>				<b>\$0.00</b>			
Current Charges				\$34.00			
<b>Total Amount Due</b>				<b>\$34.00</b>			
				<b>Current Charges</b>		<b>GS-S</b>	
				Facilities Use Charge		\$28.00	
				Energy Charge		32 kWh @ 0.121 \$3.87	
				CPA		32 kWh @ -0.009 -\$0.29	
				Property Tax Recovery Fee		\$0.99	
				Gross Receipts Tax		\$0.84	
				Operation Round Up		\$0.59	
				<b>Total Current Charges</b>		<b>\$34.00</b>	
				<b>Bank Draft Amount</b>			<b>\$34.00</b>



## SURGE SUPPRESSOR FREE INSTALLATION

PEACE OF MIND FOR ONLY A FEW DOLLARS A MONTH

Order a surge suppressor by May 31, 2025, and we will waive the typical \$24.95 installation fee! Once installed an equipment lease fee of \$5.95 (plus tax) per month applies.

Learn more: [www.preco.coop/energy/surge-protection/](http://www.preco.coop/energy/surge-protection/)

Now offering cash bill-pay service at participating retail stores. The barcode below can be scanned at the register, allowing you to make your monthly payment. There is a \$1.50 convenience fee to use this service. To find a location near you, visit [pay.vanilladirect.com/pages/retailers](http://pay.vanilladirect.com/pages/retailers)



799366433650001102601526090048

By accepting or using this barcode to make a payment, you agree to the full terms and conditions, available at [vanilladirect.com/pay/terms](http://vanilladirect.com/pay/terms). After successful payment using this barcode, you may retrieve your full detailed e-receipt at [vanilladirect.com/pay/ereceipt](http://vanilladirect.com/pay/ereceipt).

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**FAMILY DOLLAR**

**CVS**

**Walgreens**

**DOLLAR GENERAL**





**Peace River Electric  
Cooperative, Inc.**

Your Touchstone Energy® Cooperative

**Customer Care** 800-282-3824 8am - 5pm M-F  
**Pay by Phone** 855-937-1752  
**Outage** 800-282-3824 24/7  
**Website** [www.precio.coop](http://www.precio.coop)



**WILLOW WALK COMM DEV DIST  
RIZZETTA & COMPANY**

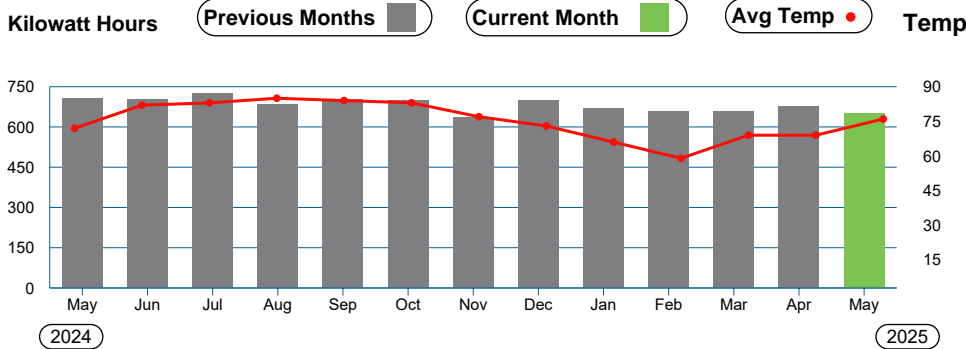
Bill Date 05/08/2025  
 Account # 152609005  
 Member # 152353

**TOTAL  
AMOUNT DUE**

**\$107.00**

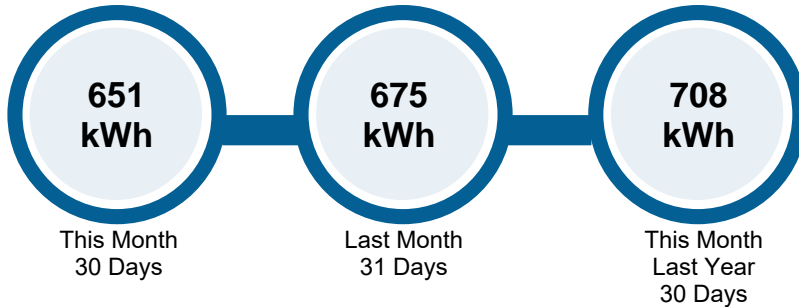
Bank Draft is  
scheduled for  
05/29/2025

## Monthly Energy Use

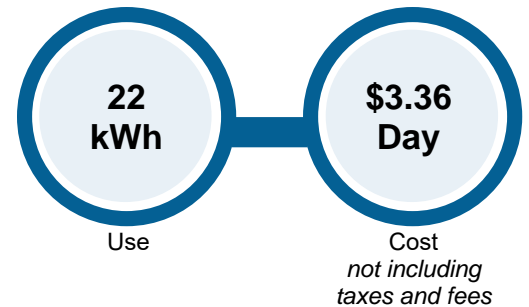


Detailed usage information is available on the SmarHub App or [www.precio.coop](http://www.precio.coop)

## Monthly Energy Use Comparison



## Your Average Daily Use



Please make check payable to PRECO in U.S. funds and return this portion with your payment.



**Peace River Electric  
Cooperative, Inc.**

Your Touchstone Energy® Cooperative

PO Box 1310  
 210 Metheny Road  
 Wauchula, Florida 33873  
 800.282.3824

Account # 152609005  
 Service Address 4541 LINDEVER LN

**Bank Draft Amount \$107.00**  
 is scheduled for 05/29/2025



WILLOW WALK COMM DEV DIST  
 RIZZETTA & COMPANY  
 3434 COLWELL AVE STE 200  
 TAMPA FL 33614-8390

4 2982

PEACE RIVER ELECTRIC COOPERATIVE, INC.  
 PO BOX 1547  
 WAUCHULA FL 33873-1547



110260152609005000010700000011700050820252

**Account**  
152609005

**Service Address**  
4541 LINDEVER LN

**Service Description**  
POND AERATOR

**Board District**  
8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
34710836	04/01/2025	05/01/2025	46,947	47,598	1.0	651	0.924
<b>Account Summary</b>				<b>Current Charges</b>			
Previous Balance				Facilities Use Charge			
Payment(s) Made				Energy Charge			
<b>Balance Forward</b>				CPA			
Current Charges				Property Tax Recovery Fee			
<b>Total Amount Due</b>				Gross Receipts Tax			
				Operation Round Up			
				<b>Total Current Charges</b>			
				<b>Bank Draft Amount</b>			



## SURGE SUPPRESSOR FREE INSTALLATION

PEACE OF MIND FOR ONLY A FEW DOLLARS A MONTH

Order a surge suppressor by May 31, 2025, and we will waive the typical \$24.95 installation fee!  
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**FAMILY DOLLAR**

**CVS**

**Walgreens**

**DOLLAR GENERAL**







**Peace River Electric  
Cooperative, Inc.**

Your Touchstone Energy® Cooperative

**Customer Care** 800-282-3824 8am - 5pm M-F  
**Pay by Phone** 855-937-1752  
**Outage** 800-282-3824 24/7  
**Website** [www.precio.coop](http://www.precio.coop)



**WILLOW WALK COMM DEV DIST  
RIZZETTA & COMPANY**

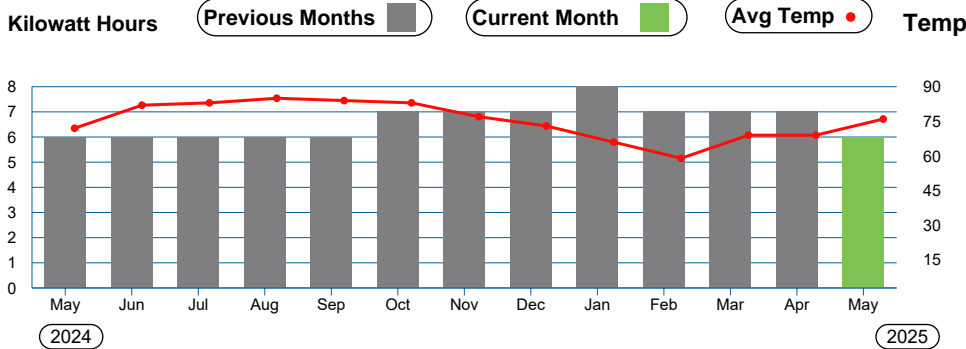
Bill Date 05/08/2025  
 Account # 152609006  
 Member # 152353

**TOTAL  
AMOUNT DUE**

**\$31.00**

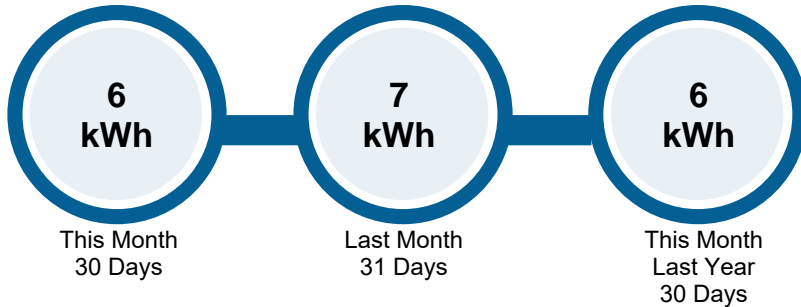
Bank Draft is  
scheduled for  
05/29/2025

## Monthly Energy Use

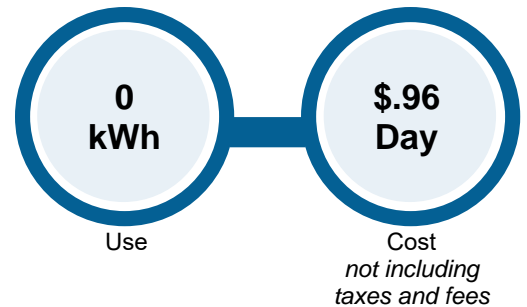


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## Monthly Energy Use Comparison



## Your Average Daily Use



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**Peace River Electric  
Cooperative, Inc.**

Your Touchstone Energy® Cooperative

PO Box 1310  
 210 Metheny Road  
 Wauchula, Florida 33873  
 800.282.3824

Account # 152609006  
 Service Address 3703 WAYFARER WAY

**Bank Draft Amount \$31.00**  
 is scheduled for 05/29/2025



WILLOW WALK COMM DEV DIST  
 RIZZETTA & COMPANY  
 3434 COLWELL AVE STE 200  
 TAMPA FL 33614-8390

4 2983

PEACE RIVER ELECTRIC COOPERATIVE, INC.  
 PO BOX 1547  
 WAUCHULA FL 33873-1547



110260152609006000003100000004100050820255

**Account**  
152609006

**Service Address**  
3703 WAYFARER WAY

**Service Description**  
SIGN LIGHTING

**Board District**  
8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
34330437	04/01/2025	05/01/2025	1,005	1,011	1.0	6	0.018
<b>Account Summary</b>				<b>Current Charges</b>			
Previous Balance				Facilities Use Charge			
Payment(s) Made				Energy Charge			
<b>Balance Forward</b>				CPA			
Current Charges				Property Tax Recovery Fee			
<b>Total Amount Due</b>				Gross Receipts Tax			
				Operation Round Up			
				<b>Total Current Charges</b>			
				<b>Bank Draft Amount</b>			



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**FAMILY DOLLAR**

**CVS**

**Walgreens**

**DOLLAR GENERAL**





**Peace River Electric  
Cooperative, Inc.**

Your Touchstone Energy® Cooperative

**Customer Care** 800-282-3824 8am - 5pm M-F  
**Pay by Phone** 855-937-1752  
**Outage** 800-282-3824 24/7  
**Website** [www.precio.coop](http://www.precio.coop)



**WILLOW WALK COMM DEV DIST  
RIZZETTA & COMPANY**

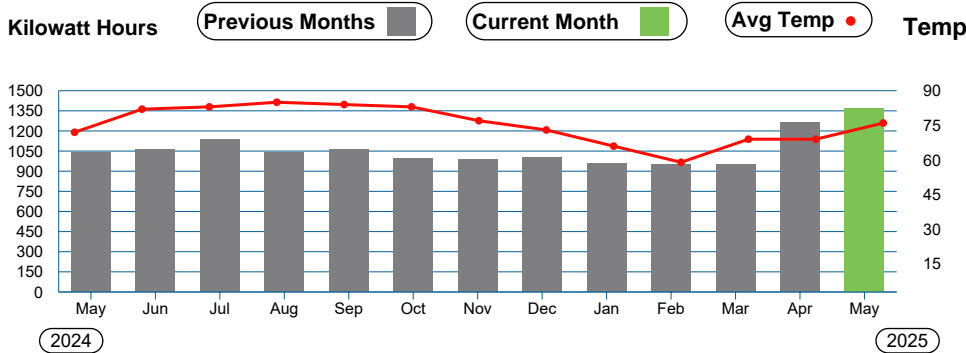
Bill Date 05/08/2025  
 Account # 152609007  
 Member # 152353

**TOTAL  
AMOUNT DUE**

**\$193.00**

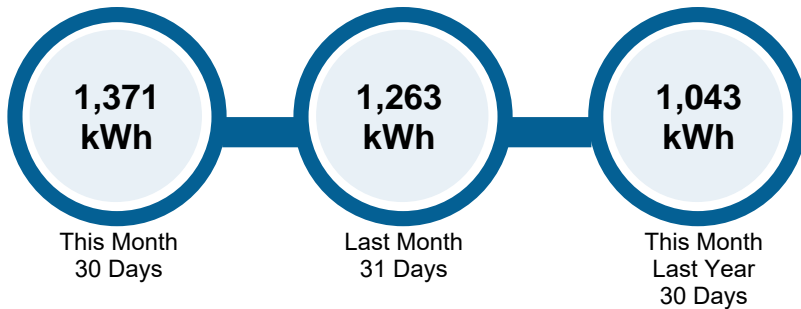
Bank Draft is  
scheduled for  
05/29/2025

## Monthly Energy Use

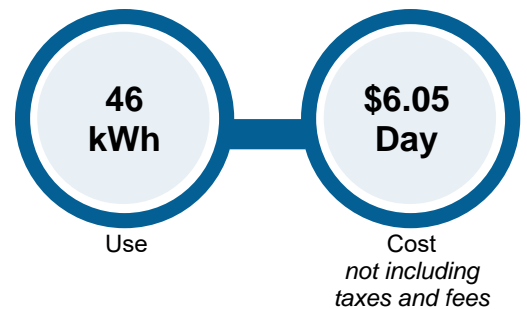


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## Monthly Energy Use Comparison



## Your Average Daily Use



Please make check payable to PRECO in U.S. funds and return this portion with your payment.



**Peace River Electric  
Cooperative, Inc.**

Your Touchstone Energy® Cooperative

PO Box 1310  
 210 Metheny Road  
 Wauchula, Florida 33873  
 800.282.3824

Account # 152609007  
 Service Address 4150 MOSSY LIMB CT

**Bank Draft Amount \$193.00**  
 is scheduled for 05/29/2025



WILLOW WALK COMM DEV DIST  
 RIZZETTA & COMPANY  
 3434 COLWELL AVE STE 200  
 TAMPA FL 33614-8390

4 2984

PEACE RIVER ELECTRIC COOPERATIVE, INC.  
 PO BOX 1547  
 WAUCHULA FL 33873-1547



110260152609007000019300000020300050820252

**Account**  
152609007

**Service Address**  
4150 MOSSY LIMB CT

**Service Description**  
IRRIGATION PUMP

**Board District**  
8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
35778358	04/01/2025	05/01/2025	58,472	59,843	1.0	1,371	7.688
<b>Account Summary</b>				<b>Current Charges</b>			
Previous Balance				Facilities Use Charge			
Payment(s) Made				Energy Charge			
<b>Balance Forward</b>				CPA			
Current Charges				Property Tax Recovery Fee			
<b>Total Amount Due</b>				Gross Receipts Tax			
				Operation Round Up			
				<b>Total Current Charges</b>			
				<b>Bank Draft Amount</b>			



## SURGE SUPPRESSOR FREE INSTALLATION

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The majority of participating locations will accept cash payments up to a maximum amount of \$500.00.

**FAMILY DOLLAR**

**CVS**

**Walgreens**

**DOLLAR GENERAL**





**Peace River Electric  
Cooperative, Inc.**

Your Touchstone Energy® Cooperative

**Customer Care** 800-282-3824 8am - 5pm M-F  
**Pay by Phone** 855-937-1752  
**Outage** 800-282-3824 24/7  
**Website** [www.precio.coop](http://www.precio.coop)



**WILLOW WALK COMM DEV DIST  
RIZZETTA & COMPANY**

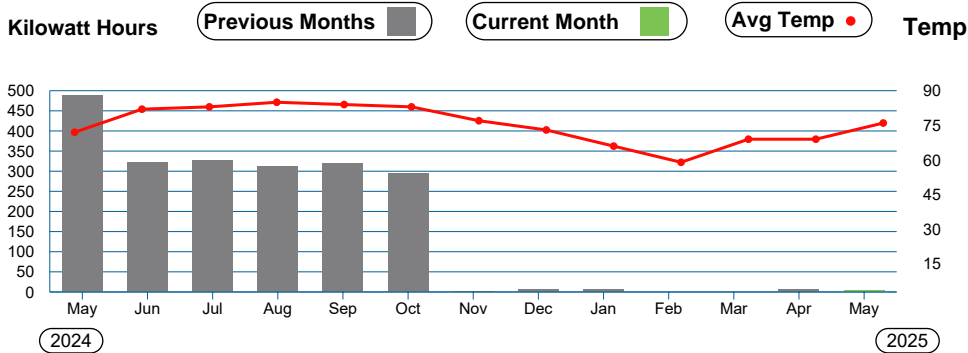
Bill Date 05/08/2025  
 Account # 152609008  
 Member # 152353

**TOTAL  
AMOUNT DUE**

**\$31.00**

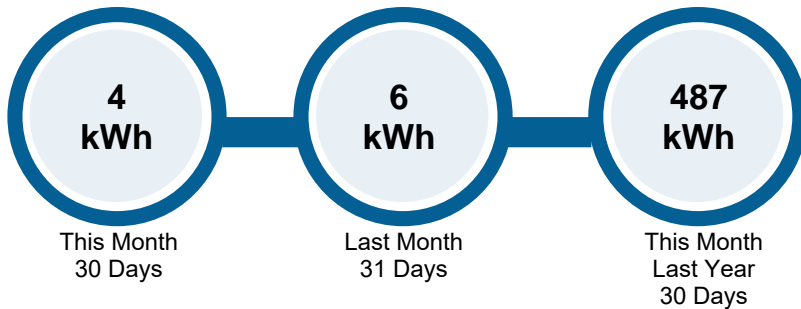
Bank Draft is  
scheduled for  
05/29/2025

## Monthly Energy Use

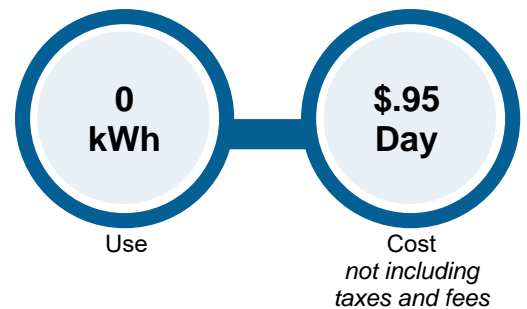


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## Monthly Energy Use Comparison



## Your Average Daily Use



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**Peace River Electric  
Cooperative, Inc.**

Your Touchstone Energy® Cooperative

PO Box 1310  
 210 Metheny Road  
 Wauchula, Florida 33873  
 800.282.3824

Account # 152609008  
 Service Address 4854 ELLENTON GILLETTE RD

**Bank Draft Amount \$31.00**  
 is scheduled for 05/29/2025



WILLOW WALK COMM DEV DIST  
 RIZZETTA & COMPANY  
 3434 COLWELL AVE STE 200  
 TAMPA FL 33614-8390

4 2985

PEACE RIVER ELECTRIC COOPERATIVE, INC.  
 PO BOX 1547  
 WAUCHULA FL 33873-1547



110260152609008000003100000004100050820257



**Account**  
152609008

**Service Address**  
4854 ELLENTON GILLETTE RD

**Service Description**  
PUMP

**Board District**  
8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
36334890	04/01/2025	05/01/2025	23,970	23,974	1.0	4	0.006
<b>Account Summary</b>				<b>Current Charges</b>			
Previous Balance				\$31.00			
Payment(s) Made				-\$31.00			
<b>Balance Forward</b>				<b>\$0.00</b>			
Current Charges				\$31.00			
<b>Total Amount Due</b>				<b>\$31.00</b>			
				<b>Current Charges</b>			
				Facilities Use Charge			
				\$28.00			
				Energy Charge			
				4 kWh @ 0.121			
				\$0.48			
				CPA			
				4 kWh @ -0.009			
				-\$0.04			
				Property Tax Recovery Fee			
				\$0.89			
				Gross Receipts Tax			
				\$0.75			
				Operation Round Up			
				\$0.92			
				<b>Total Current Charges</b>			
				<b>\$31.00</b>			
				<b>Bank Draft Amount</b>			
				<b>\$31.00</b>			



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**FAMILY DOLLAR**

**CVS**

**Walgreens**

**DOLLAR GENERAL**





**Peace River Electric  
Cooperative, Inc.**

Your Touchstone Energy® Cooperative

**Customer Care** 800-282-3824 8am - 5pm M-F  
**Pay by Phone** 855-937-1752  
**Outage** 800-282-3824 24/7  
**Website** [www.precio.coop](http://www.precio.coop)



**WILLOW WALK COMM DEV DIST  
RIZZETTA & COMPANY**

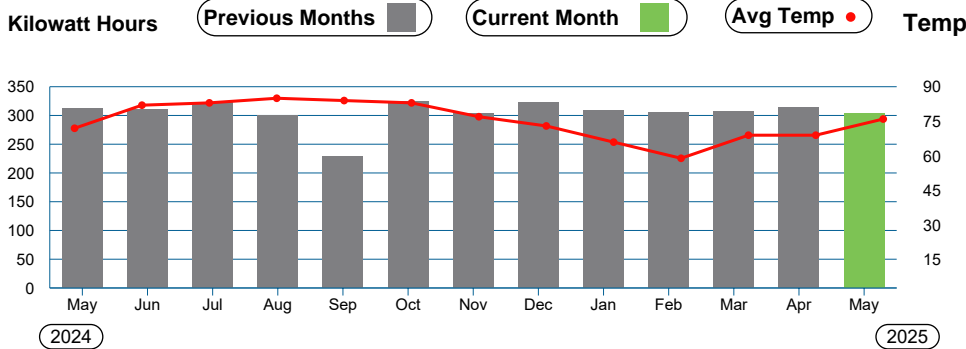
Bill Date 05/08/2025  
 Account # 152609009  
 Member # 152353

**TOTAL  
AMOUNT DUE**

**\$65.62**

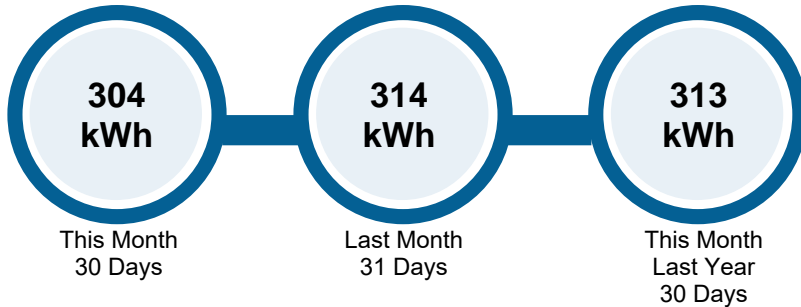
Bank Draft is  
scheduled for  
05/29/2025

## Monthly Energy Use

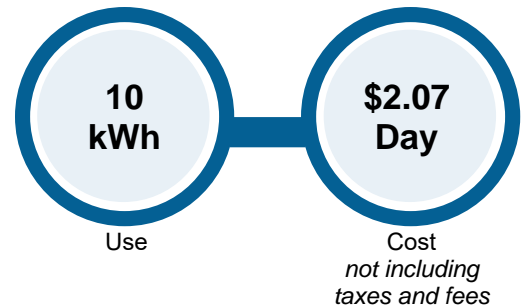


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## Monthly Energy Use Comparison



## Your Average Daily Use



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**Peace River Electric  
Cooperative, Inc.**

Your Touchstone Energy® Cooperative

PO Box 1310  
 210 Metheny Road  
 Wauchula, Florida 33873  
 800.282.3824

Account # 152609009  
 Service Address 4705 BIRDSONG DR

**Bank Draft Amount \$65.62**  
 is scheduled for 05/29/2025



2631 0 MB 0.622  
 WILLOW WALK COMM DEV DIST  
 RIZZETTA & COMPANY  
 3434 COLWELL AVE STE 200  
 TAMPA FL 33614-8390

5 2631  
 C-10

PEACE RIVER ELECTRIC COOPERATIVE, INC.  
 PO BOX 1547  
 WAUCHULA FL 33873-1547



110260152609009000006562000007562050820256

**Account**  
152609009

**Service Address**  
4705 BIRDSONG DR

**Service Description**  
AERATOR

**Board District**  
8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
38345643	04/01/2025	05/01/2025	10,902	11,206	1.0	304	0.436
Account Summary				Current Charges			
Previous Balance			\$66.48	Facilities Use Charge			GS-S \$28.00
Payment(s) Made			-\$66.48	Energy Charge			304 kWh @ 0.121 \$36.78
Balance Forward			\$0.00	CPA			304 kWh @ -0.009 -\$2.74
Current Charges			\$65.62	Property Tax Recovery Fee			\$1.94
Total Amount Due			\$65.62	Gross Receipts Tax			\$1.64
				Total Current Charges			\$65.62
Bank Draft Amount							\$65.62



## SURGE SUPPRESSOR FREE INSTALLATION

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**FAMILY DOLLAR**

**CVS**

**Walgreens**

**DOLLAR GENERAL**





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

Invoice

Date	Invoice #
5/2/2025	INV0000098860

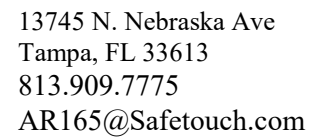
RECEIVED  
04/29/25

Bill To:

Willow Walk CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614
---

Services for the month of	Terms	Client Number
May	Upon Receipt	00167

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,720.92	\$1,720.92
Administrative Services	1.00	\$430.25	\$430.25
Dissemination Services	1.00	\$375.00	\$375.00
Email Accounts, Admin & Maintenance	3.00	\$20.00	\$60.00
Financial & Revenue Collections	1.00	\$344.17	\$344.17
Landscape Consulting Services	1.00	\$900.00	\$900.00
Management Services	1.00	\$2,045.92	\$2,045.92
Website Compliance & Management	1.00	\$100.00	\$100.00
		Subtotal	\$5,976.26
		Total	\$5,976.26



RECEIVED  
05/01/25

Bill To
Willow Walk CDD c/o Rizzetta & Co 3434 Colwell Ave Ste200 Tampa, FL 33614

Installation Address
Willow Walk Amenity 4220 Lindever Lane Palmetto, FL 34221

P.O. No.	Date	Invoice #	Due Date	Acct #
	05/01/2025	19992	05/31/2025	VID0643

Qty	Description
	Monthly Monitoring
1	Event Based Remote Video Monitoring at Clubhouse
	Services are billed a month in advance.

	<b>Subtotal</b>	\$500.00
	<b>Sales Tax (0.0%)</b>	\$0.00
	<b>Total</b>	\$500.00
	<b>Balance Due</b>	\$500.00

***Securiteam is now a part of Safetouch!***

# INVOICE

Sitex Aquatics, LLC  
PO Box 917  
Parrish, FL 34219

office@sitexaquatics.com  
+1 (813) 564-2322



## Bill to

Willow Walk CDD  
Rizzetta  
2700 S. Falkenburg Rd Suite 200  
Tampa, FL 33578

## Ship to

Willow Walk CDD  
Willow Walk CDD  
Rizzetta  
2700 S. Falkenburg Rd Suite 200  
Tampa, FL 33578

**RECEIVED**  
05/01/25

## Invoice details

Invoice no.: 10034-B  
Terms: Net 30  
Invoice date: 05/02/2025  
Due date: 06/01/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		<b>Aquatic Maintenance</b>	Monthly Lake Maintenance: 19 Waterways 2x a Month	1	\$1,758.00	\$1,758.00
2.		<b>Aquatic Maintenance</b>	Quarterly Maintenance: 10 Wetland Sites	1	\$3,500.00	\$3,500.00
3.		<b>Larvicide</b>	Monthly Midge Larviciding: 19 Pond Banks	1	\$1,250.00	\$1,250.00

**Total** **\$6,508.00**

## Ways to pay



[View and pay](#)

INVOICE

Spearem Enterprises, LLC  
7842 Land O' Lakes Blvd. #335  
Land O' Lakes, FL 34638

spearem.jmb@gmail.com  
+1 (813) 997-8101



**Bill to**  
Willow Walk CDD C/O Rizzetta and  
Company  
3434 Colwell Ave, Suite 200  
Tampa, FL 33614

**Ship to**  
Willow Walk CDD C/O Rizzetta and  
Company  
3434 Colwell Ave, Suite 200  
Tampa, FL 33614

Invoice details

Invoice no.: 6209  
Terms: Net 15  
Invoice date: 05/19/2025  
Due date: 06/03/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Labor	clubhouse cleaning services, 4 weeks at 3 times a/week 3/16/2025 to 4/15/2025	4	\$175.00	\$700.00
2.		Material	paper goods and trash bags	1	\$60.00	\$60.00

Total \$760.00

Note to customer

It is anticipated that permits will not be required for the above work, and if required, the associated costs will be added to the price stated below. Any existing conditions that are not reasonably discoverable prior to the job start date, which in anyway interferes with the safe and satisfactory completion of this job, will be corrected by an additional work order and estimate for approval prior to resuming job. Spearem Enterprises, LLC is not responsible for any delays in performance of service that are due in full or in part to circumstances beyond our control. Spearem Enterprises, LLC is not responsible for damage, personal or property damage by others at the job site. Whether actual or consequential, or any claim arising out of or relating to "Acts of God".  
Job will Commence within 30 days of receiving signed, approved proposal-weather permitting.

RECEIVED  
05/19/2025

INVOICE

Spearem Enterprises, LLC  
7842 Land O' Lakes Blvd. #335  
Land O' Lakes, FL 34638

spearem.jmb@gmail.com  
+1 (813) 997-8101



**Bill to**  
Willow Walk CDD C/O Rizzetta and  
Company  
3434 Colwell Ave, Suite 200  
Tampa, FL 33614

**Ship to**  
Willow Walk CDD C/O Rizzetta and  
Company  
3434 Colwell Ave, Suite 200  
Tampa, FL 33614

**Invoice details**  
Invoice no.: 6219  
Terms: Net 15  
Invoice date: 05/19/2025  
Due date: 06/03/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Sales	provide and install a new toilet paper dispenser in the men's bathroom and re-attach vandalized drinking fountain	1	\$150.00	\$150.00

**Total** **\$150.00**

**Note to customer**

It is anticipated that permits will not be required for the above work, and if required, the associated costs will be added to the price stated below. Any existing conditions that are not reasonably discoverable prior to the job start date, which in anyway interferes with the safe and satisfactory completion of this job, will be corrected by an additional work order and estimate for approval prior to resuming job. Spearem Enterprises, LLC is not responsible for any delays in performance of service that are due in full or in part to circumstances beyond our control. Spearem Enterprises, LLC is not responsible for damage, personal or property damage by others at the job site. Whether actual or consequential, or any claim arising out of or relating to "Acts of God". Job will Commence within 30 days of receiving signed, approved proposal-weather permitting.

RECEIVED  
05/19/2025

**SUN STATE LANDSCAPE  
MANAGEMENT, INC.**

8920 ERIE LANE  
PARRISH, FL 34219

**INVOICE**

Invoice Number: 66563  
Invoice Date: May 1, 2025  
Page: 1

Voice: 941-776-2897  
Fax: 941-776-0857

**RECEIVED**  
05/06/25

**Bill To:**

WILLOW WALK CDD  
C/O RIZZETTA & COMPANY  
3434 COLWELL AVENUE, SUITE 200  
TAMPA, FL 33614

**Ship to:**

WILLOW WALK - Phase 1 & 2  
MAINTENANCE

Customer ID	Customer PO	Payment Terms	
WILLOW WALK CDD	Matt Huber	Net 45 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	N/A		6/15/25

Quantity	Item	Description	Unit Price	Amount
1.00	TURF MGMT	Phase 1 Maintenance: Turf Management - Pond A, B, C, D, E, F & G. Lift Station, Main & Second Entry, Buffer A,B,C & NE Wall.	5,036.65	5,036.65
1.00	BED MGMT	Bed Management - Liftstation, Main & Second Entry, Buffer A,B,C & NE Wall.	1,117.18	1,117.18
1.00	FERT/PEST	Fertilization & Pest Control - Floratam sod at Main & Second Entry and A, B & C buffer, Liftstation	1,032.23	1,032.23
1.00	FERT/PEST	Fertilization & Pest Control- Amenity Center	291.67	291.67
1.00	FERT/PEST	TPPD Injections	43.33	43.33
1.00	IRR MGMT	Quarterly Irrigation Inspection of Amenity Center only - \$150.00	50.00	50.00
		Phase 2 Maintenance: Buffer A, B, C, D & Main & 2nd Entry		
1.00	TURF MGMT	Turf Management - Floratam	379.09	379.09
1.00	TURF MGMT	Turf Management - Bahia	2,572.48	2,572.48
1.00	BED MGMT	Bed Management	1,454.88	1,454.88
1.00	FERT/PEST	Fertilization & Pest Control - Floratam	157.95	157.95
1.00	FERT/PEST	Fertilization & Pest Control - Beds & other	1,308.14	1,308.14
1.00	IRR MGMT	Quarterly Irrigation Management - fee	207.50	207.50
Subtotal				Continued
Sales Tax				Continued
Total Invoice Amount				Continued
Payment/Credit Applied				
<b>TOTAL</b>				<b>Continued</b>

Check/Credit Memo No:

SUN STATE LANDSCAPE  
MANAGEMENT, INC.

8920 ERIE LANE  
PARRISH, FL 34219

INVOICE

Invoice Number: 66563  
Invoice Date: May 1, 2025  
Page: 2

Voice: 941-776-2897  
Fax: 941-776-0857

Bill To:

WILLOW WALK CDD  
C/O RIZZETTA & COMPANY  
3434 COLWELL AVENUE, SUITE 200  
TAMPA, FL 33614

Ship to:

WILLOW WALK - Phase 1 & 2  
MAINTENANCE

Customer ID	Customer PO	Payment Terms	
WILLOW WALK CDD	Matt Huber	Net 45 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	N/A		6/15/25

Quantity	Item	Description	Unit Price	Amount
1.00	TURF MGMT	\$622.50 Phase 2 Ponds Maintenance: L01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 19 Turf Management - Bahia	2,557.58	2,557.58
Subtotal				16,208.68
Sales Tax				
Total Invoice Amount				16,208.68
Payment/Credit Applied				
TOTAL				16,208.68

Check/Credit Memo No:



Sunshine Pools of Bradenton, LLC.  
P.O. Box 1754  
Oneco, FL 34264 US  
+19413764102  
Spofbradenton@gmail.com

Invoice 22417

BILL TO Willow Walk Community 4220 Lindever Lane Palmetto, FL. 34221	DATE 05/09/2025	PLEASE PAY \$47.00	DUE DATE 05/27/2025

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Materials	Materials- New 10' garden hose (for cleaning filters, priming pump, filling chemicals)**	1	22.00	22.00
	Materials	Materials- 3/4" hose spigot 3/4" misc. pvc, fittings (replumbed broken hose spigot line)	1	25.00	25.00

SUBTOTAL	47.00
TAX	0.00
TOTAL	47.00

RECEIVED  
05/12/25

TOTAL DUE	\$47.00
-----------	---------

THANK YOU.





Sunshine Pools of Bradenton, LLC.  
P.O. Box 1754  
Oneco, FL 34264 US  
+19413764102  
Spofbradenton@gmail.com

Invoice 22086

RECEIVED  
04/28/25

**BILL TO**

Willow Walk Community  
4220 Lindever Lane  
Palmetto, FL. 34221

DATE  
04/28/2025

PLEASE PAY  
**\$32.46**

DUE DATE  
05/16/2025

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	<b>Materials</b>	Materials- 22' replacement tubing for chlorine feeder 2 ferrels 2 nuts	1	32.46	32.46
SUBTOTAL					32.46
TAX					0.00
TOTAL					32.46
TOTAL DUE					<b>\$32.46</b>

THANK YOU.



Sunshine Pools of Bradenton, LLC.  
P.O. Box 1754  
Oneco, FL 34264 US  
+19413764102  
Spofbradenton@gmail.com

Invoice 22261

RECEIVED  
05/01/25

BILL TO  
Willow Walk Community  
4220 Lindever Lane  
Palmetto, FL. 34221

DATE  
05/01/2025

PLEASE PAY  
\$1,250.00

DUE DATE  
05/19/2025

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	MPS	Monthly Pool Service	1	1,250.00	1,250.00
SUBTOTAL					1,250.00
TAX					0.00
TOTAL					1,250.00
TOTAL DUE					\$1,250.00

THANK YOU.

# Business Observer

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

## INVOICE

Legal Advertising

Invoice # 25-00575M

Date 04/18/2025

**Attn:**  
Willow Walk CDD - Rizzetta  
3434 COLWELL AVENUE SUITE 200  
TAMPA FL 33614

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

### Description

### Amount

Serial # 25-00575M

\$61.25

### Notice of Special Meeting

**RE:** Meeting on April 29, 2025 at 4:30pm; Willow Walk CDD

**Published:** 4/18/2025

**RECEIVED**  
05/12/2025

### Important Message

Please include our Serial #  
on your check

Pay by credit card online:  
[https://legals.  
businessobserverfl.  
com/send-payment/](https://legals.businessobserverfl.com/send-payment/)

Paid

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**Total**

**\$61.25**

Payment is expected within 30 days of the  
first publication date of your notice.

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

### NOTICE

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

# Business Observer

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

## INVOICE

### Legal Advertising

#### NOTICE OF SPECIAL MEETING OF THE BOARD OF SUPERVISORS OF WILLOW WALK COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Willow Walk Community Development District will hold a special meeting on Tuesday, April 29, 2025, at 4:30 p.m. at The Harrison Ranch Clubhouse which is located at 5755 Harrison Ranch Blvd. Parrish, FL 34219. The Board of Supervisors of the District will hold its special meeting to consider any business that properly comes before it.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for this meeting may be obtained 2700 S. Falkenburg Rd, Suite 2745, Riverview, FL 33578. There may be an occasion where one or more supervisors will participate by speaker telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (813) 533-2950, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 or 7-1-1 for aid in contacting the District Office.

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

Stephanie DeLuna  
District Manager  
April 18, 2025

25-00575M

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

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# Business Observer

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

## INVOICE

Legal Advertising

Invoice # 25-00785M

Date 05/23/2025

**Attn:**  
Willow Walk CDD - Rizzetta  
3434 COLWELL AVENUE SUITE 200  
TAMPA FL 33614

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

**RECEIVED**  
05/22/25

### Description

### Amount

Serial # 25-00785M

\$63.44

### Notice of Special Meeting

**RE:** Meeting on June 2, 2025 at 4:00pm and August 12, 2025 at 4:00pm;  
Willow Walk CDD

**Published:** 5/23/2025

### Important Message

Please include our Serial #  
on your check

Pay by credit card online:  
[https://legals.  
businessobserverfl.  
com/send-payment/](https://legals.businessobserverfl.com/send-payment/)

Paid

()

**Total**

**\$63.44**

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first publication date of your notice.

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# Business Observer

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

## INVOICE

### Legal Advertising

#### NOTICE OF SPECIAL MEETING OF THE BOARD OF SUPERVISORS OF WILLOW WALK COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Willow Walk Community Development District will hold a special meeting on **Tuesday, June 2, 2025 at 4:00 p.m. and Tuesday, August 12, 2025, at 4:00 p.m.** at The Harrison Ranch Clubhouse which is located at 5755 Harrison Ranch Blvd. Parrish, FL 34219. The Board of Supervisors of the District will hold its special meeting to consider any business that properly comes before it.

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Stephanie DeLuna  
District Manager  
May 23, 2025

25-00785M

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Serial Number  
25-00785M

# Business Observer

Published Weekly  
Manatee, Manatee County, Florida

COUNTY OF MANATEE

STATE OF FLORIDA

Before the undersigned authority personally appeared Holly Botkin who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at Manatee, Manatee County, Florida; that the attached copy of advertisement,

being a Notice of Special Meeting

in the matter of Meeting on June 2, 2025 at 4:00pm and August 12, 2025 at 4:00pm;  
Willow Walk CDD

in the Court, was published in said newspaper by print in the

issues of 5/23/2025

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

\*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.

Holly Botkin

Sworn to and subscribed, and personally appeared by physical presence before me,

23rd day of May, 2025 A.D.

by Holly Botkin who is personally known to me.

\_\_\_\_\_  
Notary Public, State of Florida  
(SEAL)

RECEIVED  
MAY 27 2025

BY: .....

## NOTICE OF SPECIAL MEETING OF THE BOARD OF SUPERVISORS OF WILLOW WALK COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Willow Walk Community Development District will hold a special meeting on **Tuesday, June 2, 2025 at 4:00 p.m.** and **Tuesday, August 12, 2025, at 4:00 p.m.** at The Harrison Ranch Clubhouse which is located at 5755 Harrison Ranch Blvd. Parrish, FL 34219. The Board of Supervisors of the District will hold its special meeting to consider any business that properly comes before it.

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Stephanie DeLuna  
District Manager  
May 23, 2025

25-00785M

Willow Walk CDD - Rizzetta  
3434 Colwell Avenue Suite 200  
Tampa, FL 33614

FILE COPY

Serial Number  
25-00785M

# Business Observer

Published Weekly  
Manatee, Manatee County, Florida

COUNTY OF MANATEE

RECEIVED  
MAY 27 2025

BY: .....

STATE OF FLORIDA

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being a Notice of Special Meeting

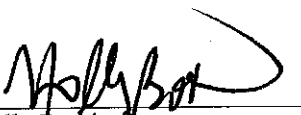
in the matter of Meeting on June 2, 2025 at 4:00pm and August 12, 2025 at 4:00pm; Willow Walk CDD

in the Court, was published in said newspaper by print in the

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Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

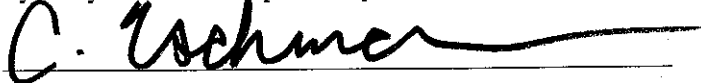
\*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.

  
Holly Botkin

Sworn to and subscribed, and personally appeared by physical presence before me,

23rd day of May, 2025 A.D.

by Holly Botkin who is personally known to me.



Notary Public, State of Florida  
(SEAL)



Catherine Eschmann  
Comm.: HH 322509  
Expires October 17, 2026  
Notary Public - State of Florida

## NOTICE OF SPECIAL MEETING OF THE BOARD OF SUPERVISORS OF WILLOW WALK COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Willow Walk Community Development District will hold a special meeting on Tuesday, June 2, 2025 at 4:00 p.m. and Tuesday, August 12, 2025, at 4:00 p.m. at The Harrison Ranch Clubhouse which is located at 5755 Harrison Ranch Blvd. Parrish, FL 34219. The Board of Supervisors of the District will hold its special meeting to consider any business that properly comes before it.

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Stephanie DeLuna  
District Manager  
May 23, 2025

25-00785M



Wahoo Pools Group, Inc

6657 US 301  
Riverview, FL 33578  
(813) 699-3282  
maintain@wahoopools.com  
www.wahoopools.com

INVOICE

Invoice Number  
# 20250037

Amount Due  
**\$4,986.95**

Bill To:  
Willow Walk  
3434 Colwell Ave UNIT 200  
Tampa, FL 33614

Invoice Date  
May 19, 2025  
  
Due Date  
June 30, 2025

LOCATION: 4220 lindever ln, Palmetto

Item	Description	Qty	Rate	Amount
Ocean Tide Gray 5 Pc Outdoor Dining Set	With Three (3) Years Furniture service Contract included	4	956.00	3,824.00
Ocean Tide Gray Outdoor Arm Chair	With Three (3) years furniture service contract included	2	139.00	278.00
Delivery & Assembly	Delivery & setup to any room, professional assembly, and removal of packaging	1	579.95	579.95
Vendor Fees	Other charges.	1	305.00	305.00

Please call (813) 699-3282 if you need assistance.

Subtotal	\$4,986.95
Tax	\$0.00
Total	\$4,986.95

Amount Due **\$4,986.95**



Wahoo Pools Group, Inc  
www.wahoopools.com