



Rizzetta & Company

Willow Walk Community Development District

Board of Supervisors' Regular Meeting September 4, 2025

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

www.willowwalkcdd.org

WILLOW WALK COMMUNITY DEVELOPMENT DISTRICT

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

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

September 9, 2025

Board of Supervisors
Willow Walk Community
Development District

REVISED FINAL AGENDA

Dear Board Members:

The special meeting of the Board of Supervisors of Willow Walk Community Development District will be held on **Tuesday, September 9, 2025, at 4:00 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. **STAFF REPORTS**
 - A. District Counsel
 1. Refinancing of Series 2015 Bonds
 - a. Resolution 2025-11; Award Resolution..... Tab 1
 - b. Bond Placement Agreement Tab 2
 - c. Trust Indenture Tab 3
 - d. Notice of Special Assessments Tab 4
 - e. Consideration of Resolution 2025-12; Supplemental Assessment Resolution Tab 5
 - f. Supplemental Assessment Methodology..... Tab 6
 - g. Issuer's Opinion..... Tab 7
 - h. District Counsel's Opinion..... Tab 8
 - B. Aquatic Maintenance
 1. Presentation of Sitex Aquatics Report Tab 9
 - C. Landscape Inspection
 1. Presentation of Landscape Inspection Report Tab 10
 2. Presentation of Irrigation Report
 - D. District Engineer
 - E. District Manager
 1. Review of District Manager Report
 2. Consideration of 2024-2025 Goals & Objectives Report.....USC
 4. **BUSINESS ITEMS**
 - A. Consideration of Fifth Addendum to Contract for District Services Tab 11
 - B. Discussion of Fishing Policy Revision Tab 12
 - C. Ratification of Termination Notice of Janitorial Services to Spearem Enterprises..... Tab 13
 - D. Ratification of Agreement with Total Community Maintenance for Janitorial Services Tab 14
 5. **BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors Meeting held on August 12, 2025 Tab 15
 - B. Consideration of the Operations and Maintenance Expenditures for July 2025 Tab 16
 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

RESOLUTION NO. 2025-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WILLOW WALK COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE ISSUANCE OF ITS \$2,884,000 WILLOW WALK COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REFUNDING BONDS, SERIES 2025 (SOUTH PARCEL ASSESSMENT AREA) (THE "BONDS") FOR THE PURPOSE OF DEFEASING AND REFUNDING ALL OF THE OUTSTANDING WILLOW WALK COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2015; DETERMINING THE NEED FOR A NEGOTIATED PRIVATE PLACEMENT OF THE BONDS TO SEACOAST NATIONAL BANK (THE "LENDER"), AND PROVIDING FOR AN AWARD OF SUCH BONDS TO THE LENDER; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION AND DELIVERY OF A TRUST INDENTURE AND A BOND PLACEMENT AGREEMENT; APPOINTING REGIONS BANK AS TRUSTEE, PAYING AGENT AND BOND REGISTRAR; APPOINTING FMSBONDS, INC. AS PLACEMENT AGENT; AUTHORIZING THE PROPER OFFICIALS TO DO ALL THINGS DEEMED NECESSARY IN CONNECTION WITH THE ISSUANCE, AND PRIVATE PLACEMENT OF THE BONDS; MAKING CERTAIN DECLARATIONS; DESIGNATING THE BONDS AS "QUALIFIED TAX-EXEMPT OBLIGATIONS" WITHIN THE MEANING OF SECTION 265(b)(3) OF THE INTERNAL REVENUE CODE OF 1986, AS AMENDED; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Willow Walk Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), created pursuant to the provisions of Ordinance No. 15-11, duly enacted by the Board of County Commissioners of Manatee County, Florida on February 24, 2015 and becoming effective on February 26, 2015; and

WHEREAS, the District was created for the purpose of delivering certain community development services and facilities within and outside its jurisdiction; and

WHEREAS, pursuant to that certain Master Trust Indenture and First Supplemental Trust Indenture, each dated as of July 1, 2015, and each by and between the Issuer and Regions Bank, as the original trustee (the "Original Trustee"), the District issued its \$3,745,000 aggregate principal amount of its Willow Walk Community Development District Special Assessment Bonds, Series 2015 (South Parcel Assessment Area Project) (the "2015 Bonds") to finance certain public infrastructure (herein, the "South Parcel Project"); and

WHEREAS, the District now hereby determines it to be in the best economic interest of the residents and property owners residing within the South Parcel Assessment Area (as defined in the herein referred to 2025 Indenture) within the District to defease and refund the outstanding 2015 Bonds on a current basis; and

WHEREAS, pursuant to the 2025 Indenture (as defined below) and this Resolution, the District hereby determines to issue its Special Assessment Refunding Bonds, Series 2025 (South Parcel Assessment Area) (the "2025 Bonds") in the aggregate principal amount of \$2,884,000 for the purpose of defeasing and redeeming all of the outstanding 2015 Bonds (the principal amount

of such outstanding 2015 Bonds to be defeased and refunded is herein referred to as the "Refunded Bonds"); and

WHEREAS, based on a written proposal dated August 5, 2025 (the "Proposal") from Seacoast National Bank, a Florida banking corporation (the "Lender"), previously approved by the Board on August 12, 2025, the Lender will purchase, on a negotiated private placement basis, the 2025 Bonds to be issued by the District pursuant to the terms and provisions of the herein defined Placement Agreement substantially in the form attached hereto as Exhibit A; and

WHEREAS, there has been submitted for this meeting with respect to the issuance and sale of the 2025 Bonds and submitted to the Board forms of:

- (i) a Bond Placement Agreement with respect to the 2025 Bonds by and between the Lender and the District, together with the form of a disclosure statement attached to the Bond Placement Agreement pursuant to Section 218.385, Florida Statutes, and attached affidavit of the Lender required under Section 787.06, Florida Statutes, substantially in the form attached hereto as Exhibit A (the "Placement Agreement"); and
- (ii) a Trust Indenture by and between the District and the Current Trustee (as herein defined), substantially in the form attached hereto as Exhibit B (the "2025 Indenture").

WHEREAS, the District does not intend to issue more than \$10,000,000 of tax-exempt debt in calendar year 2025 and, therefore, the Board hereby designates the 2025 Bonds as "qualified tax-exempt obligations" within the meaning of Section 265(b)(3) of the Internal Revenue Code of 1986, as amended (the "Code").

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Willow Walk Community Development District, as follows:

Section 1: Negotiated Private Placement. The Board hereby finds that the complex nature of assessment bond financings, the favorable terms of the Proposal, and the volatile conditions prevailing in the market for tax-exempt special assessment bonds makes it necessary and in the best interest of the District that the 2025 Bonds, in the aggregate principal amount of \$2,884,000 be privately placed on a negotiated basis to the Lender pursuant to the terms of the Placement Agreement and the efforts of FMSbonds, Inc. acting as placement agent for the District. The District hereby further finds that it will not be adversely affected if the 2025 Bonds are not sold pursuant to a competitive sale.

Section 2: Sale of the 2025 Bonds. The Proposal submitted by the Lender to purchase the 2025 Bonds on the conditions established pursuant to the terms and provisions of the Proposal and the 2025 Indenture (the form of which is attached hereto as Exhibit B) and on the terms and conditions set forth in the Placement Agreement (the form of which is attached hereto as Exhibit A) with respect to the 2025 Bonds, are hereby approved and adopted by the District. The Chairperson (or, in the absence of the Chairperson, any other member of the Board) is hereby authorized to execute and deliver on behalf of the District, and the Secretary or Assistant Secretary of the District is hereby authorized (if so required) to affix the seal of the District and attest to the execution of the Placement Agreement substantially in the form presented at this meeting. The disclosure statements of the Lender, as required by Section 218.385, Florida Statutes, and the affidavit of the Lender required under Section 787.06, Florida Statutes, to be

delivered to the District prior to the execution of the Placement Agreement, will be entered into the official records of the District. The terms of the 2025 Bonds shall be consistent with the terms of the Proposal and the 2025 Indenture.

Section 3: Purpose and Authorization. The Board authorizes the defeasance and optional redemption of the Refunded Bonds with a portion of the proceeds of the 2025 Bonds and other available moneys and to pay the costs of issuing the 2025 Bonds.

Section 4: Details of the 2025 Bonds. That the proceeds of the 2025 Bonds and other available moneys shall be applied in accordance with the provisions of the 2025 Indenture. Regions Bank is hereby appointed as trustee, paying agent and bond registrar (collectively, the "Current Trustee"). The 2025 Bonds shall mature in the amount, bear interest at the rate (subject to adjustment), and be subject to redemption, all as provided in the 2025 Indenture. The execution of the 2025 Indenture shall constitute approval of such terms as set forth in this Section 4. The maximum aggregate principal amount of the 2025 Bonds authorized to be issued pursuant to this Resolution shall be \$2,884,000. The 2025 Bonds shall be issued as a single certificate and shall mature not later than May 1, 2045.

Section 5: 2025 Indenture. The District hereby approves and authorizes the execution by the Chairperson or any other member of the Board and the Secretary, or any Assistant Secretary, of the Board and the delivery of the 2025 Indenture in substantially the form attached hereto as Exhibit B, with such changes therein as shall be approved by the Chairperson or any other member of the Board executing the same upon the advice of counsel to the District and the District's Bond Counsel, with such execution to constitute conclusive evidence of such officer or member's approval and the District's approval of any changes therein from the form of 2025 Indenture attached hereto.

Section 6: Bank Qualified Bonds. The 2025 Bonds are hereby designated as "qualified tax-exempt obligations" within the meaning of Section 265(b)(3)(B) of the Code.

Section 7: Appointment. The Board hereby appoints FMSbonds, Inc. as the placement agent ("Placement Agent") in connection with the negotiated private placement of the 2025 Bonds. The District shall pay the fee of the Placement Agent upon the issuance of the 2025 Bonds.

Section 8: Authorization and Ratification of Prior Acts. All actions previously taken by or on behalf of District in connection with the issuance of the 2025 Bonds, the defeasance and refunding of the Refunded Bonds including the execution of the Proposal are hereby authorized, ratified and confirmed.

Section 9: Further Official Action. That the Chairperson, Vice Chairperson, the Secretary, or any Assistant Secretary and each member of the Board and any other proper official of the District are each hereby authorized and directed to execute and deliver any and all documents and instruments and to do and cause to be done any and all acts and things necessary or desirable for carrying out the transactions contemplated by this Resolution. In the event that the Chairperson or the Secretary is unable to execute and deliver the documents herein contemplated, such documents shall be executed and delivered by the respective designee of such officer or official or any other duly authorized officer or official of the District herein authorized. The Secretary or any Assistant Secretary is hereby authorized and directed to apply and attest the official seal of the District to any agreement or instrument authorized or approved herein that requires such a seal and attestation.

Section 10: Severability. If any section, paragraph, clause or provision of this Resolution shall be held to be invalid or ineffective for any reason, the remainder of this Resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this Resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

PASSED in public session of the Board of Supervisors of Willow Walk Community Development District, this 4th day of September, 2025.

**WILLOW WALK COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Name: Jasen Jilenkovski
Title: Chairperson, Board of Supervisors

ATTEST:

By: _____
Name: Stephanie DeLuna
Title: Assistant Secretary, Board of Supervisors

EXHIBIT A

FORM OF BOND PLACEMENT AGREEMENT

EXHIBIT B

FORM OF 2025 INDENTURE

713838233v4

Tab 2

BOND PLACEMENT AGREEMENT

THIS BOND PLACEMENT AGREEMENT (the “Agreement”) dated September 17, 2025, is by and between **SEACOAST NATIONAL BANK**, a banking corporation organized under the laws of the State of Florida (herein the “Lender”), and the **WILLOW WALK COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government, organized and existing in accordance with the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the “Act”) (together with its successors and assigns, the “District”).

W I T N E S S E T H:

WHEREAS, pursuant to the Act and Resolution No. 2025-11 (the “Bond Resolution”), adopted by the Board of Supervisors of the District, as the governing body of the District (the “Board”), on September 4, 2025, the District authorized the issuance of its \$2,884,000 in principal amount of Willow Walk Community Development District Special Assessment Improvement and Refunding Bonds, Series 2025 (South Parcel Assessment Area) (the “Bonds”); and

WHEREAS, pursuant to the Bond Resolution, the Board appointed FMSbonds, Inc. as placement agent (the “Placement Agent”) to privately place the Bonds with a suitable institutional investor, which such suitable institutional investor was determined to be the Lender; and

WHEREAS, the Bonds will be issued under, and secured by, the provisions of the 2025 Indenture (as defined in the Bond Resolution); and

WHEREAS, any capitalized term used in this Agreement and not otherwise defined shall have the meaning ascribed to such term in the 2025 Indenture; and

WHEREAS, the Lender has submitted a proposal to the District dated August 5, 2025 and approved by the Board on August 12, 2025 (the “Proposal”) whereby Lender will purchase the Bonds of the District pursuant to the terms of the Proposal, the Bond Resolution, this Agreement and 2025 Indenture; and

WHEREAS, the Lender has reviewed the Bond Resolution and the 2025 Indenture and hereby finds the terms acceptable and consistent with the Proposal; and

WHEREAS, on this date, the District has, pursuant to provisions of the Act, the Bond Resolution, the 2025 Indenture, the Proposal and this Agreement, agreed to issue and sell to the Lender and the Lender has, pursuant to the terms and provisions of this Agreement, the Proposal, the Bond Resolution and 2025 Indenture, agreed to purchase the Bonds in the principal amount of \$2,884,000 (the “Purchase Price”); and

WHEREAS, the Placement Agent, acting on behalf of the District, has negotiated the terms of the Bonds and 2025 Indenture with the Lender; and

NOW THEREFORE, the District and the Lender hereby agree as follows:

1. **Purchase and Sale.** Upon the terms and conditions set forth herein and in the Bonds, the Bond Resolution, the Proposal and the 2025 Indenture (collectively the “Transaction Documents”) and upon the representations and warranties of the District set forth in the Transaction Documents and related closing opinions and certificates, the District agrees to sell the Bonds on a negotiated private placement basis to the Lender and the Lender agrees to purchase with immediately available funds, the Bonds, subject to the provisions of the Bond Resolution, the Proposal and 2025 Indenture. Since the dated date of the Bonds is the date hereof, there will be no accrued interest as part of the Purchase Price. The principal amount of the Bonds Outstanding at any time shall be determined by the records of the Lender, the Trustee and the District.

2. **Private Placement Negotiated Sale.** The Lender hereby acknowledges that the purchase of the Bonds from the District was on a negotiated private placement basis and that there has been no offering document prepared by the District in connection with such sale. The Lender, together with the District, acknowledge that the Placement Agent acted as the agent of the District in connection with the sale of the Bonds. The District and the Lender agree that the Bonds will not be held by DTC and no CUSIP numbers will be affixed to the Bonds.

3. **Conditions for Purchase.** The agreement by the Lender to purchase the Bonds on this date is subject to the satisfaction of the conditions set forth in Section 3.01 of the 2025 Indenture. The purchase of the Bonds by the Lender will constitute full evidence that such conditions have been satisfied or waived. Notwithstanding anything herein to the contrary, the Lender will purchase the Bonds as one single bond certificate.

4. **Representations of the District.**

(a) The District is authorized under the laws of the State of Florida to execute and deliver the Bonds, to enter into the Transaction Documents, to consummate the transactions contemplated thereby and to perform all of its obligations thereunder. The District is authorized by the Act to issue the Bonds for the purposes described in the 2025 Indenture and to enter into the Transaction Documents.

(b) The execution and delivery of the Transaction Documents by the District has been duly authorized by all necessary action of the Board and the District has obtained such other approvals and consents as the parties hereto deem necessary to consummate the transactions contemplated thereby. The District further represents, covenants and warrants that all requirements on its part have been met, and procedures have occurred, necessary to ensure the enforceability of the Transaction Documents against the District, in accordance with their respective terms, except as the enforceability thereof may be limited by applicable bankruptcy, insolvency or other similar laws affecting the enforcement of creditors’ rights or by general principles of equity.

(c) The District will promptly and duly execute and cause to be filed with the appropriate parties and deliver to the Lender such further documents, instruments and assurances and take such further action at the expense of the District, as the Lender may from time to time reasonably request in order to carry out the intended purpose of the Bond Resolution, the 2025

Indenture, the Proposal and this Agreement and to secure the interest of the Lender in the Pledged Revenues.

(d) The purchase of the Bonds is based solely upon the accuracy of the District's representations and financial statements, any loan application and all additional information, representations, exhibits and other matters submitted by the District or the Placement Agent that were authorized and approved by the District, on behalf of the District, to the Lender for its consideration.

(e) Subject to Section 5 hereof, the District represents and warrants that the negotiated sale requirements of Section 218.385, Florida Statutes, have been or will be fully satisfied on or before the issuance of the Bonds.

5. **Section 218.385, Florida Statutes.** On or before the purchase of the Bonds, the Lender has provided the District with the disclosure and truth-in-bonding statements required by and in accordance with, Section 218.385, Florida Statutes, as amended and supplemented. The above-referenced statements are attached to this Agreement as Schedule A.

6. **Anti-Human Trafficking Affidavit.** Pursuant to Section 787.06, Florida Statutes, the Lender shall provide the affidavit to the District in substantially the form attached hereto as Exhibit 1.

7. **Fees and Expenses.** As between the District and the Placement Agent and the Lender, the Lender shall not be liable for any expenses incurred by the District or Placement Agent in connection with the issuance and private placement of the Bonds. The Lender represents to the District that it has not employed or used the services of any attorney or other professional in connection with the Lender's negotiations with the District and the purchase of the Bonds other than the law firm of Blalock Watters, P.A., acting as counsel to the Lender. In the event of a default by the District in the payment of the Bonds, the District shall pay the Lender's reasonable attorneys' fees, court costs and other related collection expenses whether or not there is a lawsuit, including reasonable attorneys' fees and legal expenses for appeals, and any anticipated post-judgment collection services, in addition to all other sums provided by law.

8. **Effectiveness.** This Agreement shall become effective upon the execution by the appropriate officials of the District and the Lender.

9. **Headings.** The headings set forth in this Agreement are inserted for convenience of reference only and shall not define or limit any of the terms or provisions hereof and shall not be deemed to be a part hereof.

10. **Amendment.** No modification, alteration or amendment to this Agreement shall be binding upon any party until such modification, alternation or amendment is reduced to writing and executed by all parties hereto.

11. **Governing Law.** The laws of the State of Florida shall govern this Agreement.

12. **Counterparts.** This Agreement may be signed in any number of counterparts with the same effect as if the signatures thereto and hereto were signatories upon the same instrument.

13. **Severability; Survival.** Any provision of this Agreement that is prohibited or unenforceable in any jurisdiction shall, as to such jurisdiction, be ineffective to the extent of such prohibition or unenforceability without invalidating the remaining provisions hereof, and any such prohibition or unenforceability in any jurisdiction shall not invalidate or render unenforceable such provision in any other jurisdiction. To the extent permitted by applicable law, the District hereby waives any provision of law which renders any provision hereof prohibited or unenforceable in any respect.

IN WITNESS WHEREOF, the Lender and the District have caused this Agreement to be executed by its respective duly authorized officers all as of the date hereof.

SEACOAST NATIONAL BANK

By: _____
Name: Andres F. Rincon
Title: Senior Vice President
Dated: September 17, 2025

(SEAL)

ATTEST:

**WILLOW WALK COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Name: Stephanie DeLuna
Title: Assistant Secretary
Dated: September 17, 2025

By: _____
Name: Jasen Milenkovski
Title: Chairperson
Dated: September 17, 2025

SCHEDULE A

September 17, 2025

Board of Supervisors of the
Willow Walk Community Development District
c/o Rizzetta & Company
3434 Colwell Avenue, Suite #200
Tampa, FL 33614
Attn: Stephanie DeLuna

**Re: \$2,884,000
Willow Walk Community Development District
Special Assessment Refunding Bond, Series 2025
(South Parcel Assessment Area)**

To the Chairperson and Board Members:

This letter shall serve as the disclosure statements and truth-in-bonding statement pursuant to Section 218.385, Florida Statutes, in connection with the private placement by FMSbonds, Inc., on behalf of the District (as defined below) of the above-referenced bond (the “Bond”) to Seacoast National Bank (the “Lender”). We represent to you as follows:

1. No management fee will be charged by the Lender. The Lender shall charge an origination fee of \$14,420 which shall be payable from the proceeds of the Bond.
2. The underwriting spread which the Lender expects to realize will be -0-.
3. No fee, bonus or other compensation will be paid by the Lender in connection with the issue of the Bond to any person not regularly employed or retained by the Lender other than the Lender's legal counsel, Blalock Watters, P.A., which fee will be paid by the herein defined District from the proceeds of the Bonds or other available moneys.
4. The Willow Walk Community Development District (the "District"), is proposing to issue \$2,884,000 of debt or obligation for the purposes of refinancing the previously approved funding of certain assessable projects within the South Parcel Assessment Area within the District. This debt or obligation is expected to be repaid over a period of approximately 247 months and 13 days. At a constant assumed interest rate of 4.75%, the total interest paid over the life of the debt or obligation will be approximately \$1,603,338.22.

The source of repayment or security for this proposal is the Pledged Revenues (as defined in the Trust Indenture, dated September 1, 2025, relating to the Bond). Authorizing this debt or obligation will result in up to approximately \$228,686.55 of Pledged Revenues not being available to finance or refinance other assessable projects in the South Parcel Assessment Area within the District in each calendar year from the date hereof through May 1, 2045.

Very truly yours,

SEACOAST NATIONAL BANK

By: _____
Name: Andres F. Rincon
Title: Senior Vice President

EXHIBIT 1

\$2,884,000

**WILLOW WALK COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REFUNDING BOND, SERIES 2025
(SOUTH PARCEL ASSESSMENT AREA)**

**ANTI-HUMAN TRAFFICKING AFFIDAVIT
(Section 787.06, Florida Statutes)**

Before me, the undersigned authority, personally appeared _____ who was sworn and says that the following information is true and correct:

1. I am the _____ of Seacoast National Bank (Entity). I have been authorized by the Entity to provide and execute this affidavit.
2. I am over eighteen years of age, and the following information is given from my own personal knowledge.
3. Entity is a nongovernmental entity and I hereby attest that Entity does not use coercion for labor or services as defined in Section 787.06, Florida Statutes.
4. This affidavit is made and given by the affiant under penalty of perjury with full knowledge of applicable Florida laws regarding sworn affidavits and the penalties and liabilities resulting from false statements and misrepresentations therein.

Signature

Print Name

STATE OF FLORIDA

COUNTY OF _____

Sworn to (or affirmed) and subscribed before me by means of

- ☐ physical presence or
☐ online notarization

this _____ day of September, 2025, by _____, who
☐ is personally known to me or
☐ has produced _____ as identification.

Signature of Notary Public

(Legibly print, type, or stamp commissioned name of Notary Public and affix official notary seal below.)

My Commission Expires: _____

Tab 3

TRUST INDENTURE

between

WILLOW WALK COMMUNITY DEVELOPMENT DISTRICT

and

REGIONS BANK,

As Trustee

Dated as of September 1, 2025

relating to

\$2,884,000

**WILLOW WALK COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REFUNDING BONDS, SERIES 2025
(SOUTH PARCEL ASSESSMENT AREA)**

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THIS TRUST INDENTURE, dated as of September 1, 2025 (the “Indenture”), by and between WILLOW WALK COMMUNITY DEVELOPMENT DISTRICT (together with its permitted successors and assigns, the “Issuer”), a local unit of special-purpose government organized and existing under the laws of the State of Florida, and REGIONS BANK, a banking corporation organized and existing under the laws of the State of Alabama and authorized to transact business in the State of Florida and having a designated corporate trust office in Jacksonville, Florida (said banking corporation and any other bank or trust company becoming successor trustee under this Indenture being hereinafter referred to as the “Trustee”);

W I T N E S S E T H:

WHEREAS, the Issuer is a local unit of special purpose government duly organized and existing under the provisions of the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the “Act”), and created by Ordinance No. 15-11 of the Board of County Commissioners of Manatee County, Florida (the “County”), enacted on February 24, 2015 and becoming effective on February 26, 2015 (the “Ordinance”), for the purpose, among other things, of financing and managing the acquisition and construction, maintenance, and operation of the major infrastructure within and without the boundaries of the premises to be governed by the Issuer; and

WHEREAS, the premises governed by the Issuer (as further described in Exhibit A hereto, the “District Lands” or “District”) consist of approximately 272.31 gross acres of land located entirely within the unincorporated area of the County; and

WHEREAS, the District Lands are divided into two (2) assessment areas, namely the “North Parcel Assessment Area” and the “South Parcel Assessment Area”; and

WHEREAS, the Issuer has previously determined to undertake, in one or more stages, the financing of certain public infrastructure including, but not limited to, surface water management and control systems, water and wastewater facilities and roadway improvements for the benefit of the residents and landowners within the District (collectively, the “South Parcel Project”); and

WHEREAS, pursuant to Resolution No. 2015-18, adopted by the Issuer on March 5, 2015, as supplemented by Resolution No. 2015-34, adopted by the Issuer on May 7, 2015 and that certain Master Trust Indenture dated as of July 1, 2015 and that certain First Supplemental Trust Indenture dated as of July 1, 2015 (collectively, the “Prior 2015 Indenture”) both by and between the Issuer and Regions Bank (herein, the “Prior Trustee”), the Issuer did, on July 15, 2015, issue its \$3,745,000 aggregate principal amount of Special Assessment Bonds, Series 2015 (South Parcel Assessment Area Project) (the “Series 2015 Bonds”) to finance the acquisition and construction of certain public infrastructure (the “South Parcel Project”); and

WHEREAS, pursuant to Resolution No. 2025-11 adopted by the Issuer on September 4, 2025 (the “Bond Resolution”), the Issuer has determined it to be in the best interest of the residents of the District to defease and refund (on a current basis) all of the outstanding Series 2015 Bonds by the issuance of its Special Assessment Refunding Bonds, Series 2025 (South Parcel Assessment Area) to be issued in the principal amount of \$2,884,000 (the “Bonds”) pursuant to the terms and provisions of this Indenture; and

WHEREAS, the Series 2015 Bonds to be defeased and refunded are herein referred to as the “Refunded Bonds” by the issuance of the Bonds in the manner described herein (herein, the “Refunding”); and

WHEREAS, based on the foregoing, and the Proposal (as defined below), the Board (as herein defined) has determined that it would be in the best interest of the residents and landowners within the South Parcel Assessment Area within the District that are subject to the Series 2015 Special Assessments (as herein defined) to enter into this Indenture and commit to issue the Bonds on or before September 17, 2025; and

WHEREAS, Seacoast National Bank, a banking corporation organized under the laws of the State of Florida (together with its successors and assigns, the “Lender”), has submitted to the Board a proposal dated August 5, 2025 (the “Proposal”) whereby the Lender has agreed to purchase the Bonds pursuant to the terms and provisions of the Bond Resolution, the Proposal, the Bond Placement Agreement (as herein defined), and this Indenture.

NOW, THEREFORE, THIS INDENTURE WITNESSETH, that to provide for the issuance of Bonds under this Indenture, as may be supplemented from time to time by one or more Supplemental Indentures, the security and payment of the principal, Redemption Price thereof and interest thereon, the rights of the Owners of the Bonds and the performance and observance of all of the covenants contained herein, in said Bonds for and in consideration of the mutual covenants herein contained and of the purchase and acceptance of the Bonds by the Owners thereof, from time to time, and of the acceptance by the Trustee of the trusts hereby created, and intending to be legally bound hereby, the Issuer hereby assigns, transfers, sets over and pledges to the Trustee and grants a lien on all of the right, title and interest of the Issuer in and to the Pledged Revenues (hereinafter defined) as security for the payment of the principal, redemption or purchase price of (as the case may be) and interest on Bonds issued hereunder and all other amounts owing hereunder, all in the manner hereinafter provided, and the Issuer further hereby agrees with and covenants unto the Trustee as follows:

ARTICLE I DEFINITIONS

In this Indenture (except as otherwise expressly provided or unless the context otherwise requires) terms defined in the recitals hereto shall have the same meanings throughout this Indenture, and in addition, the following terms shall have the meanings specified below:

“Account” shall mean any account established pursuant to this Indenture.

“Act” shall mean the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended from time to time, and any successor statute thereto.

“Adjustment Event” shall mean the establishment of a Determination of Taxability, or an Event of Default described under Section 8.02 hereof or a Loss of Bank Qualified Status.

“Annual Budget” shall mean the Issuer’s budget for a Fiscal Year, adopted pursuant to the provisions of the Act and Section 7.20 of this Indenture, as the same may be amended from time to time.

“Arbitrage Certificate” shall mean the certificate of the Issuer delivered at the time of issuance of the Bonds setting forth the expectations of the Issuer with respect to the use of the proceeds of the Bonds and also containing certain covenants of the Issuer in order to achieve compliance with the Code relating to the tax-status of the Bonds.

“Assessment Resolutions” shall mean Resolution No. 2015-22, Resolution No. 2015-24, and Resolution No. 2015-29 adopted by the Issuer on March 5, 2015, March 5, 2015 and April 13, 2015, respectively, which represents the proceedings of the Issuer to levy and collect the Series 2015 Special Assessments, which, upon issuance of the Bonds the Series 2015 Special Assessments will be recast as the Series 2025 Special Assessments and will be the primary security for the repayment of the Bonds.

“Authenticating Agent,” shall mean the agent so described in, and appointed pursuant to, Section 2.03 hereof.

“Authorized Denomination” shall mean, with respect to the Bonds, the principal amount of Bonds Outstanding.

“Authorized Newspaper” shall mean a newspaper printed in English and customarily published at least once a day at least five (5) days a week and generally circulated in New York, New York, or such other cities as the Issuer from time to time may determine by written notice provided to the Trustee. When successive publications in an Authorized Newspaper are required, they may be made in the same or different Authorized Newspapers.

“Board” shall mean the Board of Supervisors of the Willow Walk Community Development District acting as the governing body of the Issuer.

“Bond Counsel” shall mean Counsel of nationally recognized standing in matters pertaining to the exclusion from gross income for federal income tax purposes of interest on obligations issued by states and their political subdivisions.

“Bond Placement Agreement” shall mean that certain Bond Placement Agreement dated September 17, 2025, between the Issuer and the Lender, entered into in connection with the sale and purchase of the Bonds.

“Bond Redemption Fund” shall mean the Fund so designated which is established pursuant to Section 4.06 hereof.

“Bond Register” shall have the meaning specified in Section 2.04 of this Indenture.

“Bond Resolution” shall mean Resolution No. 2025-11 adopted by the Board on September 4, 2025.

“Bondholder,” “Holder of Bonds,” “Holder,” “Bondowner” or “Owner” or any similar term shall mean any Person or Persons who shall be the registered owner of any Outstanding Bond or Bonds, as evidenced on the Bond Register of the Issuer kept by the Registrar.

“Bonds” shall mean the Willow Walk Community Development District Special Assessment Refunding Bonds, Series 2025 (South Parcel Assessment Area) issued in one series and one physical certificate in the principal amount of \$2,884,000 and delivered pursuant to the provisions of this Indenture and the Bond Placement Agreement and, as applicable, bonds subsequently issued to refund all or a portion of such Bonds.

“Business Day” shall mean any day other than a Saturday or Sunday or legal holiday or a day on which the principal office of the Issuer, the Lender, the Trustee, the Registrar or any Paying Agent is closed.

“Certified Public Accountant” shall mean a Person, who shall be Independent, appointed by the Board, actively engaged in the business of public accounting and duly certified as a certified public accountant under the laws of the State.

“Certified Resolution” or “Certified Resolution of the Issuer” shall mean a copy of one or more resolutions certified by the Secretary or an Assistant Secretary of the Issuer, under its seal, to have been duly adopted by the Board and to be in full force and effect as of the date of such certification.

“Code” shall mean the Internal Revenue Code of 1986, as amended and the regulations promulgated thereunder.

“Consultant” shall mean a Person, who shall be Independent, appointed by the Board, qualified to pass upon questions relating to local governmental entities and having a favorable reputation for skill and experience in the financial affairs of local governmental entities.

“Consulting Engineer” shall mean the Independent engineer or engineering firm or corporation at the time employed by the Issuer under the provisions of Section 7.21 of this Indenture to perform and carry out duties imposed on the Consulting Engineer by this Indenture. The Independent engineer or engineering firm or corporation at the time serving as the engineer to the Issuer may serve as Consulting Engineer under this Indenture.

“Costs of Issuance Fund” shall mean the Fund so designated which is established pursuant to Section 4.10 hereof.

“Counsel” shall mean an attorney-at-law or law firm (who may be counsel for the Issuer) not unsatisfactory to the Issuer, the Lender or Trustee, as applicable.

“County” shall mean Manatee County, Florida.

“Debt Service Fund” shall mean the Fund so designated which is established pursuant to Section 4.04 hereof.

“Debt Service Requirements,” with reference to a specified period, shall mean:

- (a) interest payable on the Bonds during such period; and

(b) amounts required to be paid into any mandatory sinking fund account with respect to the Bonds during such period; and

(c) amounts required to pay the principal of the Bonds maturing during such period and not to be redeemed prior to or at maturity through any sinking fund account.

“Default Rate” shall mean the lesser of (a) the sum of three percent (3%) plus the otherwise applicable Interest Rate, or (b) the maximum rate permitted by law. In the event the Issuer cures any Event of Default under Section 8.02 hereof, the interest rate on the Bonds shall return to the Initial Interest Rate or the Taxable Rate, as applicable.

“Defeasance Securities” shall mean, to the extent permitted by law, (a) cash, (b) non-callable Government Obligations or (c) to the extent acceptable, at the time of defeasance, to the Lender and Bond Counsel, any other Investment Securities.

“Determination of Taxability” shall mean and shall be deemed to have occurred on the first to occur of the following:

(i) on the date when the Issuer files any statement, supplemental statement or other tax schedule, return or document which discloses that an Event of Taxability shall have in fact occurred;

(ii) on the date when the Owner or any former Owner notifies the Issuer that such Owner or former Owner has received a written opinion by Bond Counsel to the effect that an Event of Taxability shall have occurred, unless, within one hundred twenty (120) days after receipt by the Issuer of such notification from the Owner or any former Owner, the Issuer shall deliver to the Owner or any former Owner a ruling or determination letter issued to or on behalf of the Issuer by the Commissioner of the IRS or the Director of Tax-Exempt Bonds of the Tax-Exempt and Government Entities Division of the IRS (or any other government official exercising the same or a substantially similar function from time to time) to the effect that, after taking into consideration such facts as form the basis for the opinion that an Event of Taxability has occurred, an Event of Taxability shall not have occurred;

(iii) on the date when the Issuer shall be advised in writing by the Commissioner of the IRS or the Director of Tax-Exempt Bonds of the Tax-Exempt and Government Entities Division of the IRS (or any other government official exercising the same or a substantially similar function from time to time, including an employee subordinate to one of these officers who has been authorized to provide such advice) that, based upon filings of the Issuer with the IRS, or upon any review or audit of the Issuer or upon any other ground whatsoever, an Event of Taxability shall have occurred;

(iv) on the date when the Issuer shall receive notice from the Owner or any former Owner that the IRS (or any other government official or agency exercising the same or a substantially similar function from time to time) has assessed as includable in the gross income of such Owner or such former Owner the interest on the Bonds due to the occurrence of an Event of Taxability; or

(v) on the date when a final decree or judgment of any Federal court or a final action of the IRS is issued determining that interest paid or payable on any Bond is or was includable in the gross income of an Owner for Federal income tax purposes;

provided, no Determination of Taxability shall be deemed to occur under subparagraphs (iii), (iv) or (v) hereunder unless the Issuer has been given written notice of such occurrence and, to the extent permitted by law, an opportunity to participate in and seek, at the Issuer's own expense, a final administrative determination by the IRS or determination by a court of competent jurisdiction (from which no further right of appeal exists) as to the occurrence of such Determination of Taxability.

"Determination of Taxability Period" shall mean the period of time between (a) the Taxable Date and (b) the effective date of the Determination of Taxability.

"District Lands" or "District" shall mean the premises governed by the Issuer, consisting of approximately 272.31 acres of land located entirely within the unincorporated area of the County of which the South Parcel Assessment Area is a part thereof and represents approximately 125.14 acres containing 286 residential units.

"District Manager" shall mean the then District Manager or acting District Manager of the Issuer.

"Event of Default" shall mean any of the events described in Section 8.02 hereof.

"Event of Taxability" shall mean a (i) change in law or fact or the interpretation thereof, or the occurrence or existence of any fact, event or circumstance (including, without limitation, the taking of any action by the Issuer, or the failure to take any action by the Issuer, or the making by the Issuer of any misrepresentation herein or in any certificate required to be given in connection with the issuance, sale or delivery of the Bonds) which has the effect of causing interest paid or payable on the Bonds to become includable, in whole or in part, in the gross income of the Owner or any former Owner for federal income tax purposes, or (ii) the entry of any decree or judgment by a court of competent jurisdiction, or the taking of any official action by the IRS or the Department of the Treasury, which decree, judgment or action shall be final and nonappealable under applicable procedural law, in either case, which has the effect of causing interest paid or payable on the Bonds to become includable, in whole or in part, in the gross income of such Owner or such former Owner for federal income tax purposes with respect to the Bonds. Without limiting any of the foregoing, an Event of Taxability shall include the entry of any decree or judgment by a court of competent jurisdiction, or any official action by the IRS or the Department of the Treasury, which decree, judgment or action shall be final and nonappealable under applicable procedural law, and which holds or provides that a community development district or other entity substantially similar to the Issuer is not a political subdivision for the purposes of Section 103(a) of the Code.

"Financial Covenant Reporting Failure" shall mean the failure by the Issuer to comply with the filing requirements set forth in Sections 7.17 and 7.22 hereof within three (3) Business Days of such required filing date.

“Fiscal Year” shall mean the period of twelve (12) months beginning October 1 of each calendar year and ending on September 30 of the following calendar year, and also shall mean the period from actual execution hereof to and including the next succeeding September 30; or such other consecutive twelve-month period as may hereafter be established pursuant to a Certified Resolution as the fiscal year of the Issuer for budgeting and accounting purposes as authorized by law.

“Fund” shall mean any fund established pursuant to this Indenture.

“Generally Accepted Accounting Principles” shall mean those accounting principles applicable in the preparation of financial statements of local governments similar to the Issuer.

“Government Obligations” shall mean direct obligations of, or obligations the timely payment of principal of and interest on which are unconditionally guaranteed by, the United States of America.

“Indenture” shall mean, this Trust Indenture dated as of September 1, 2025 by and between the Issuer and the Trustee, as may be amended and or supplemented in accordance with the provisions of Article XI hereof.

“Independent” shall mean a Person who is not a member of the Issuer’s Board, an officer or employee of the Issuer, or which is not a partnership, corporation or association having a partner, director, officer, member or substantial stockholder who is a member of the Issuer’s Board, or an officer or employee of the Issuer; provided, however, that the fact that such Person is retained regularly by or regularly transacts business with the Issuer shall not make such Person an employee within the meaning of this definition.

“Initial Interest Rate” shall mean 4.75% per annum which shall be the interest rate borne by the Bonds, absent an Adjustment Event.

“Interest Account” shall mean the Account so designated, established as a separate account within the Debt Service Fund pursuant to Section 4.04 hereof.

“Interest Payment Date” shall mean each May 1 and November 1 commencing November 1, 2025.

“Interest Rate” means the Initial Interest Rate or the Taxable Rate, as applicable, subject to adjustment upon an Event of Default or Loss of Bank Qualified Status.

“Investment Securities” shall mean and include any of the following securities, if and to the extent that such securities are legal investments for funds of the Issuer:

(a) Government Obligations that have a maturity of not more than three hundred and sixty five (365) days from the date of acquisition;

(b) both (A) shares of a diversified open-end management investment company (as defined in the Investment Company Act of 1940) or a regulated investment company (as defined in Section 851(a) of the Code) that is a money market fund that is rated in the highest

rating category for such funds by both Moody's and S&P at the time of purchase (Aaa-mf and AAAM, respectively), and (B) shares of money market mutual funds that invest only in Government Obligations and repurchase agreements secured by such obligations, which funds are rated in the highest categories for such funds by both Moody's and S&P at the time of purchase (Aaa-mf and AAAM, respectively);

(c) the Local Government Surplus Funds Trust Fund as described in Florida Statutes, Section 218.405 or the corresponding provisions of subsequent laws provided that such fund at the time of purchase, is rated at least "AAAM" by S&P or at least "Aaa-mf" by Moody's (without regard to gradation);

(d) certificates of deposit, time deposits, money market deposits, or demand deposits, whether negotiable or nonnegotiable, issued by any bank or trust company organized under the laws of the United States or any state, provided that such certificates of deposit, time deposits or demand deposit shall be either (1) continuously and fully insured by the Federal Deposit Insurance Corporation, or (2) continuously and fully collateralized by such securities as are described above in clauses (a) through (d), inclusive, which shall have a market value at all times at least equal to the principal amount of such certificates of deposit, time deposits, money market deposits, or demand deposits; and

(e) any other investment permitted under Florida law and approved in writing by the Lender and, if the Lender is no longer the Owner of all of the Bonds, approved by the Owners of a majority in aggregate principal amount of the Bonds secured thereby.

Under all circumstances, the Trustee shall be entitled to conclusively rely as to any investment directed by the Issuer that such investment is permitted under this Indenture and is a legal investments for funds of the Issuer.

"IRS" shall mean the Internal Revenue Service.

"Issuer" shall mean Willow Walk Community Development District together with its successors and assigns.

"Late Fee" shall mean a fee that may be charged by the Lender, in its sole discretion, in an amount equal to 5.00% of any amount due and payable on the Bonds which has not been paid within ten (10) days after the payment is due.

"Loss of Bank Qualified Status" shall mean at any time the Lender can no longer treat the Bonds as a qualified tax-exempt obligation under Section 265(b)(3) of the Code as a result of some action taken or failed to be taken by the Issuer.

"Moody's" shall mean Moody's Investors Service, Inc., a corporation organized and existing under the laws of the State of Delaware, its successors and assigns, and, if such corporation shall be dissolved or liquidated or shall no longer perform the functions of a securities rating agency, "Moody's" shall be deemed to refer to any other nationally recognized securities rating agency designated by the Issuer.

“Officers’ Certificate” or “Officer’s Certificate” shall mean a certificate, duly executed by a Responsible Officer and delivered to the Trustee.

“Outstanding,” in connection with the Bonds, shall mean, as of the time in question, all Bonds authenticated and delivered under this Indenture, except:

(a) all Bonds theretofore cancelled or required to be cancelled under Section 2.06 hereof;

(b) Bonds, the payment, redemption or purchase of which moneys and/or Defeasance Securities, the principal of and interest on which, when due, will provide sufficient moneys to fully pay such Bonds in accordance with Article XII hereof, shall have been or shall concurrently be deposited with the Trustee; provided that, if such Bonds are being redeemed, the required notice of redemption shall have been given or provision shall have been made therefor, and that if such Bonds are being purchased, there shall be a firm commitment for the purchase and sale thereof; and

(c) Bonds in substitution for which other Bonds have been authenticated and delivered pursuant to Article II hereof.

In determining whether the Holders of a requisite aggregate principal amount of Bonds Outstanding have concurred in any request, demand, authorization, direction, notice, consent or waiver under the provisions of this Indenture, Bonds which are known by the Trustee to be held on behalf of the Issuer shall be disregarded for the purpose of any such determination, provided, however, this provision does not affect the right of the Trustee to deal in Bonds subject to the terms and provisions of Section 9.09 hereof.

“Paying Agent” shall mean initially, Regions Bank and thereafter any successor thereto appointed in accordance with Section 9.20 of this Indenture.

“Person” shall mean any individual, corporation, partnership, association, joint-stock company, trust, unincorporated organization, governmental body, political subdivision, municipality, municipal authority or any other group or organization of individuals.

“Pledged Revenues” shall mean, with respect to the Bonds, (a) all revenues payable to or received by the Issuer from the Series 2025 Special Assessments, including, without limitation, amounts received from any foreclosure proceeding for the enforcement of collection of such Series 2025 Special Assessments or from the issuance and sale of tax certificates with respect to such Series 2025 Special Assessments, and (b) all moneys on deposit in the Funds and Accounts established under this Indenture; provided, however, that Pledged Revenues shall not include any moneys transferred to the Rebate Fund or Costs of Issuance Fund in accordance with the provisions hereof, or investment earnings thereon (it being expressly understood that the lien and pledge of this Indenture shall not apply to any of the moneys described in the foregoing proviso of this definition).

“Prepayment” shall mean the payment by any owner of property within the South Parcel Assessment Area of the amount of Series 2025 Special Assessments encumbering its property, in whole or in part, prior to its scheduled due date.

“Property Appraiser” shall mean the property appraiser of the County.

“Property Appraiser and Tax Collector Agreement” shall mean the Property Appraiser and Tax Collector Agreement described in Section 7.04 hereof.

“Rebate Fund” shall mean the Fund so designated, which is established pursuant to Section 4.09. Moneys deposited in the Rebate Fund in accordance with the provisions hereof are not subject to the lien of this Indenture.

“Record Date” shall mean, as the case may be, the applicable Regular Record Date or Special Record Date.

“Redemption Price” shall mean the principal amount of any Bond payable upon redemption thereof pursuant to this Indenture, plus any redemption premium required pursuant to Section 6.01(a) hereof.

“Registrar” shall mean initially Regions Bank, which entity shall have the responsibilities set forth in Section 2.04 of this Indenture, and thereafter any successor thereto appointed in accordance with Section 9.20 of this Indenture.

“Regular Record Date” shall mean the fifteenth day (whether or not a Business Day) of the calendar month next preceding each Interest Payment Date.

“Regulatory Body” shall mean and include (a) the United States of America and any department of or corporation, agency or instrumentality heretofore or hereafter created, designated or established by the United States of America, (b) the State, any political subdivision thereof and any department of or corporation, agency or instrumentality heretofore or hereafter created, designated or established by the State, (c) the County and any department of or corporation, agency or instrumentality heretofore or hereafter created, designated or established by the County and (d) any other public body, whether federal, state or local or otherwise having regulatory jurisdiction and authority over the Issuer.

“Responsible Officer” shall mean any member of the Board or any other officer of the Issuer or other person designated by Certified Resolution of the Issuer, a copy of which shall be on file with the Trustee, to act for any of the foregoing, either generally or with respect to the execution of any particular document or other specific matter.

“Revenue Fund” shall mean the Fund so designated which is established pursuant to Section 4.03 hereof.

“S&P” shall mean S&P Global Ratings, a division of S&P Global Inc., a corporation organized and existing under the laws of the State of New York, its successors and assigns, and, if such corporation shall be dissolved or liquidated or shall no longer perform the functions of a securities rating agency, “S&P” shall be deemed to refer to any other nationally recognized securities rating agency designated by the Issuer.

“South Parcel Project” shall mean the public infrastructure financed with a portion of the net proceeds of the Series 2015 Bonds.

“Series 2015 Special Assessments” shall mean the Series 2015 Special Assessments levied pursuant to the Assessment Resolutions and which secure the Series 2015 Bonds and upon issuance of the Bonds shall be recast as the Series 2025 Special Assessments.

“Series 2025 Special Assessments” shall mean the net proceeds derived from the levy and collection of “Special Assessments,” as provided for in Sections 190.011(14) and 190.022 of the Act (except for any such Special Assessments levied and collected for operation or maintenance purposes), against the lands located within the District that are subject to assessment imposed by the Issuer as a result of the acquisition and construction of the South Parcel Project or any portion thereof and use thereof by the landowners within the District, as provided for in Section 190.021(2) of the Act, against the lands within the District, including the interest and penalties on such assessments, pursuant to all applicable provisions of the Act and Chapter 170, Florida Statutes, and Chapter 197, Florida Statutes (and any successor statutes thereto), including, without limitation, any amount received from any foreclosure proceeding for the enforcement of collection of such assessments or from the issuance and sale of tax certificates with respect to such assessments, less (to the extent applicable) the fees and costs of collection thereof payable to the Tax Collector and less certain administrative costs payable to the Property Appraiser pursuant to the Property Appraiser and Tax Collector Agreement. The Series 2025 Special Assessments are levied and collected pursuant to the Assessment Resolutions. In connection with the use of the term “Pledged Revenues” herein, the term “Series 2025 Special Assessments” shall not include “operation or maintenance Special Assessments” levied and collected by the Issuer under Section 190.021(1) and (3) of the Act.

“Sinking Fund Account” shall mean the Account so designated, established as a separate account within the Debt Service Fund pursuant to Section 4.04 hereof.

“Special Record Date” shall mean such date as shall be fixed for the payment of defaulted interest on the Bonds in accordance with Section 2.01 hereof.

“State” shall mean the State of Florida.

“Supplemental Indenture” and “indenture supplemental hereto” shall mean any indenture amending or supplementing this Indenture which may be entered into in accordance with the provisions of this Indenture.

“Tax Collector” shall mean the tax collector of the County.

“Taxable Date” shall mean the date on which interest on the Bonds is first includable in gross income of the Owner (including, without limitation, any previous Owner) thereof as a result of an Event of Taxability. Such Taxable Date may be determined to be the date of the issuance of the Bonds.

“Taxable Rate” shall mean 5.94% which is the interest rate per annum that shall provide the Owner with the same after-tax yield that the Owner would have otherwise received had the Determination of Taxability not occurred, taking into account the increased taxable income of the Owner as a result of such Determination of Taxability.

The words “hereof,” “herein,” “hereto,” “hereby,” and “hereunder” (except in the form of Bond), refer to the entire Indenture.

Every “request,” “requisition,” “order,” “demand,” “application,” “notice,” “statement,” “certificate,” “consent,” or similar action hereunder by the Issuer shall, unless the form or execution thereof is otherwise specifically provided, be in writing signed by a Responsible Officer of the Issuer.

All words and terms importing the singular number shall, where the context requires, import the plural number and vice versa.

END OF ARTICLE I

ARTICLE II THE BONDS

SECTION 2.01. Amounts and Terms of Bonds; Details of Bonds. The Issuer is hereby authorized to issue a series of bonds pursuant to the terms and conditions of this Indenture, its obligations to be known as “Willow Walk Community Development District Special Assessment Refunding Bonds, Series 2025 (South Parcel Assessment Area)” (the “Bonds”). The Bonds in certificated form shall be issued in Authorized Denominations and shall be numbered R-1 in substantially the form attached hereto as Exhibit B, with such appropriate variations, omissions and insertions as are permitted or required by this Indenture or as otherwise provided in a Supplemental Indenture consented to by the Lender. All Bonds shall be issued only upon satisfaction of the conditions set forth in Article III hereof; and the Trustee shall, at the Issuer’s request, authenticate such Bonds and deliver them to the Lender or as the Lender so directs. Only one (1) certificated Bond representing the entire principal amount of the Bonds will be delivered to the Lender by the Issuer.

The Bonds shall be dated the date of their delivery, and, subject to the occurrence of an Adjustment Event pursuant to Section 2.10 hereunder, shall initially bear interest from such date at the Initial Interest Rate per annum, until the final maturity thereof or earlier redemption in full; provided, however, that in the event of the occurrence of a Determination of Taxability, the Bonds shall bear interest from the Taxable Date at the Taxable Rate, subject to the occurrence of an Adjustment Event, until the final maturity thereof or earlier redemption in full. Interest shall be payable on each Interest Payment Date commencing on November 1, 2025, and the Bonds shall mature on May 1, 2038 (subject to the right of optional or extraordinary mandatory redemption and mandatory sinking fund redemptions as set forth in Section 6.01 hereof).

The principal or Redemption Price of and the interest on the Bonds shall be payable in any coin or currency of the United States of America which is legal tender on the respective dates of payment thereof for the payment of public and private debts. The principal or Redemption Price of all Bonds shall be payable at the designated corporate trust office of the Paying Agent upon the presentation and surrender of such Bonds. Notwithstanding the foregoing or any other provision herein to the contrary, all payments of principal or Redemption Price of Bonds owned by the Lender shall be paid to the Lender or as the Lender so directs without the need to present or surrender such Bonds. As soon as practicable after the final payment of the Bonds, the Lender shall deliver the Bonds to the Trustee marked “paid” or “cancelled.”

Other than as set forth below, interest on the Bonds is payable on any Interest Payment Date by check or draft mailed on the Interest Payment Date to the person in whose name that Bond is registered at the close of business on the Regular Record Date for such Interest Payment Date, at its address as it appears on the Bond Register. The Bonds shall bear interest from the Interest Payment Date next preceding the date on which they are authenticated unless authenticated on an Interest Payment Date in which event they shall bear interest from such Interest Payment Date, or unless authenticated before the first Interest Payment Date in which event they shall bear interest from their date; provided, however, that if a Bond is authenticated between a Record Date and the next succeeding Interest Payment Date, such Bond shall bear interest from such succeeding Interest Payment Date; provided further, however, that if at the time of authentication of any Bond interest thereon is in default, such Bond shall bear interest from the date to which interest has been

paid unless no interest has been paid, then from their date. Any interest on any Bond which is not paid or provided for on any Interest Payment Date (hereinafter called "Defaulted Interest") shall be paid to the Owner in whose name the Bond is registered at the close of business on a Special Record Date to be fixed by the Trustee, such date to be not more than fifteen (15) nor less than ten (10) days prior to the date of proposed payment. The Trustee shall cause notice of the proposed payment of such Defaulted Interest and the Special Record Date therefor to be mailed, first-class, postage-prepaid, to each Owner of record as of the fifth (5th) day prior to such mailing, at his or her address as it appears in the Bond Register not less than ten (10) days prior to such Special Record Date. The foregoing notwithstanding, the Lender shall be entitled to have interest paid by wire transfer to the Lender at such bank account number on file with the Trustee and Paying Agent. Interest on the Bonds will be computed on the basis of a 360-day year of twelve 30-day months. Interest on overdue principal and, to the extent lawful, on overdue interest will be payable at the Default Rate.

The Trustee is hereby constituted and appointed as Paying Agent for the Bonds.

SECTION 2.02. Execution. The Bonds shall be executed by the manual signature of the Chairperson or Vice Chairperson of the Issuer, and the corporate seal of the Issuer shall appear thereon and shall be attested by the manual signature of its Secretary or Assistant Secretary. Bonds executed as above provided may be issued and shall, upon request of the Issuer, be authenticated by the Trustee, notwithstanding that one or both of the officers of the Issuer whose signatures appear on such Bonds shall have ceased to hold office at the time of issuance or authentication or shall not have held office at the date of the Bonds.

SECTION 2.03. Authentication; Authenticating Agent. No Bond shall be valid until the certificate of authentication shall have been duly executed by the Trustee, as Authenticating Agent, and such authentication shall be proof that the Bondholder is entitled to the benefit of the trust hereby created. The Trustee shall at all times serve as Authenticating Agent.

SECTION 2.04. Registration and Registrar. The Trustee is hereby constituted and appointed as the Registrar for the Bonds. The Registrar shall act as registrar and transfer agent for the Bonds. The Issuer shall cause to be kept at an office of the Registrar a register (herein sometimes referred to as the "Bond Register" or "Register") in which, subject to the provisions set forth in Section 2.07 below and such other regulations as the Issuer and Registrar may prescribe, the Issuer shall provide for the registration of the Bonds and for the registration of transfers and exchanges of such Bonds. The Trustee shall notify the Issuer in writing of the specific office location (which may be changed from time to time, upon similar notification) at which the Bond Register is kept. Upon initial issuance, the ownership of the Bonds shall be registered on the Bond Register in the name of the Lender or as the Lender so directs.

The Bonds shall be initially sold and subsequently transferred only to purchasers that execute and deliver to the Issuer a Lender Letter in substantially the form attached hereto as Exhibit D. Notwithstanding the preceding sentence or the content of the initial form of the Lender Letter attached hereto as Exhibit D, no Lender Letter shall be required for the Lender to transfer Bonds to a Qualified Institutional Buyer as defined in Rule 144A of the Securities Act (a "QIB") or to any affiliate or other party related to the Lender. Every Bond presented or surrendered for transfer

or exchange shall contain, or be accompanied by, all necessary endorsements for transfer. If applicable, the transferee shall certify in writing to the Trustee that the transferee is a QIB.

SECTION 2.05. Mutilated, Destroyed, Lost or Stolen Bonds. If any Bond shall become mutilated, the Issuer shall execute and the Authenticating Agent shall thereupon authenticate and deliver a new Bond of like tenor and denomination in exchange and substitution for the Bond so mutilated, but only upon surrender to the Authenticating Agent of such mutilated Bond for cancellation, and the Issuer and the Trustee may require reasonable indemnity therefor. If any Bond shall be reported lost, stolen or destroyed, evidence as to the ownership and the loss, theft or destruction thereof shall be submitted to the Issuer and the Trustee, and if such evidence shall be satisfactory to both and indemnity satisfactory to both shall be given, the Issuer shall execute, and thereupon the Authenticating Agent shall authenticate and deliver a new Bond of like tenor and denomination. The cost of providing any substitute Bond under the provisions of this Section shall be borne by the Bondholder for whose benefit such substitute Bond is provided. If any such mutilated, lost, stolen or destroyed Bond shall have matured or be about to mature, the Issuer may, with the consent of the Trustee, pay to the Owner the principal amount of and accrued interest on such Bond upon the maturity thereof and compliance with the aforesaid conditions by such Owner, without the issuance of a substitute Bond therefor.

Every substituted Bond issued pursuant to this Section 2.05 shall constitute an additional contractual obligation of the Issuer, whether or not the Bond alleged to have been destroyed, lost or stolen shall be at any time enforceable by anyone, and shall be entitled to all the benefits of this Indenture equally and proportionately with any and all other Bonds duly issued hereunder.

All Bonds shall be held and owned upon the express condition that the foregoing provisions are exclusive with respect to the replacement or payment of mutilated, destroyed, lost or stolen Bonds, and shall preclude any and all other rights or remedies with respect to the replacement or payment of negotiable instruments, investments or other securities without their surrender.

SECTION 2.06. Cancellation and Destruction of Surrendered Bonds. All Bonds surrendered for payment or redemption and all Bonds surrendered for exchange shall, at the time of such payment, redemption or exchange, be promptly transferred by the Registrar, Paying Agent or Authenticating Agent to, and cancelled and destroyed by, the Trustee. The Trustee shall, upon the request of the Issuer, deliver to the Issuer a certificate of destruction in respect of all Bonds destroyed in accordance with this Section.

SECTION 2.07. Registration, Transfer and Exchange. As provided in Section 2.04 hereof, the Issuer shall cause a Bond Register in respect of the Bonds to be kept at the designated office of the Registrar.

Upon surrender for requisition of transfer of any Bond at the designated office of the Registrar, and upon compliance with the conditions for the transfer of Bonds set forth in this Section 2.07, the Issuer shall execute and the Authenticating Agent shall authenticate and deliver, in the name of the designated transferees, one or more new Bonds of a like aggregate principal amount and of the same maturity.

At the option of the Bondholder, Bonds may be exchanged for other Bonds of a like aggregate principal amount and of the same maturity, upon surrender of the Bonds to be exchanged at any such office or agency. Whenever any Bonds are so surrendered for exchange, the Issuer shall execute and the Authenticating Agent shall authenticate and deliver the Bonds which the Bondholder making the exchange is entitled to receive.

All Bonds issued upon any transfer or exchange of Bonds shall be valid obligations of the Issuer, evidencing the same debt and entitled to the same benefits under this Indenture as the Bonds surrendered upon such transfer or exchange.

Every Bond presented or surrendered for transfer or exchange shall be duly endorsed or accompanied by a written instrument of transfer in form satisfactory to the Trustee, duly executed by the Bondholder or his attorney duly authorized in writing.

Transfers and exchanges shall be made without charge to the Bondholder, except that the Issuer or the Trustee may require payment of a sum sufficient to cover any tax or other governmental charge that may be imposed in connection with any transfer or exchange of Bonds (other than any governmental charge of the Issuer).

Neither the Issuer nor the Registrar on behalf of the Issuer shall be required (i) to issue, transfer or exchange any Bond during a period beginning at the opening of business fifteen (15) days before the day of mailing of a notice of redemption of Bonds selected for redemption and ending at the close of business on the day of such mailing, or (ii) to transfer or exchange any Bond so selected for redemption in whole or in part.

SECTION 2.08. Persons Deemed Owners. The Issuer, the Trustee, any Paying Agent, the Registrar, or the Authenticating Agent shall deem and treat the person in whose name any Bond is registered as the absolute Owner thereof (whether or not such Bond shall be overdue and notwithstanding any notation of ownership or other writing thereon made by anyone other than the Issuer, the Trustee, any Paying Agent, the Registrar or the Authenticating Agent) for the purpose of receiving payment of or on account of the principal or Redemption Price of and interest on such Bond, and for all other purposes, and the Issuer, the Trustee, any Paying Agent, the Registrar and the Authenticating Agent shall not be affected by any notice to the contrary. All such payments so made to any such Owner, or upon his order, shall be valid and, to the extent of the sum or sums so paid, effectual to satisfy and discharge the liability for moneys payable upon any such Bond.

SECTION 2.09. Limitation on Incurrence of Certain Indebtedness. The Issuer will not issue Bonds, except upon the conditions and in the manner provided or as otherwise permitted in this Indenture.

SECTION 2.10. Adjustments to Interest Rate. If there is a Determination of Taxability, the Bonds shall bear interest retroactively from the Taxable Date at a rate per annum equal to the Taxable Rate. Upon an occurrence of a Determination of Taxability, the Issuer hereby agrees to pay to the Owner (i) an additional amount equal to the difference between (A) the amount of interest actually paid to the Owner (or former Owner) on the Bonds during the Determination of Taxability Period and (B) the amount of interest that would have been paid to the Owner (or

former Owner) on the Bonds during the Determination of Taxability Period had the Bonds borne interest at the Taxable Rate, beginning on the Taxable Date, plus (ii) an amount equal to any interest, charges, penalties on overdue interest and additions to tax (as referred to in Subchapter A of Chapter 68 of the Code) owed by the Owner (or former Owner) as a result of the occurrence of a Determination of Taxability. Payment of such amounts shall survive payment on the Bonds.

Upon the occurrence and continuance of an Event of Default described in Section 8.02 hereof, the Bonds shall bear interest at the Default Rate. In the event the Issuer cures any Event of Default under Section 8.02 hereof, the interest rate on the Bonds shall return to the applicable Interest Rate.

The Issuer shall pay to the Lender, within sixty (60) days after demand, such amounts as shall provide to the Lender the same rate of return on the Bonds that the Lender would have realized had there been no Loss of Bank Qualified Status. This adjustment shall survive payment of the Bonds until such time as the federal statute of limitations under which the Bonds could be declared not to be a qualified tax-exempt obligation under Section 265(b)(3) of the Code.

The Owner shall advise the Trustee and the Issuer in writing within a reasonable time in good faith what amounts, if any, are owing as a result of an Adjustment Event as described herein. The determination of the Owner as to such amounts owed shall be conclusive absent manifest error and the Trustee may conclusively rely upon such determination and amounts owed by the Owner without the duty to verify the accuracy of such information. Such additional amounts shall be paid by the Issuer within thirty (30) days after the date of such notice from the Owner. In no event, however, shall the interest rate applicable to any of the amounts payable on the Bonds, together with all fees, charges, and other amounts which may be treated as interest with respect thereto under applicable law, exceed the maximum rate permitted by law.

The Trustee may assume the Bonds accrue interest at the tax-exempt rate absent written notice to the contrary from the Owner or the Issuer.

END OF ARTICLE II

ARTICLE III ISSUE OF BONDS

SECTION 3.01. Issue of Bonds. Subject to the provisions of Section 2.01 hereof, the Issuer shall issue the Bonds for the purpose of effecting the Refunding, or to issue special assessment bonds to refund all or a portion of such Bonds, and to pay the costs of the issuance of Bonds and to pay the amounts required to be deposited with respect to such Bonds in the Funds and Accounts established under this Indenture. In addition to any deliverables required upon the execution and delivery of the Bond Placement Agreement, in connection with the issuance of the Bonds, the Trustee shall, at the request of the Issuer, authenticate the Bonds and deliver or cause them to be authenticated and delivered, as specified in the request, but only upon receipt of:

(i) Certified copies of the proceedings of the Issuer with respect to the Series 2025 Special Assessments;

(ii) A Bond Counsel opinion, which shall be addressed to the Issuer, the Lender and the Trustee, substantially to the effect that: (i) the Bonds have been duly authorized, executed and delivered by the Issuer and are valid and binding special obligations of the Issuer, payable solely from the sources provided therefor in the Indenture; (ii) the interest on the Bonds is excludable from gross income for federal income tax purposes; (iii) the Bonds and the interest paid thereon are exempt from all taxes imposed by the State of Florida except as to estate taxes and taxes imposed by Chapter 220, Florida Statutes on corporations and other entities as defined therein; (iv) the Bonds are “qualified tax-exempt obligations” within the meaning of Section 265(b)(3) of the Code; (v) the Bonds are exempt from registration under the Securities Act of 1933, as amended; and (vi) this Indenture and the Bond Resolution are not required to be qualified under the Trust Indenture Act of 1939, as amended;

(iii) a written opinion or opinions of Counsel to the Issuer, which shall also be addressed to the Lender and the Trustee (to the extent provided therein), to the effect that: (a) all conditions prescribed herein as precedent to the issuance of the Bonds have been fulfilled; (b) the Bonds have been validly authorized and executed by the Issuer and when authenticated and delivered pursuant to the request of the Issuer will be valid obligations of the Issuer entitled to the benefit of the trust created hereby and will be enforceable in accordance with their terms except as enforcement thereof may be affected by bankruptcy, reorganization, insolvency, moratorium and other similar laws relating to creditors’ rights generally and subject to equitable principles, whether in a proceeding at law or in equity; (c) any consents of any Regulatory Bodies required in connection with the issuance of the Bonds have been obtained; (d) the Issuer has good right and lawful authority under the Act to undertake the Refunding; (e) that the Series 2025 Special Assessment proceedings have been taken in accordance with Florida law and that the Issuer has taken all action necessary to levy and impose the Series 2025 Special Assessments; (f) that the Series 2025 Special Assessments are legal, valid, and binding liens upon the property against which the Series 2025 Special Assessments are made, coequal with the lien of all State, County, district and municipal ad valorem taxes and superior in priority to all other liens, titles and claims against said property then existing or thereafter created, until paid; (g) this Indenture, and the Bond Placement Agreement have each been duly and validly authorized, executed and delivered by the Issuer, and upon the execution by the other parties thereto, each constitutes a legal, valid, binding agreement of the Issuer enforceable in accordance with its respective terms, except as enforcement

thereof may be affected by bankruptcy, reorganization, insolvency; moratorium and other similar laws relating to creditors' rights generally and subject to equitable principles, whether in a proceeding at law or in equity, (h) the issuance of the Bonds has been duly authorized and approved by the Board; (i) there is no litigation or other action pending or to the best knowledge of Counsel to the Issuer threatened against the Issuer that would adversely affect the transactions contemplated by the Indenture including: (a) seeking to restrain or enjoin the issuance or delivery of the Bonds or the application of the proceeds thereof, or the imposition, levy or collection of the Series 2025 Special Assessments or the Pledged Revenues pledged for the payment of the debt service on the Bonds; (b) contesting or affecting the authority for the Series 2025 Special Assessments, the authority for the issuance of the Bond or the validity or enforceability of the Bonds and the Indenture, or the transactions contemplated thereunder; (c) contesting or affecting the establishment or existence of the Issuer or any of its officers or employees, or contesting or affecting any of the powers of the Issuer including its power to enter into the Indenture, or its power to determine, assess, levy, collect and pledge the Series 2025 Special Assessments for the payment of the debt service on the Bonds; (d) specifically contesting the exclusion from federal gross income of interest on the Bonds or (e) which may result in any material adverse change in the business, property, assets or financial condition of the Issuer or materially impair the ability of the Issuer to perform its obligations under the Bonds, the Bond Resolution, the Bond Placement Agreement, the Assessment Resolutions or the Indenture. (j) the Series 2015 Bonds and the South Parcel Project were validated in accordance with Chapter 75, Florida Statutes, and as a result the Bonds are not required to be separately validated, and (k) the Bond Resolution and Assessment Resolutions have each been duly adopted and are in full force and effect;

(iv) an opinion of Bond Counsel, which shall be addressed to the Issuer, the Trustee and the Lender, substantially to the effect that all of the outstanding Series 2015 Bonds have been legally defeased;

(v) a certificate of a Responsible Officer to the effect that, upon the authentication and delivery of the Bonds, the Issuer will not be in default in the performance of the terms and provisions of this Indenture;

(vi) a certified copy of the final judgment of validation in respect of the Series 2015 Bonds together with a certificate of no appeal;

(vii) and evidence satisfactory to the Lender and the Issuer that all conditions in the Bond Placement Agreement therein have been satisfied;

(viii) A copy of the Issuer's arbitrage and tax compliance certificate, together with the completed Form 8038-G with respect to the Bonds;

(ix) A copy of the final Supplemental Special Assessment Allocation Report; and

(x) such other documents, certifications, and opinions as shall be required by the Issuer or the Lender.

Payment by the Lender of the proceeds of the Bonds shall constitute conclusive evidence of the satisfaction of the Issuer and Lender of the above conditions.

SECTION 3.02. Disposition of Proceeds and Other Funds. From the gross proceeds of the Bonds in the amount of \$2,884,000 and from the legally available money derived as a result of the Refunding on deposit under the Prior 2015 Indenture in the amount of \$471,288.50 (consisting of \$172,566.25 from the revenue fund, \$296,451.77 from the reserve account, \$2,269.12 from the prepayment account and \$1.36 from the debt service account) held by the Prior Trustee (herein, the “Transferred Moneys”), the following deposits shall be made on the date of issuance of the Bonds:

(a) All of the gross proceeds of the principal amount of the Bonds in the amount of \$2,884,000, plus an amount derived from a portion of the Transferred Moneys in the total amount of \$250,837.15 (derived from the reserve account), totaling \$3,134,837.15 which will be sufficient, without investment to pay and currently refund the Refunded Bonds on September 18, 2025, which amounts will be deposited by the Trustee with the paying agent for the Refunded Bonds; and

(b) From the revenue fund of the Transferred Moneys in the amount of \$16,743.22 shall be deposited in the Interest Account.

(c) From the remaining Transferred Moneys in the amount of \$203,708.13 shall be deposited in the Costs of Issuance Fund to pay the costs of issuing the Bonds; and

(d) After the application of Transferred Moneys described in (a) through (c) above on the date of delivery of the Bonds, any amounts remaining in the funds and accounts for the Refunded Bonds after such delivery date shall be deposited into the Revenue Fund and applied as set forth in Section 4.03 herein.

(e) No reserve account will be established for the Bonds.

END OF ARTICLE III

ARTICLE IV
SERIES 2025 SPECIAL ASSESSMENTS;
APPLICATION THEREOF TO FUNDS AND ACCOUNTS

SECTION 4.01. Series 2025 Special Assessments; Lien of Indenture on Pledged Revenues. The Issuer hereby covenants that it shall levy the Series 2025 Special Assessments, and evidence and certify the same to the Tax Collector or shall cause the Property Appraiser to certify the same on the tax roll to the Tax Collector for collection by the Tax Collector and enforcement by the Tax Collector or the Issuer, pursuant to the Act, Chapter 170 or Chapter 197, Florida Statutes, or any successor statutes, as applicable, to the extent and in the amount necessary to pay the Debt Service Requirements on Bonds issued and Outstanding hereunder and all other amounts owing hereunder.

The Issuer shall, within five (5) Business Days of receipt thereof, pay to the Trustee for deposit in the Revenue Fund established under Section 4.03 hereof all Series 2025 Special Assessments received by the Issuer from the levy thereof on the District Lands subject to assessments for the payment of the Bonds; provided, however, that amounts received as Prepayments of Series 2025 Special Assessments shall be deposited directly into the Prepayment Account of the Bond Redemption Fund established hereunder when received by the Issuer. The Issuer shall notify the Trustee and the Owner in writing at the time of deposit of any amounts received as Prepayments of Series 2025 Special Assessments.

The Pledged Revenues shall immediately be subject to the lien and pledge of this Indenture without any physical delivery hereof or further act.

SECTION 4.02. Funds and Accounts Relating to the Bonds. The Funds and Accounts specified in this Article IV shall be established under this Indenture for the benefit of the owners of the Bonds issued pursuant to the terms hereof. All moneys, including, without limitation, proceeds of the Bonds on deposit to the credit of the Funds and Accounts established hereunder (except for moneys transferred to the Cost of Issuance Fund, the Rebate Fund and investment earnings thereon) shall be pledged to the payment of the principal, Redemption Price of, and interest on the Bonds issued hereunder.

SECTION 4.03. Revenue Fund. The Trustee is hereby authorized and directed to establish a Revenue Fund, into which the Trustee shall immediately deposit any and all Series 2025 Special Assessments (other than Prepayments of the Series 2025 Special Assessment which the Issuer shall identify as such and communicate the same to the Trustee). The Revenue Fund shall be held by the Trustee separate and apart from all other Funds and Accounts held under this Indenture and from all other moneys of the Trustee. The Trustee shall transfer from amounts on deposit in the Revenue Fund to the Funds and Accounts designated below, the following amounts, at the following times and in the following order of priority:

FIRST, no later than the Business Day preceding each November 1, commencing November 1, 2025, and no later than the Business Day next preceding each November 1 thereafter while the Bonds issued under this Indenture remain Outstanding, to the Interest Account of the Debt Service Fund, an amount equal to the interest on the Bonds becoming

due on the next succeeding November 1, less any amount on deposit in the Interest Account not previously credited;

SECOND, no later than the Business Day preceding each May 1 commencing May 1, 2026, and no later than the Business Day next preceding each May 1 thereafter while the Bonds issued under this Indenture remain Outstanding, to the Interest Account of the Debt Service Fund, an amount equal to the interest on the Bonds becoming due on the next succeeding May 1, less any amount on deposit in the Interest Account not previously credited;

THIRD, beginning on the Business Day preceding May 1, 2026 and no later than the Business Day next preceding each May 1 thereafter while the Bonds remain Outstanding, to the Sinking Fund Account of the Debt Service Fund, an amount equal to the principal amount of Bonds subject to mandatory sinking fund redemption on the next succeeding principal payment date, less any amount on deposit in the Sinking Fund Account not previously credited;

FOURTH, no later than the Business Day next preceding May 1, 2045, to the Principal Account of the Debt Service Fund, an amount equal to the Outstanding principal amount of Bonds, less any amount on deposit in the Principal Account not previously credited;

FIFTH, any costs associated with a Determination of Taxability payable to the Lender or the payment of any Late Fee to the Lender; and

SIXTH, the balance of any moneys remaining after making the foregoing deposits shall remain therein, after payment of amounts owing Trustee or the Lender, unless the Issuer determines, in accordance with the terms of the Arbitrage Certificate, a deposit is required to be made into the Rebate Fund; in such case the Trustee shall make such transfer in accordance with the written instruction of the Issuer. After all deposits are made pursuant to this Section 4.03, any balance on deposit in the Revenue Fund after November 2 of any calendar year commencing November 2, 2025 shall be transferred to the Issuer to be used for any lawful purpose.

SECTION 4.04. Debt Service Fund. The Trustee is hereby authorized and directed to establish a Debt Service Fund which shall consist of amounts deposited therein by the Trustee and any other amounts the Issuer may pay to the Trustee for deposit therein with respect to the Bonds. The Debt Service Fund shall be held by the Trustee separate and apart from all other Funds and Accounts held under this Indenture and from all other moneys of the Trustee. The Trustee is hereby authorized and directed to establish within the Debt Service Fund, a Principal Account, an Interest Account and a Sinking Fund Account for the Bonds, which Accounts shall be separate and apart from all other Funds and Accounts established under this Indenture and from all other moneys of the Trustee.

The Trustee at all times shall make available to any Paying Agent the funds in the Principal Account and the Interest Account of the Debt Service Fund to pay the principal of the Bonds as they mature and the interest on the Bonds as it becomes payable, respectively. When the Bonds

are redeemed, the amount, if any, in the Debt Service Fund representing interest thereon shall be applied to the payment of accrued interest in connection with such redemption.

The Trustee shall apply moneys in the Sinking Fund Account in the Debt Service Fund for the mandatory sinking fund redemption of the Bonds in the amounts and maturities set forth herein.

The Trustee shall apply the amounts required to be transferred to the Sinking Fund Account on the mandatory sinking fund redemption date in each of the years set forth herein to the redemption of Bonds in the amounts, manner and maturities and on the dates set forth herein, at a Redemption Price of 100% of the principal amount thereof.

SECTION 4.05. [RESERVED].

SECTION 4.06. Bond Redemption Fund. The Trustee is hereby authorized and directed to establish a Bond Redemption Fund for the Bonds issued hereunder and therein a Prepayment Account and a General Account into which shall be deposited, moneys in the amounts and at the times provided in Sections 4.01 and 7.08(b) of this Indenture in the case of Prepayments to be deposited into the Prepayment Account and to the General Account in the event the Issuer elects to optionally redeem the Bonds pursuant to Section 6.01(a). The Bond Redemption Fund and the Accounts therein shall constitute an irrevocable trust fund to be applied solely as set forth herein and shall be held by the Trustee separate and apart from all other Funds and Accounts held under this Indenture and from all other moneys of the Trustee. All earnings on investments held in the Bond Redemption Fund shall be retained therein and applied as set forth below.

Moneys in the Bond Redemption Fund (including all earnings on investments held in the Bond Redemption Fund) shall be accumulated therein to be used in the following order of priority, to the extent that the need therefor arises:

FIRST, to the extent transfers from the Revenue Fund pursuant to paragraph SIXTH of Section 4.03 are insufficient, from the General Account of the Bond Redemption Fund, to make such deposits, if any, into the Rebate Fund as the Issuer may direct in accordance with an Arbitrage Certificate, such moneys thereupon to be used solely for the purposes specified in said Arbitrage Certificate; and any moneys so transferred from the Bond Redemption Fund to the Rebate Fund shall thereupon be free from the lien and pledge of this Indenture; and

SECOND, from the General Account of the Bond Redemption Fund, to be used to call for optional redemption pursuant to Section 6.01(a) hereof or from only the Prepayment Account of the Bond Redemption Fund for extraordinary mandatory redemption pursuant to Section 6.01(b) hereof an amount of Bonds equal to the amount of money transferred to the applicable Account of the Bond Redemption Fund for the purpose of such optional redemption or extraordinary mandatory redemption on the dates and at the prices provided in Section 6.01(a) or (b) hereof, as the case may be.

Any such redemption shall be made in accordance with the provisions of Article VI of this Indenture. The Issuer shall pay all expenses in connection with such redemption.

SECTION 4.07. Procedure When Funds Are Sufficient to Pay All Bonds. If at any time the moneys held by the Trustee in the Funds and Accounts hereunder and available therefor are sufficient to pay the principal or Redemption Price of, as the case may be, and interest on all Bonds then Outstanding to maturity or prior redemption, together with any amounts due the Issuer, the Trustee, Paying Agent, Registrar, the Trustee, at the direction of the Issuer, shall apply the amounts in the Funds and Accounts to the payment of the aforesaid obligations and the Issuer shall not be required to pay over any further Pledged Revenues with respect to such Bonds unless and until it shall appear that there is a deficiency in the Funds and Accounts held by the Trustee.

SECTION 4.08. Unclaimed Moneys. In the event any Bond shall not be presented for payment when the principal of such Bond becomes due, to the extent required herein, either at maturity or at the date fixed for redemption of such Bond or otherwise, if amounts sufficient to pay such Bond have been deposited with the Trustee for the benefit of the owner of the Bond and have remained unclaimed for three (3) years after the date payment thereof becomes due shall, upon request of the Issuer, if the Issuer is not at the time to the knowledge of the Trustee in default with respect to any covenant in this Indenture or the Bonds contained, be paid to the Issuer; and the Owners of the Bonds for which the deposit was made shall thereafter be limited to a claim against the Issuer; provided, however, that the Trustee, before making payment to the Issuer, may, at the written direction and expense of the Issuer, cause a notice to be published in an Authorized Newspaper, stating that the money remaining unclaimed will be returned to the Issuer after a specified date.

SECTION 4.09. Deposits Into And Application of Moneys In The Rebate Fund.

(a) The Trustee is hereby authorized and directed to establish a Rebate Fund. There shall be deposited in the Rebate Fund such amounts as are required to be deposited therein pursuant to the Arbitrage Certificate. Subject to the payment provisions provided in subsection (b) below, all amounts on deposit at any time in the Rebate Fund shall be held by the Trustee in trust, to the extent required to pay arbitrage rebate to the United States of America, and neither the Issuer, the Trustee nor the Owner of any Bonds shall have any rights in or claim to such money. All amounts held in the Rebate Fund shall be governed by this Section and the Arbitrage Certificate. The Trustee shall be entitled to rely on the rebate calculations obtained from the rebate analyst retained by the Issuer pursuant to the Arbitrage Certificate and the Trustee shall not be responsible for any loss or damage resulting from any good faith action taken or omitted to be taken in reliance upon such calculations.

(b) Pursuant to the Arbitrage Certificate, the Trustee shall remit all rebate installments and a final rebate payment to the United States. The Trustee shall have no obligation to pay any amounts required to be rebated pursuant to this Section and the Arbitrage Certificate, other than at the direction of the Issuer and from moneys held in the Rebate Fund or from other moneys provided to it by the Issuer. Any moneys remaining in the Rebate Fund after redemption and payment of all of the Bonds and payment and satisfaction of any arbitrage rebate shall be withdrawn and paid to the Issuer.

(c) Notwithstanding any other provision of this Indenture, including in particular Article XII hereof, the obligation to pay arbitrage rebate to the United States and to

comply with all other requirements of this Section and the Arbitrage Certificate shall survive the defeasance or payment in full of the Bonds.

(d) The Trustee shall not be deemed to have constructive knowledge of the Code or regulations, rulings and judicial decisions concerning the Code.

SECTION 4.10. Deposits Into and Application of Moneys in the Costs of Issuance Fund. The Trustee is hereby authorized and directed to establish a temporary fund called the Costs of Issuance Fund into which the Trustee shall deposit a portion of the gross proceeds of the Bonds in the amount described in Section 3.02(c) hereof. The Trustee is authorized to apply such moneys upon the presentment of a requisition signed by a Responsible Officer with the invoices of the payees attached. The Trustee may conclusively rely on such signed requisition. Upon the disbursement of all moneys on deposit in the Costs of Issuance Fund, the Trustee is authorized to close the Costs of Issuance Fund. If after six (6) months from the date of issue of the Bonds there are any funds remaining in the Costs of Issuance Fund, such moneys shall be transferred to the Revenue Fund to be applied in accordance with Section 4.03 hereof and the Trustee shall be authorized to close the Costs of Issuance Fund. Moneys on deposit in the Costs of Issuance Fund shall not be part of the trust estate established by the Bonds and will not constitute Pledged Revenues.

END OF ARTICLE IV

ARTICLE V

SECURITY FOR AND INVESTMENT OR DEPOSIT OF FUNDS

SECTION 5.01. Deposits and Security Therefor. All moneys received by the Trustee for deposit in any Fund or Account, except the Rebate Fund and Costs of Issuance Fund, established under this Indenture shall be considered trust funds, shall not be subject to lien or attachment, except for the lien created by this Indenture, and shall be deposited with the Trustee, until or unless invested or deposited as provided in Section 5.02 hereof. All deposits of moneys received by the Trustee under this Indenture (whether original deposits under this Section 5.01 or deposits or redeposits in time accounts under Section 5.02) shall, to the extent not insured unless such deposit is of the type described in (c) of the definition of Investment Securities, and to the extent permitted by law, be fully secured as to both principal and interest earned, by Investment Securities. If at any time the Trustee is unwilling to accept such deposits or unable to secure them as provided above, the Trustee may deposit such moneys with any other depository which is authorized to receive them and the deposits of which are insured by the Federal Deposit Insurance Corporation (including the FDIC Savings Association Insurance Fund). Such security shall be deposited with a Federal Reserve Bank, with the trust department of the Trustee as authorized by law with respect to trust funds in the State, or with a bank or trust company having a combined net capital and surplus of not less than \$50,000,000.

SECTION 5.02. Investment or Deposit of Funds. The Trustee shall, as directed by the Issuer in writing, invest any moneys held in the Funds and Accounts established herein in Investment Securities, as directed in writing by the Issuer. The Trustee shall have no liability for any losses or delays in liquidating any investments. All deposits in time accounts shall be subject to withdrawal without penalty and all investments shall mature or be subject to redemption by the holder without penalty, not later than the date when the amounts will foreseeably be needed for purposes set forth herein. The interest and income received upon such investments and any interest paid by the Trustee or any other depository of any Fund or Account and any profit or loss resulting from the sale of securities shall be added or charged to the Fund or Account for which such investments are made; provided, however, that if the amount in any Fund or Account equals or exceeds the amount required to be on deposit therein, any interest and other income so received shall be deposited in the Revenue Fund. Upon request of the Issuer, or on its own initiative whenever payment is to be made out of any Fund or Account, the Trustee shall sell such securities as may be requested to make the payment and restore the proceeds to the Fund or Account in which the securities were held. The Trustee shall not be accountable for any depreciation in the value of any such security or for any loss resulting from the sale thereof, except as provided hereinafter. If net proceeds from the sale of securities held in any Fund or Account shall be less than the amount invested and, as a result, the amount on deposit in such Fund or Account is less than the amount required to be on deposit in such Fund or Account, the amount of such deficit shall be transferred to such Fund or Account from the Revenue Fund.

Absent specific written instructions from the Issuer, as aforesaid, all moneys in the Funds and Accounts established under this Indenture shall be held uninvested. The Trustee shall not be liable or responsible for any loss or entitled to any gain resulting from any investment or sale upon the investment instructions of the Issuer or otherwise, including that set forth in the first sentence of this paragraph.

SECTION 5.03. Valuation of Funds. The Trustee shall value the assets in each of the Funds and Accounts established hereunder forty-five (45) days prior to each Interest Payment Date, and as soon as practicable after each such valuation date (but no later than ten (10) days after each such valuation date) shall provide the Issuer and the Lender a report of the status of each Fund and Account as of the valuation date. In computing the assets of any Fund or Account, investments and accrued interest thereon shall be deemed a part thereof, subject to the provisions of Section 5.02 hereof. For the purpose of determining the amount on deposit to the credit of any Fund or Account established hereunder, obligations in which money in such Fund or Account shall have been invested shall be valued at the market value or the amortized cost thereof, whichever is lower, or at the redemption price thereof, to the extent that any such obligation is then redeemable at the option of the holder.

END OF ARTICLE V

ARTICLE VI REDEMPTION OF BONDS

SECTION 6.01. Redemption Dates and Prices. The Bonds may be made subject to optional, mandatory and extraordinary redemption, either in whole or in part, by the Issuer, prior to maturity in the amounts, at the times and in the manner provided in this Article VI.

(a) *Optional Redemption.* The Bonds are subject to optional redemption at the option of the Issuer, in whole or in part, on any date on or after October 1, 2030 at a Redemption Price of 100% of the principal amount of the Outstanding Bonds to be redeemed, plus accrued interest to the redemption date, upon receipt by the Trustee not less than thirty-five (35) days or more than forty-five (45) days prior to such redemption date of a written direction from the Issuer stating that it intends to effect redemption of such Bonds on a date certain.

(b) *Extraordinary Mandatory Redemption in Whole or in Part.* The Bonds are subject to extraordinary mandatory redemption prior to maturity by the Issuer in whole or in part, on any Interest Payment Date, at an extraordinary mandatory redemption price equal to 100% of the principal amount of the Bonds to be redeemed, plus interest accrued to the redemption date, from moneys deposited into the Prepayment Account of the Bond Redemption Fund following the Prepayment of Series 2025 Special Assessments on any portion of the District Lands in accordance with Section 7.08(a) hereof. On each March 15 and September 15, the Trustee shall determine the amount on deposit in the Prepayment Account of the Bond Redemption Fund and shall transfer from the Revenue Fund (to the extent not needed to satisfy the current Debt Service Requirements for the Bonds) for deposit in the Prepayment Account of the Bond Redemption Fund an amount sufficient to increase the amount on deposit therein to an integral multiple of \$1,000 and, in each case, shall thereupon give notice and cause the extraordinary mandatory redemption of Bonds on any date with respect to Bonds subject to extraordinary mandatory redemption in whole, or, with respect to Bonds subject to extraordinary mandatory redemption in part, on the next possible redemption date which is an Interest Payment Date (taking into account the notice of redemption to be provided therefor) in the maximum aggregate principal amount for which moneys are then on deposit in the Prepayment Account of the Bond Redemption Fund in accordance with the provisions for extraordinary mandatory redemption of Bonds. The Bonds are also subject to extraordinary mandatory redemption in whole or in part pursuant to Section 7.32 hereof from all available moneys on deposit with the Trustee and any other available moneys provided by the Issuer.

(c) *Mandatory Sinking Fund Redemption.* The Bonds are subject to mandatory sinking fund redemption on May 1 in the years and in the principal amounts set forth in the following table, at a Redemption Price of 100% of the principal amount thereof plus accrued interest to the redemption date. The outstanding balance of the Bonds shall be due and payable on May 1, 2038.

<u>Maturity Date</u>	<u>Mandatory Sinking Fund Payment</u>
2026	\$ 87,000
2027	91,000
2028	96,000
2029	101,000
2030	105,000
2031	114,000
2032	118,000
2033	122,000
2034	131,000
2035	134,000
2036	143,000
2037	151,000
2038	159,000
2039	162,000
2040	174,000
2041	182,000
2042	189,000
2043	197,000
2044	208,000
2045*	220,000

*Final Maturity

In connection with such mandatory sinking fund redemption of Bonds, amounts shall be transferred from the Revenue Fund to the Sinking Fund Account of the Debt Service Fund, all as more particularly described in Section 4.03 hereof.

Upon any redemption of Bonds other than in accordance with scheduled mandatory sinking fund payments, the Issuer shall promptly cause to be recalculated and delivered to the Lender and the Trustee revised mandatory sinking fund payments recalculated so as to amortize the Outstanding principal amount of such Bonds in substantially equal annual installments of principal and interest (except for the last maturity which will represent the Outstanding balance of the Bonds) (subject to rounding to an amount of principal for each installment being devisable by \$1,000) over the remaining term of such Bonds. The mandatory sinking fund payments as so recalculated shall not result in an increase in the aggregate of the mandatory sinking fund payments for any of such Bonds in any year. In the event of a redemption occurring less than forty-five (45) days prior to a date on which a mandatory sinking fund payment is due, the foregoing recalculation shall not be made to mandatory sinking fund payments due in the Fiscal Year in which such redemption occurs, but shall be made to mandatory sinking fund payments for the immediately succeeding and subsequent Fiscal Years. The Trustee shall have no duty to revise or verify any recalculation of the mandatory sinking fund payments.

SECTION 6.02. Notice of Redemption. When required to redeem the Bonds under any provision of this Indenture or directed to do so by the Issuer, the Trustee shall cause notice of

the redemption, either in whole or in part, to be mailed at least thirty (30) days prior to the redemption date to all Owners of Bonds to be redeemed (as such Owners appear on the Bond Register on the fifth (5th) day prior to such mailing), at their registered addresses. Such notice shall be given in the name of the Issuer, shall be dated, shall set forth the Bonds Outstanding which shall be called for redemption and shall include, without limitation, the following additional information:

(a) the redemption date;

(b) the Redemption Price;

(c) except as otherwise provided in Section 2.01 hereof when the Lender is the registered owner of the Bonds, that on a redemption or date when the Bonds are being redeemed in whole the Redemption Price will become due and payable without surrender of the Bonds called for redemption, and that interest thereon shall cease to accrue from and after said date; and

(d) if the Lender is not the owner of 100% of the Bonds, the place where such Bonds are to be surrendered for payment of the Redemption Price shall be the designated corporate trust office of the Trustee.

If at the time of mailing of notice of an optional redemption, the Issuer shall not have deposited with the Trustee or Paying Agent moneys sufficient to redeem all the Bonds called for redemption, such notice shall state that it is subject to the deposit of the redemption moneys with the Trustee or Paying Agent, as the case may be, not later than the opening of business on the redemption date, and such notice shall be of no effect unless such moneys are so deposited.

The Trustee shall not be required to give notice of redemption with respect to any mandatory sinking fund redemption pursuant to Section 6.01(c) hereof.

SECTION 6.03. Payment of Redemption Price. If any required (a) unconditional notice of redemption has been duly mailed or waived by the Owners of all Bonds called for redemption or (b) conditional notice of redemption has been so mailed or waived and the redemption moneys have been duly deposited with the Trustee or Paying Agent, then in either case, the Bonds called for redemption shall be payable on the redemption date at the applicable Redemption Price plus accrued interest, if any, to the redemption date. Bonds so called for redemption, for which moneys have been duly deposited with the Trustee, will cease to bear interest on the specified redemption date, shall no longer be secured by this Indenture and shall not be deemed to be Outstanding under the provisions of this Indenture.

Subject to the terms and provisions of Section 2.01 hereof, payment of the Redemption Price, together with accrued interest, shall be made by the Trustee or Paying Agent to or upon the order of the Owners of the Bonds called for redemption. The Redemption Price of the Bonds to be redeemed, the expenses of giving notice and any other expenses of redemption, shall be paid out of the Fund from which redemption is to be made or by the Issuer.

END OF ARTICLE VI

ARTICLE VII COVENANTS OF THE ISSUER

SECTION 7.01. Power to Issue Bonds and Create Lien. The Issuer is duly authorized under the Act and all applicable laws of the State to issue the Bonds, to adopt and execute this Indenture, to defease and refund the Refunded Bonds, and to pledge the Pledged Revenues for the benefit of the Bonds. The Pledged Revenues are not and shall not be subject to, nor shall the Issuer create or permit to be created on the Pledged Revenues, any other lien senior to or on a parity with or subordinate to the lien created in favor of the Bonds. The Prior 2015 Indenture is superseded by this Indenture, and, from and after the date hereof, the Issuer shall not issue any bonds pursuant to the Prior 2015 Indenture. The Bonds and the provisions of this Indenture are and will be valid and legally enforceable obligations of the Issuer in accordance with their respective terms. The Issuer shall, at all times, to the extent permitted by law, defend, preserve and protect the pledge created by this Indenture and all the rights of the Bondholders under this Indenture against all claims and demands of all other Persons whomsoever.

SECTION 7.02. Payment of Principal and Interest on Bonds. The payment of the principal or Redemption Price of and interest on all of the Bonds issued under this Indenture shall be secured forthwith equally and ratably by a first lien on and pledge of the Pledged Revenues, and Pledged Revenues in an amount sufficient to pay the principal or Redemption Price of and interest on the Bonds authorized by this Indenture and all other amounts owing hereunder are hereby irrevocably pledged to the payment of the principal or Redemption Price of and interest on the Bonds authorized under this Indenture, as the same become due and payable. The Issuer shall promptly pay the interest on and the principal or Redemption Price of every Bond issued hereunder according to the terms thereof, but shall be required to make such payment only out of the Pledged Revenues.

THE BONDS AUTHORIZED UNDER THIS INDENTURE AND THE OBLIGATION EVIDENCED THEREBY SHALL NOT CONSTITUTE A LIEN UPON ANY PROPERTY OF THE ISSUER, INCLUDING, WITHOUT LIMITATION, THE SOUTH PARCEL PROJECT OR ANY PORTION THEREOF IN RESPECT OF WHICH ANY SUCH BONDS ARE BEING ISSUED, OR ANY PART THEREOF, BUT SHALL CONSTITUTE A LIEN ONLY ON THE PLEDGED REVENUES AS SET FORTH IN THIS INDENTURE. NOTHING IN THE BONDS AUTHORIZED UNDER THIS INDENTURE OR IN THIS INDENTURE SHALL BE CONSTRUED AS OBLIGATING THE ISSUER TO PAY THE BONDS OR THE REDEMPTION PRICE THEREOF OR THE INTEREST THEREON EXCEPT FROM THE PLEDGED REVENUES, OR AS PLEDGING THE FAITH AND CREDIT OF THE ISSUER, THE COUNTY, OR THE STATE OR ANY POLITICAL SUBDIVISION THEREOF, OR AS OBLIGATING THE ISSUER, THE COUNTY, OR THE STATE OR ANY OF ITS POLITICAL SUBDIVISIONS, DIRECTLY OR INDIRECTLY OR CONTINGENTLY, TO LEVY OR TO PLEDGE ANY FORM OF TAXATION WHATEVER THEREFOR.

SECTION 7.03. Series 2025 Special Assessments; Re-Assessments.

(a) The Issuer shall levy the Series 2025 Special Assessments, and evidence and certify the same to the Tax Collector or shall cause the Property Appraiser to certify the same on the tax roll to the Tax Collector for collection by the Tax Collector and enforcement by the Tax

Collector or the Issuer pursuant to the Act, Chapter 170 or Chapter 197, Florida Statutes, or any successor statutes, as applicable, and Section 7.04 hereof, to the extent and in an amount sufficient to pay Debt Service Requirements on all Outstanding Bonds.

(b) If any Series 2025 Special Assessment shall be either in whole or in part annulled, vacated or set aside by the judgment of any court, or if the Issuer shall be satisfied that any such Series 2025 Special Assessment is so irregular or defective that the same cannot be enforced or collected, or if the Issuer shall have omitted to make such Series 2025 Special Assessment when it might have done so, the Issuer shall either (i) take all necessary steps to cause a new Series 2025 Special Assessment to be made for the whole or any part of said improvement or against any property benefited by said improvement, or (ii) in its sole discretion, make up the amount of such Series 2025 Special Assessment from any legally available moneys, which moneys shall be deposited into the Revenue Fund. In case such second Series 2025 Special Assessment shall be annulled, the Issuer shall obtain and make other Series 2025 Special Assessments until a valid Series 2025 Special Assessment shall be made.

SECTION 7.04. Method of Collection. Series 2025 Special Assessments shall be collected by the Issuer in accordance with the provisions of the Act and Chapter 170 or Chapter 197, Florida Statutes, or any successor statutes thereto, as applicable, in accordance with the terms of this Section. The Issuer shall use the uniform method for the levy, collection and enforcement of Series 2025 Special Assessments afforded by Sections 197.3631, 197.3632 and 197.3635, Florida Statutes, or any successor statutes thereto (the “Uniform Method”), and to do all things necessary to continue to use the Uniform Method or a comparable alternative method afforded by Section 197.3631, Florida Statutes, unless such method is not available. The Issuer shall enter into or maintain in effect one or more written agreements with the Property Appraiser and the Tax Collector, either individually or jointly (together, the “Property Appraiser and Tax Collector Agreement”) in order to effectuate the provisions of this Section. The Issuer shall use its best efforts to ensure that any such Property Appraiser and Tax Collector Agreement remains in effect for at least as long as the final maturity of Bonds Outstanding under this Indenture. To the extent that the Issuer is not able to collect Series 2025 Special Assessments pursuant to the Uniform Method, the Issuer may elect to collect and enforce Series 2025 Special Assessments pursuant to any available method under the Act, Chapter 170, Florida Statutes, or Chapter 197, Florida Statutes, or any successor statutes thereto. Except as otherwise provided above, the election to collect and enforce Series 2025 Special Assessments in any year pursuant to any one method shall not, unless prohibited by law, preclude the Issuer from electing to collect and enforce Series 2025 Special Assessments pursuant to any other method permitted by law in any subsequent year.

SECTION 7.05. Delinquent Series 2025 Special Assessments. Subject to the provisions of Section 7.04 hereof, if the owner of any lot or parcel of land subject to the Series 2025 Special Assessment shall be delinquent in the payment of any Series 2025 Special Assessment, then such Series 2025 Special Assessment shall be enforced pursuant to the provisions of Chapter 197, Florida Statutes, or any successor statute thereto, including but not limited to the sale of tax certificates and tax deeds as regards such delinquent Series 2025 Special Assessment. In the event the provisions of Chapter 197, Florida Statutes, and any provisions of the Act with respect to such sale are inapplicable by operation of law, then upon the delinquency of any Series 2025 Special Assessment the Issuer shall, to the extent permitted by law, utilize any other method of enforcement as provided by Section 7.04 hereof, including, without limitation,

declaring the entire unpaid balance of such Series 2025 Special Assessment to be in default and, at its own expense, cause such delinquent property to be foreclosed, pursuant to the provisions of Section 170.10, Florida Statutes, in the same method now or hereafter provided by law for the foreclosure of mortgages on real estate, or pursuant to the provisions of Chapter 173, Florida Statutes, and Sections 190.026 and 170.10, Florida Statutes, or otherwise as provided by law.

SECTION 7.06. Sale of Tax Certificates and Issuance of Tax Deeds; Foreclosure of Special Assessment Liens. If the Series 2025 Special Assessments levied and collected under the Uniform Method described in Section 7.04 are delinquent, then the applicable procedures for issuance and sale of tax certificates and tax deeds for nonpayment shall be followed in accordance with Chapter 197, Florida Statutes and related statutes. Alternatively, if the Uniform Method is not utilized, and if any property shall be offered for sale for the nonpayment of any Special Assessment, and no person or persons shall purchase the same for an amount at least equal to the full amount due on the Series 2025 Special Assessment (principal, interest, penalties and costs, plus attorney's fees, if any), the property may then be purchased by the Issuer for an amount equal to the balance due on the Series 2025 Special Assessment (principal, interest, penalties and costs, plus attorney's fees, if any), and the Issuer shall thereupon receive in its corporate name or in the name of a special purpose entity acting on behalf of the Issuer or the Trustee, the title to the property for the benefit of the Owners. The Issuer, either through its own actions or actions caused to be done through the Trustee, shall have the power and shall use its best efforts to lease or sell such property and deposit all of the net proceeds of any such lease or sale into the Revenue Fund. Not less than ten (10) days prior to the filing of any foreclosure action or any sale of tax deed as herein provided, the Issuer shall cause written notice thereof to be mailed to the Owners of the Bonds secured by such delinquent Series 2025 Special Assessments. Not less than thirty (30) days prior to the proposed sale of any lot or tract of land acquired by foreclosure by the Issuer, it shall give written notice thereof to such Owners. The Issuer, either through its own actions or actions caused to be done through the Trustee, agrees that it shall be required to take the measure provided by law for sale of property acquired by it as trustee for the Owners within thirty (30) days after the receipt of a request therefor signed by the Lender.

SECTION 7.07. Books and Records with Respect to Series 2025 Special Assessments. In addition to the books and records required to be kept by the Issuer pursuant to the provisions of Section 7.17 hereof, the Issuer shall keep books and records for the collection of the Series 2025 Special Assessments on the District Lands, which such books, records and accounts shall be kept separate and apart from all other books, records and accounts of the Issuer. The District Manager or the District Manager's designee, at the end of each Fiscal Year, shall prepare a written report setting forth the collections received, the number and amount of delinquencies, the proceedings taken to enforce collections and cure delinquencies and an estimate of time for the conclusion of such legal proceedings. A signed copy of such report shall be furnished to the Lender and the Trustee (solely as a repository of such information) as soon as practicable after such audit shall become available but in no event later than sixty (60) days following the end of the Fiscal Year and shall, upon written request, be mailed to any Owner.

SECTION 7.08. Removal of Series 2025 Special Assessment Liens; Prepayments. The following procedures shall apply in connection with the removal of Series 2025 Special Assessment liens and the receipt of Prepayments.

(a) Any owner of property subject to the Series 2025 Special Assessments may, at its option, require the Issuer to release and extinguish the lien upon its property by virtue of the levy of the Series 2025 Special Assessments by paying to the Issuer the entire amount of the Series 2025 Special Assessment, plus accrued interest to the next succeeding Interest Payment Date (or the second succeeding Interest Payment Date if such prepayment is made within forty-five (45) calendar days before an Interest Payment Date), attributable to the property subject to Series 2025 Special Assessment owned by such owner.

(b) Upon receipt of a Prepayment as described in (a) above, the Issuer shall immediately pay the amount so received to the Trustee along with written notice directing the Trustee to redeem Bonds on the earliest date the Bonds may be redeemed and the Issuer shall take such action as is necessary to record in the official records of the County evidence to the effect that the Series 2025 Special Assessment has been paid and that such Series 2025 Special Assessment lien is thereby released and extinguished. Upon receipt of any such moneys and direction from the Issuer, the Trustee shall immediately deposit the same into the Prepayment Account of the Bond Redemption Fund to be applied to the redemption of Bonds in accordance with Section 6.01(b) hereof and cause the redemption of Bonds as provided in such direction.

SECTION 7.09. Deposit of Series 2025 Special Assessments. The Issuer covenants to cause any Series 2025 Special Assessments collected or otherwise received by it to be deposited with the Trustee within five (5) Business Days after receipt thereof for deposit into the Revenue Fund (except that amounts received as Prepayments of Series 2025 Special Assessments shall be designated by the Issuer as such upon delivery to the Trustee and shall be deposited directly into the Prepayment Account of the Bond Redemption Fund upon receipt by the Issuer).

SECTION 7.10. Construction to be on Issuer Lands within the South Parcel Assessment Area. The Issuer covenants that no part of any capital project will be constructed on, over or under District Lands within the South Parcel Assessment Area other than (i) lands good and marketable title to which is owned by the Issuer or other appropriate entity in fee simple, (ii) lands on, over or under which the Issuer or other appropriate entity shall have acquired perpetual easements for the purposes of any capital project, or (iii) lands, including public streets and highways, the right to the use and occupancy of which for such purposes shall be vested in the Issuer or other appropriate entity by law or by valid franchises, licenses, easements or rights of way or other legally effective permissions or approval.

SECTION 7.11. Maintenance of the South Parcel Project. The Issuer shall maintain the South Parcel Project owned by the Issuer in accordance with the Act and all other applicable federal and State laws, rules and regulations. The Issuer shall maintain the South Parcel Project owned by the Issuer in an efficient and economical manner, shall at all times maintain the same in good repair and in sound operating condition and shall make all necessary repairs, renewals and replacements.

SECTION 7.12. Observance of and Compliance with Valid Requirements. The Issuer shall pay all municipal or governmental charges lawfully levied or assessed upon the South Parcel Project or any part thereof or upon any revenues when the same shall become due, and the Issuer shall duly observe and comply with all valid requirements of any municipal or governmental authority relative to the South Parcel Project. The Issuer shall not create or suffer to be created

any lien or charge upon the South Parcel Project or upon the Pledged Revenues, except the lien and charge of the Bonds on the Pledged Revenues.

SECTION 7.13. Payment of Operating or Maintenance Costs by State or Others. The Issuer may permit the United States of America, the State, or any of their agencies, departments or political subdivisions to pay all or any part of the cost of maintaining, repairing and operating the South Parcel Project out of funds other than Pledged Revenues.

SECTION 7.14. Public Liability and Property Damage Insurance; Maintenance of Insurance; Use of Insurance and Condemnation Proceeds.

(a) Except as otherwise provided in subsection (d) of this Section, the Issuer will carry or cause to be carried, in respect of the South Parcel Project, comprehensive general liability insurance (covering bodily injury and property damage) issued by one or more insurance companies authorized and qualified to do business under the laws of the State, in such amounts as is customary for similar operations, or as is more specifically set forth hereinbelow.

(b) At all times, to the extent commercially available, the Issuer shall maintain a practical insurance program, with reasonable terms, conditions, provisions and costs which the District Manager determines will afford adequate protection against loss caused by damage to or destruction of any component of the South Parcel Project owned by the Issuer. Limits for such coverage will be subject to the Consulting Engineer's recommendations which are to be provided in an annual report, as required by Section 7.21 hereof. The Issuer shall also, at all times, maintain a practical comprehensive general liability insurance program with respect to the South Parcel Project for such coverage, with such reasonable terms, conditions, provisions and costs as the District Manager determines will afford adequate protection against bodily injury and property damage.

All insurance policies of the Issuer relating to the South Parcel Project shall be carried with companies authorized to do business in the State, with a Best rating of no less than "A" as to management and Class "V" as to financial strength; provided, however, that if, in the opinion of the District Manager, adequate insurance protection under reasonable terms, conditions, provisions and cost cannot be purchased from an insurance company with the above-designated ratings, then the District Manager, on behalf of the Issuer, may secure such insurance protection as the Issuer determines to be in its best interests and otherwise consistent with this Indenture; provided further, however, that the Issuer may act as a self-insurer in accordance with the requirements of subsection (d) hereof. All policies providing the insurance coverages required by this Section shall designate the Issuer as the loss-payee and shall be made payable to the Issuer.

(c) All proceeds received by the Issuer from property damage or destruction insurance and all proceeds received from the condemnation of the South Parcel Project or any part thereof are hereby pledged by the Issuer as security for the Bonds and shall be, with the written consent of the Lender, used to remedy the loss, damage or taking for which such proceeds are received, either by repairing the damaged property or replacing the destroyed or taken property, as soon as practicable after the receipt of such proceeds.

(d) The Issuer, with the written consent of the Lender, shall be entitled to provide all or a portion of the insurance coverage required by subsections (a) and (b) of this Section through Qualified Self Insurance, provided that the requirements hereinafter set forth in this subsection (d) are satisfied. "Qualified Self Insurance" means insurance maintained through a program of self-insurance or insurance maintained with a company or association in which the Issuer has a material interest or of which the Issuer has control, either singly or with others.

Prior to participation in any plan of Qualified Self Insurance not currently in effect, the Issuer shall deliver to the Lender (i) a copy of the proposed plan, and (ii) from the District Manager, an evaluation of the proposed plan together with an opinion to the effect that (A) the proposed Qualified Self Insurance plan will provide the coverage required by subsections (a) and (b) of this Section, and (B) the proposed Qualified Self Insurance plan provides for the creation of actuarially sound reserves.

Each plan of Qualified Self Insurance shall be in written form, shall provide that upon the termination of such plan reserves will be established or insurance acquired in amounts adequate to cover any potential retained liability in respect of the period of self-insurance, and shall be reviewed annually by the District Manager or registered actuary who shall deliver to the Issuer a report on the adequacy of the reserves established thereunder in light of claims made. If the District Manager or registered actuary determines that such reserves are inadequate in light of the claims made, he shall make recommendations as to the amount of reserves that should be established and maintained, and the Issuer shall comply with such recommendations unless it can establish to the satisfaction of the Lender that such recommendations are unreasonable in light of the nature of the claims or the history of recovery against the Issuer for similar claims. A copy of each Qualified Self Insurance plan and of each annual report thereon shall be delivered to the Trustee and the Lender.

(e) Copies of all recommendations and approvals made by the Consulting Engineer under the provisions of this Section shall be filed with the District Manager and the Lender.

Within the first six (6) months of each Fiscal Year the District Manager shall file with the Lender, or if the Lender is not the Owner of the Bonds, the other owners of the Bonds, a complete report of the status of the insurance coverages relating to the South Parcel Project or any portion thereof, such report to include, without being limited thereto, a schedule of all insurance policies required by this Indenture which is then in effect, stating with respect to each policy the name of the insurer, the amount, number and expiration date, and the hazards and the risks covered thereby. The Trustee shall have no duty to require the filing of such documents or to determine compliance by the Issuer with the requirements of this Section.

SECTION 7.15. Collection of Insurance Proceeds. Copies of all insurance policies referred to in Section 7.14 of this Article shall be available at the offices of the Issuer at all reasonable times to the inspection of the Holders of \$500,000 or more in aggregate principal amount of the Bonds (or the Holders of all the Bonds, if less than \$500,000 in principal amount of Bonds are Outstanding) and their agents and representatives duly authorized in writing. The Issuer covenants that it will take such action as may be necessary to demand, collect and sue for any insurance money which may become due and payable under any policy of insurance required under

this Indenture, whether such policy is payable to the Issuer or to the Trustee. The Trustee is hereby authorized in its own name to demand, collect, sue and receive any insurance money which may become due and payable under any policies payable to it.

Any appraisal or adjustment of any loss or damage under any policy of insurance required under this Indenture, whether such policy is payable to the Issuer or to the Trustee, and any settlement or payment of indemnity under any such policy which may be agreed upon by the Issuer and any insurer shall be evidenced by a certificate, signed by the District Manager approved by the Consulting Engineer, and filed with the Lender. The Trustee shall in no way be liable or responsible for the collection of insurance moneys in case of any loss or damage.

SECTION 7.16. Use of Revenues for Authorized Purposes Only. None of the Pledged Revenues shall be used for any purpose other than as provided in this Indenture and no contract or contracts shall be entered into or any action taken by the Issuer or the Trustee which will be inconsistent with the provisions of this Indenture.

SECTION 7.17. Books and Records; Annual Financial Statements. The Issuer shall keep proper books of record and account and annual financial statements in accordance with Generally Accepted Accounting Principles consistently applied and consistent with the provisions of this Indenture (separate from all other records and accounts), and which, together with all other books and records of the Issuer, including, without limitation, insurance policies, relating to the South Parcel Project, shall at all times be subject during regular business hours to the inspection of the Lender.

The Issuer shall file with the Lender and the Trustee annually within nine (9) months after the close of each Fiscal Year, commencing with the Fiscal Year ending on September 30, 2024, its audited financial statements described in Section 7.22 hereof accompanied by a certificate of a Responsible Officer setting forth (i) a description in reasonable detail of the insurance then in effect pursuant to the requirements of Section 7.14 hereof and that the Issuer has complied in all respects with such requirements, (ii) whether during such year any material part of the South Parcel Project has been damaged or destroyed and, if so, the amount of insurance proceeds covering such loss or damage and specifying the Issuer's reasonable and necessary replacement costs, and (iii) whether or not to the knowledge of the signatory, the Issuer is in default with respect to any of the covenants, agreements or conditions on its part contained in this Indenture, and if so, the nature of such default.

The report, statements and other documents required to be furnished by the Issuer to the Trustee pursuant to any provisions of this Indenture shall be provided by the Issuer electronically to the Lender and the Trustee. The Trustee shall have no responsibility with respect to such reports, statement and other documents referred to in this Section 7.17, Section 7.14, Section 7.21 and Section 7.22 other than to be a repository of such information. In addition, the Issuer shall file on an annual basis within ninety (90) days of Fiscal Year end, commencing September 30, 2025, of internally unaudited financial statements.

SECTION 7.18. Reserved.

SECTION 7.19. Employment of Certified Public Accountant. The Issuer shall employ or cause to be employed as required a Certified Public Accountant to perform auditing functions and duties required by the Act and this Indenture.

SECTION 7.20. Establishment of Fiscal Year, Annual Budget. The Issuer has established a Fiscal Year beginning October 1 of each year and ending September 30 of the following year. The reports and budget of the Issuer shall relate to such Fiscal Year unless and until, in accordance with applicable law, a different Fiscal Year is established by Certified Resolution of the Issuer and a copy of such Certified Resolution is filed with the Lender.

On or before the first day of each Fiscal Year the Issuer shall adopt a final Annual Budget in accordance with the Act and shall supply a copy of such budget within thirty (30) days upon the approval thereof to the Lender and to any other Bondholders who shall have so requested in writing and shall have filed their names and addresses with the Secretary of the Board for such purpose. If for any reason the Issuer shall not have adopted the Annual Budget on or before the first day of any Fiscal Year, the Annual Budget for the preceding Fiscal Year shall, until the adoption of the new Annual Budget, be deemed in force for the ensuing Fiscal Year. The Issuer may at any time adopt an amended or supplemental Annual Budget for the remainder of the current Fiscal Year, and when such amended or supplemental Annual Budget is approved it shall be treated as the official Annual Budget under this Indenture. A copy of the Annual Budget shall be filed, on or before October 1 of each Fiscal Year commencing on October 1, 2025 for the Fiscal Year beginning October 1, 2025, delivered electronically via e-mail by the Issuer to the Lender and to any other Bondholders who shall have so requested in writing and shall have filed their names and addresses with the Secretary of the Board for such purpose.

SECTION 7.21. Employment of Consulting Engineer; Consulting Engineer's Report.

(a) The Issuer shall, for the purpose of performing and carrying out the duties imposed on the Consulting Engineer by this Indenture and as required under the Act, employ one or more Independent engineers or engineering firms or corporations having a statewide and favorable repute for skill and experience in such work.

(b) The Issuer shall cause the Consulting Engineer to make an inspection of the portions of the South Parcel Project and any other capital assets owned by the Issuer at least once in each Fiscal Year and, on or before the first day of July in each Fiscal Year, to submit to the Board a report setting forth (i) its findings as to whether such portions of the South Parcel Project and any other capital assets owned by the Issuer have been maintained in good repair, working order and condition, and (ii) its recommendations as to:

(i) the proper maintenance, repair and operation of the South Parcel Project and any other capital assets owned by the Issuer during the ensuing Fiscal Year and an estimate of the amount of money necessary for such purposes; and

(ii) the insurance to be carried under the provisions of Section 7.14 hereof and the amount that should be set aside monthly for the purpose of paying insurance premiums which fall due less often than monthly.

Promptly after the receipt of such reports by the Issuer, copies thereof shall be filed with the Trustee and mailed by the Issuer to the Lender, and to all other Bondholders who shall have filed their names and addresses with the Secretary of the Board for such purpose.

SECTION 7.22. Audit and Other Reports. The Issuer covenants that after the end of each Fiscal Year, it will cause an audit to be made by a Certified Public Accountant covering all receipts and moneys then on deposit with or in the name of the Trustee or the Issuer and any security held therefor and any investments thereof. On or before June 30, of each year for the Fiscal Year ending on the preceding September 30, commencing June 30, 2026 for the Fiscal Year ending September 30, 2025, copies of such audit reports shall be filed with the District Manager and the Secretary of the Board, and mailed or delivered electronically via e-mail by said Secretary to the Lender and to all other Bondholders who shall have filed their names and addresses with him for such purpose. If the material required to be in such reports also appears in the annual report of the Issuer provided for in Section 7.17 hereof in a manner that can be readily identified, then the filing of a copy of such annual audit shall satisfy the requirement of this Section 7.22. The Issuer shall also provide such other information (financial or otherwise) from time to time requested by the Lender.

SECTION 7.23. Information to Be Filed with Trustee. The Issuer shall cause to be kept on file with the Trustee at all times copies of the schedules of the Series 2025 Special Assessments. The Issuer shall keep accurate records and books of account and shall have a complete audit of such records and accounts made annually by a Certified Public Accountant, as provided in Section 7.22 hereof. A signed copy of said audit shall be furnished to the Lender and the Trustee (solely as a repository of such information) as soon as practicable after such audit shall become available.

SECTION 7.24. Covenant Against Sale or Encumbrance; Exceptions. The Issuer covenants that, except as in this Section permitted, it will not sell, lease or otherwise dispose of or encumber the South Parcel Project. The Issuer may, however, from time to time, sell any machinery, fixtures, apparatus, tools, instruments or other movable property acquired by it from the proceeds of the Series 2015 Bonds if the District Manager shall determine, with the approval of the Consulting Engineer, that such items are no longer needed or are no longer useful in connection with the maintenance and operation of the South Parcel Project, and the proceeds thereof shall be applied to the replacement of the properties so sold or disposed of or, at the written direction of the Issuer shall be deposited to the credit of the Revenue Fund.

Upon any sale of property relating to the South Parcel Project, the aggregate of which in any thirty (30) day period exceeds Thirty Thousand Dollars (\$30,000) under the provisions of this Section, the Issuer shall provide written notice to the Trustee and the Lender of the property so sold and the amount and disposition of the proceeds thereof.

The Issuer may lease or grant easements, franchises or concessions for the use of any part of the South Parcel Project not incompatible with the maintenance and operation thereof, if Bond Counsel and the Consulting Engineer shall approve such lease, easement, franchise or concession in writing, and the net proceeds of any such lease, easement, franchise or concession (after the making of provision for payment from said proceeds of all costs incurred in financing,

constructing, operating, maintaining or repairing such leases, easements, franchises or concessions) shall be deposited as received to the credit of the Revenue Fund.

SECTION 7.25. No Loss of Lien on Pledged Revenues. The Issuer shall not do or omit to do, or suffer to be done or omit to be done, any matter or thing whatsoever whereby the lien of the Bonds on the Pledged Revenues or any part thereof, or the priority thereof, would be lost or impaired; provided, however, that this Section shall not prohibit the Trustee from transferring moneys to the Rebate Fund held by the Trustee in the manner provided herein.

SECTION 7.26. Compliance With Other Contracts and Agreements. The Issuer shall comply with and abide by all of the terms and conditions of any and all contracts and agreements which the Issuer entered into in connection with the South Parcel Project and the issuance of the Bonds.

SECTION 7.27. Issuance of Additional Obligations. Except as provided below, without the express written consent of the Lender, which may be given at the sole discretion of the Lender, the Issuer shall not issue any obligations other than the Bonds payable from the Pledged Revenues, nor voluntarily create or cause to be created any debt, lien, pledge, assignment, encumbrance or other charge, payable from Pledged Revenues whether such other obligations are on a parity or subordinate basis with the Bonds. Notwithstanding the foregoing, the Issuer may issue additional bonds, not secured by the Series 2025 Special Assessments, if determined necessary for health or safety reasons or to mitigate any damage caused by any national disaster.

SECTION 7.28. Extension of Time for Payment of Interest Prohibited. The Issuer shall not directly or indirectly extend or assent to an extension of time for payment of any claim for interest on any of the Bonds and shall not directly or indirectly be a party to or approve any arrangement therefor by purchasing or funding or in any manner keeping alive any such claim for interest; no claim for interest which in any way, at or after maturity, shall have been transferred or pledged apart from the Bonds to which it relates or which shall in any manner have been kept alive after maturity by extension or by purchase thereof by or on behalf of the Issuer, shall be entitled, in case of a default hereunder, to any benefit or security under this Indenture except after the prior payment in full of the principal of all Bonds and claims for interest appertaining thereto not so transferred, pledged, kept alive or extended.

SECTION 7.29. Further Assurances. The Issuer shall not enter into any contract or take any action by which the rights of the Trustee or the Bondholders may be impaired and shall, from time to time, execute and deliver such further instruments and take such further action as may be required to carry out the purposes of this Indenture.

SECTION 7.30. Use of Bond Proceeds to Comply with Internal Revenue Code. The Issuer covenants to the Holders of the Bonds that it will not make or direct the making of any investment or other use of the proceeds of any Bonds issued hereunder which would cause such Bonds to be “arbitrage bonds” as that term is defined in Section 148 (or any successor provision thereto) of the Code or “private activity bonds” as that term is defined in Section 141 (or any successor provision thereto) of the Code, and that it will comply with the requirements of such Code sections and related regulations throughout the term of such Bonds. The Issuer hereby further covenants and agrees to comply with the procedures and covenants contained in any

arbitrage rebate agreement executed in connection with the issuance of the Bonds for so long as compliance is necessary in order to maintain the exclusion from gross income for federal income tax purposes of interest on the Bonds.

SECTION 7.31. Corporate Existence and Maintenance of Properties. For so long as any Bonds are Outstanding hereunder, unless otherwise provided by the Act, the Issuer shall maintain its corporate existence as a local unit of special purpose government as a community development district under the Act and shall provide for or otherwise require the South Parcel Project, and all parts thereof owned by the Issuer to be (a) continuously operated, repaired, improved and maintained as shall be necessary to provide adequate service to the lands benefited thereby; and (b) in compliance with all valid and applicable laws, acts, rules, regulations, permits, orders, requirements and directions of any competent public authority.

SECTION 7.32. New Series 2025 Special Assessment Proceedings. If as a result of an Adjustment Event the current level of Series 2025 Special Assessments being levied by the Issuer would not be sufficient to pay the Debt Service Requirements of the Bonds, the Issuer shall take all actions within its control to conduct new assessment proceedings under Chapter 170 Florida Statutes relating to the South Parcel Project so that the Series 2025 Special Assessments will be sufficient to pay the Debt Service Requirements on the Bonds, including any amounts due and owing. Notwithstanding the foregoing, if the Issuer attempts to conduct new assessment proceedings but is advised by its methodology consultant in writing (with a copy to the Lender) that there is not sufficient special benefit from the South Parcel Project to support a greater level of Series 2025 Special Assessments than in effect prior to the Adjustment Event, then such option shall not be exercised. If the Issuer elects not to take action to conduct new assessment proceedings as described above or is unable to increase the Series 2025 Special Assessments, the Bonds, in whole or in part, shall, at the direction of the Lender, become immediately subject to extraordinary mandatory redemption pursuant to Section 6.01(b) hereof.

SECTION 7.33. Tax Audits and Determination of Taxability. The Issuer hereby covenants and agrees:

(a) to give prompt written notice to the Lender and the Trustee if and when the Issuer receives notice of, or becomes aware of, any inquiry, audit, investigation or other proceeding of the IRS (or any other government agency exercising the same or a substantially similar function from time to time) with respect to the Bonds;

(b) to give prompt written notice to the Lender and the Trustee if and when the Issuer receives notice of, or becomes aware of, any determination, whether preliminary or final, by the IRS (or any other government agency exercising the same or a substantially similar function from time to time) that the District, or any Florida community development district or other entity substantially similar to the Issuer, is not a political subdivision for purposes of Section 103(a) of the Code;

(c) if, following its receipt of such notice set forth in (b) above, the Lender so requests the Issuer in writing, the Issuer shall, at the Issuer's sole cost and expense, use its best efforts to obtain either (i) a final, non-appealable ruling from a court of competent jurisdiction or (ii) a determination letter issued to or on behalf of the Issuer by the Commissioner of the IRS or

the Director of Tax-Exempt Bonds of the Tax-Exempt and Government Entities Division of the IRS (or any other government official exercising the same or a substantially similar function from time to time), in either case to the effect that the Issuer is a political subdivision for the purposes of Section 103(a) of the Code; and

(d) in the event the Lender receives any notice from the IRS that interest on the Bonds is taxable because the District is not a political subdivision for purposes of Section 103(a) of the Code, the Issuer shall, upon written request thereof from the Lender, use its best efforts, at the Issuer's sole cost and expense, to obtain either (i) a final, non-appealable ruling from a court of competent jurisdiction or (ii) a determination letter issued to or on behalf of the Issuer by the Commissioner of the IRS or the Director of Tax-Exempt Bonds of the Tax-Exempt and Government Entities Division of the IRS (or any other government official exercising the same or a substantially similar function from time to time), in either case to the effect that the Issuer is a political subdivision for the purposes of Section 103(a) of the Code and that, therefore, interest on the Bonds is exempt from federal income taxation.

The covenants set forth in this Section 7.33 shall survive the payment in full of the Bonds. Notwithstanding the covenants of the Issuer set forth in paragraphs (c) and (d) of this Section 7.33, the Lender recognizes that the best efforts of the Issuer does not mean assurances can be given that the IRS will change its position.

SECTION 7.34. Role of Lender. The Issuer acknowledges that the transaction contemplated hereby is an arm's length, commercial transaction between the Issuer and the Lender in which: (a) the Lender is acting solely as a principal (i.e., as a lender); (b) the Lender is not acting as a municipal advisor or financial advisor to the Issuer; (c) the Lender has no fiduciary duty pursuant to Section 15B of the Securities Exchange Act of 1934 to the Issuer with respect to such transaction and the discussions, undertakings and procedures leading thereto (irrespective of whether the Lender has provided other services or is currently providing other services to the Issuer on other matters); (d) the only obligations the Lender has to the Issuer with respect to such transaction are set forth in this Indenture and the Bond Placement Agreement; and (e) the Lender is not recommending that the Issuer take an action with respect to this transaction, and before taking any action with respect hereto, the Issuer has discussed this transaction with its own legal, accounting, tax, financial and other advisors, as it deems appropriate.

END OF ARTICLE VII

ARTICLE VIII EVENTS OF DEFAULT AND REMEDIES

SECTION 8.01. Events of Default and Remedies. Events of default and remedies with respect to the Bonds shall be as set forth in this Indenture.

SECTION 8.02. Events of Default Defined. Each of the following shall be an “Event of Default” under this Indenture, with respect to the Bonds:

(a) if payment of any installment of interest on any Bond is not made when it becomes due and payable; or

(b) if payment of the principal or Redemption Price of any Bond is not made when it becomes due and payable at maturity or upon call or presentation for redemption to the extent required herein; or

(c) if the Issuer, for any reason, is rendered incapable of fulfilling its obligations under this Indenture or under the Act; or

(d) if the Issuer proposes or makes an assignment for the benefit of creditors or enters into a composition agreement with all or a material part of its creditors, or a trustee, receiver, executor, conservator, liquidator, sequestrator or other judicial representative, similar or dissimilar, is appointed for the Issuer or any of its assets or revenues, or there is commenced any proceeding in liquidation, bankruptcy, reorganization, arrangement of debts, debtor rehabilitation, creditor adjustment or insolvency, local, state or federal, by or against the Issuer and if such is not vacated, dismissed or stayed on appeal within ninety (90) days; or

(e) if the Issuer defaults in the due and punctual performance of any other covenant in this Indenture or in any Bond issued pursuant to this Indenture and such default continues for thirty (30) days (the “Cure Period”) after the earlier of (i) the date the Issuer had received actual notice of such default or (ii) the date written notice requiring the same to be remedied shall have been given to the Issuer by the Trustee, which may give such notice in its discretion and shall give such notice at the written request of the Lender; provided, however, that if such performance requires work to be done, actions to be taken, or conditions to be remedied, which by their nature cannot reasonably be done, taken or remedied, as the case may be, within the Cure Period, no Event of Default shall be deemed to have occurred or exist if, and so long as the Issuer shall commence such performance within the Cure Period and shall diligently and continuously prosecute the same to completion, but in no event shall the Cure Period be longer than sixty (60) days in the aggregate.

(f) the occurrence of a Financial Covenant Reporting Failure.

For as long as an Event of Default under this Section 8.02, other than Section 8.02(f), has occurred and is continuing, the Bonds shall bear interest at the Default Rate. In the event the Issuer cures any Event of Default under this Section 8.02, the interest rate on the Bonds shall return to the Initial Interest Rate or the Taxable Rate, as applicable. If any payment due on the Bonds is not received by the Lender when due, the Lender, in its sole discretion, may charge a Late Fee. The occurrence of the event described in Section 8.03(f) shall not be an Event of Default but shall give

the Lender the right to bring an action against the Issuer for specific performance or mandamus to compel performance.

SECTION 8.03. Notice of Defaults. The Issuer shall within five (5) days after it acquires knowledge thereof, notify the Owner in writing at its notice address provided in Section 13.06 hereof (a) of any change in any material fact or circumstance represented or warranted by the Issuer in this Indenture or in connection with the issuance of the Bonds and (b) any event or condition which with the passage of time or giving of notice, or both, would constitute an Event of Default, and shall provide the Owner, with such written notice, a detailed statement by a responsible officer of the Issuer of all relevant facts and the action being taken or proposed to be taken by the Issuer with respect thereto. Regardless of the date of receipt of such notice by the Owner, such date shall not in any way modify the date of occurrence of the actual Event of Default.

SECTION 8.04. No Acceleration. No Bonds issued under this Indenture shall be subject to acceleration.

SECTION 8.05. Legal Proceedings by Trustee; Co-Equal Lien Status. If any Event of Default with respect to the Bonds has occurred and is continuing, the Trustee shall, at the written direction of the Lender, if it is the sole Owner of the Bonds, or if the Lender is not the sole Owner of the Bonds, the Trustee may, in its discretion, and upon the written request of the Holders of not less than a majority of the aggregate principal amount of the Outstanding Bonds and receipt of indemnity to its satisfaction shall, in its capacity as Trustee:

(a) by mandamus, or other suit, action or proceeding at law or in equity, enforce all rights of the Holders of the Bonds, including, without limitation, the right to require the Issuer to carry out any agreements with, or for the benefit of, the Bondholders of the Bonds and to perform its or their duties under the Act;

(b) bring suit upon the Bonds;

(c) by action or suit in equity require the Issuer to account as if it were the trustee of an express trust for the Holders of the Bonds;

(d) by action or suit in equity enjoin any acts or things which may be unlawful or in violation of the rights of the Holders of the Bonds; and

(e) by other proceeding in law or equity, exercise all rights and remedies available at law or in equity or as provided for by any other document or instrument securing such Bonds.

SECTION 8.06. Discontinuance of Proceedings by Trustee. If any proceeding taken by the Trustee on account of any Event of Default is discontinued or is determined adversely to the Trustee, the Issuer, the Trustee, the Paying Agent, and the Bondholders shall be restored to their former positions and rights hereunder as though no such proceeding had been taken.

SECTION 8.07. Bondholders May Direct Proceedings. Subject to Section 8.08 hereof, the Holders of a majority in aggregate principal amount of the Outstanding Bonds then subject to remedial proceedings under this Article VIII shall have the right to direct the method

and place of conducting all remedial proceedings by the Trustee under this Indenture, provided that such directions shall not be otherwise than in accordance with law or the provisions of this Indenture.

SECTION 8.08. Limitations on Actions by Bondholders. No Bondholder shall have any right to pursue any remedy hereunder unless (a) the Trustee shall have been given written notice of an Event of Default, (b) the Holders of at least a majority of the aggregate principal amount of the Outstanding Bonds shall have requested the Trustee, in writing, to exercise the powers hereinabove granted or to pursue such remedy in its or their name or names, (c) the Trustee shall have been offered indemnity reasonably satisfactory to it against costs, expenses and liabilities, and (d) the Trustee shall have failed to comply with such request within a reasonable time. Notwithstanding the foregoing, if the Lender is the only Bondholder, the Lender shall have the right, upon written notice to the Trustee, to pursue any remedy hereunder, or available to it at law or in equity, in its name and the Trustee shall have no liability or responsibility for the exercise of any remedies by the Lender.

SECTION 8.09. Trustee May Enforce Rights Without Possession of Bonds. All rights under this Indenture and the Bonds may be enforced by the Trustee without the possession of any of the Bonds or the production thereof at the trial or other proceedings relative thereto, and any proceeding instituted by the Trustee shall be brought in its name for the ratable benefit of the Holders of the Bonds.

SECTION 8.10. Remedies Not Exclusive. Except as limited under Section 13.01 of this Indenture, no remedy contained in this Indenture is intended to be exclusive of any other remedy or remedies, and each remedy is in addition to every other remedy given hereunder or now or hereafter existing at law or in equity or by statute.

SECTION 8.11. Delays and Omissions Not to Impair Rights. No delay or omission in respect of exercising any right or power accruing upon any Event of Default shall impair such right or power or be a waiver of such Event of Default, and every remedy given by this Article VIII may be exercised from time to time and as often as may be deemed expedient.

SECTION 8.12. Application of Moneys in Event of Default. Any moneys held by the Trustee or received by the Trustee or the Paying Agent, as the case may be, in connection with any proceedings brought under this Article VIII with respect to the Bonds shall be applied in the following order of priority:

FIRST: to the payment of the costs of the Trustee and Paying Agent incurred in connection with actions taken under this Article VIII with respect to the Bonds, including counsel fees and any disbursements of the Trustee and the Paying Agent and payment of unpaid fees and expenses owed to the Trustee;

SECOND: to the payment of the costs of the Lender incurred in connection with actions taken under this Article VIII with respect to the Bonds, including counsel fees and any disbursements of Lender;

THIRD: to payment of all installments of interest then due on the Bonds at the applicable rate or rates in the order of maturity of such installments of interest, and, if the

amount available shall not be sufficient to pay in full any particular installment, then to the payment ratably, according to the amounts due on such installment, to the persons entitled thereto, without any preference or priority of one installment of interest over any other installment; and

FOURTH: to payment to the persons entitled thereto of the unpaid principal or Redemption Price of any of the Bonds which shall have become due in the order of their due dates, with interest on such Bonds from the respective dates upon which they become due and, if the amount available shall not be sufficient to pay in full the principal or Redemption Price coming due on such Bonds on any particular date, together with such interest, then to the payment ratably, according to the amount of principal due on such date, and any other amounts due on such Bonds to the persons entitled thereto without any preference or priority of one such Bond over another or of any installment of interest over another.

Any surplus remaining after the payments described above shall be paid to the Issuer or to the Person lawfully entitled to receive the same or as a court of competent jurisdiction may direct.

SECTION 8.13. Trustee's Right to Receiver; Compliance with Act. The Trustee shall be entitled as of right to the appointment of a receiver and the Trustee, the Bondholders and any receiver so appointed shall have such rights and powers and be subject to such limitations and restrictions as are contained in the Act and other applicable law of the State.

SECTION 8.14. Trustee and Bondholders Entitled to all Remedies under Act. It is the purpose of this Article, to provide such remedies to the Trustee and Bondholders as may be lawfully granted under the provisions of the Act and other applicable laws of the State; if any remedy herein granted shall be held unlawful, the Trustee and the Bondholders shall nevertheless be entitled to every other remedy provided by the Act and other applicable laws of the State. It is further intended that, insofar as lawfully possible, the provisions of this Article VIII shall apply to and be binding upon any receiver appointed in accordance with Section 8.13 hereof. In addition, the Issuer, to the extent permitted under Florida law, agrees to indemnify and hold harmless the Lender with respect to payment of any taxes or charges or similar levies which arise from the Refunding or the payment of the Bonds pursuant to this Indenture.

END OF ARTICLE VIII

ARTICLE IX

THE TRUSTEE; THE PAYING AGENT AND REGISTRAR

SECTION 9.01. Acceptance of Trust. The Trustee accepts and agrees to execute the trusts hereby created, but only upon the additional terms set forth in this Article IX, to all of which the parties hereto and the Bondholders agree. The Trustee shall act as Trustee for the Bonds under this Indenture. Prior to the occurrence of an Event of Default and after the curing of all Events of Default which may have occurred, and subject to the provisions of Section 9.03 hereof, the Trustee shall have only such duties as are expressly set forth herein, and no duties shall be implied on the part of the Trustee. Subject to the provisions of Section 9.03 hereof, the Trustee shall have only such duties as are expressly set forth herein, and no duties shall be implied on the part of the Trustee. During the existence of any Event of Default, the Trustee shall exercise the rights, duties and powers vested in it with the same degree of skill and care as a prudent person would exercise or use under the circumstances in the conduct of their own affairs; provided, however, that if the Lender has elected to exercise remedial rights or otherwise instructed the Trustee not to exercise remedial rights, the Trustee's duties shall be governed by the immediately preceding sentence and not the prudent person standard.

SECTION 9.02. No Responsibility for Recitals. The recitals, statements and representations in this Indenture or in the Bonds, save only the Trustee's Certificate, if any, upon the Bonds, have been made by the Issuer and not by the Trustee and the Trustee shall be under no responsibility for the correctness thereof.

SECTION 9.03. Trustee May Act Through Agents; Answerable Only for Willful Misconduct or Negligence. The Trustee may execute any powers hereunder and perform any duties required of it through attorneys, agents, officers or employees, and shall be entitled to advice of Counsel concerning all questions hereunder; the Trustee shall not be answerable for the default or misconduct of any attorney or agent selected and supervised by it with reasonable care, and the advice or opinion of counsel selected by it with reasonable care shall be full and complete authorization and protection in respect to any action taken or omitted by it hereunder. The Trustee shall not be answerable for the exercise of any discretion or power under this Indenture nor for anything whatever in connection with the trust hereunder, except only its own negligence or willful misconduct or breach of its obligations hereunder. The Trustee shall not be liable for any error of judgment made in good faith, unless it has been proven that the Trustee was negligent in ascertaining the pertinent facts. The Trustee shall have no liability for any action or refraining from action if at the direction of the Lender or a majority of the beneficial owners of the Bonds.

SECTION 9.04. Compensation and Indemnity. The Issuer shall pay the Trustee reasonable compensation for its services hereunder, and also all its reasonable expenses and disbursements, and shall, to the extent permitted by law, indemnify, defend, protect and hold the Trustee harmless against any liabilities, losses, damages, costs and expenses ("Losses") which it may incur in the proper exercise and performance of its powers and duties hereunder, except with respect to Losses caused by the Trustee's negligence or willful misconduct. If the Issuer defaults in respect of the foregoing obligations, the Trustee may deduct the amount owing to it from any moneys coming into its hands and payable to the Issuer but exclusive of the Rebate Fund, which right of payment shall be prior to the right of the holders of the Bonds. The provisions of this Section 9.04 shall survive the termination of this Indenture and, as to any Trustee, its removal or

resignation as Trustee. No provision of this Master Indenture shall require the Trustee to expend or risk its own funds.

SECTION 9.05. No Duty to Renew Insurance. The Trustee shall be under no duty to effect or to renew any insurance policy nor shall it incur any liability for the failure of the Issuer to require or effect or renew insurance or to report or file claims of loss thereunder.

SECTION 9.06. Notice of Default; Right to Investigate. The Trustee shall give written notice by first-class mail to registered Holders of the Bonds of all defaults known to the Trustee, unless such defaults have been remedied (the term “defaults” for purposes of this Section and Section 9.07 being defined to include the events specified as “Events of Default” in Article VIII hereof, but not including any notice or periods of grace provided for therein); provided that other than when the Lender owns any of the Bonds, except in the case of a default in payment of principal or interest or Redemption Price, the Trustee may withhold such notice so long as it in good faith determines that such withholding is in the interest of the Bondholders. The Trustee shall not be deemed to have notice of any default other than a payment default under this Indenture, unless notified in writing of such default by the Lender if the Owner of the Bonds or if not the Owner of the Bonds by the Holders of at least a majority of the aggregate principal amount of the Outstanding Bonds. The Trustee may, however, at any time require of the Issuer full information as to the performance of any covenant hereunder, and if information satisfactory to it is not forthcoming, the Trustee may make or cause to be made, at the expense of the Issuer, an investigation into the affairs of the Issuer. The Lender may take all actions hereunder that the trustee is authorized to take, if the Trustee does not take action or refuses to take action without indemnity.

SECTION 9.07. Obligation to Act on Defaults. Unless (i) requested in writing to do so by the Holders of at least a majority of the aggregate principal amount of the Outstanding Bonds which are or would be, upon the taking of such action, subject to remedial proceedings under Article VIII of this Indenture, and (ii) it is furnished with indemnity satisfactory to it, the Trustee shall be under no obligation to take any action in respect of any default or otherwise. No provision of this Indenture or the Bonds shall require the Trustee to expend or risk its own funds or otherwise incur any financial liability in the performance of any of its duties hereunder, or in the exercise of any of its rights or powers, except to give notice of default as required under the Indenture. Under no circumstances shall the Trustee be liable in its individual capacity for the obligations evidenced by the Bonds.

SECTION 9.08. Reliance by Trustee. The Trustee may act on any requisition, resolution, notice, telegram, facsimile transmission, request, consent, waiver, certificate, statement, affidavit, voucher, bond, or other paper or document which it in good faith believes to be genuine and to have been passed, signed or given by the persons purporting to be authorized (which in the case of the Issuer shall be a Responsible Officer) or to have been prepared and furnished pursuant to any of the provisions of this Indenture; the Trustee shall be under no duty to make any investigation as to any statement contained in any such instrument, but may accept the same as conclusive evidence of the accuracy of such statement.

SECTION 9.09. Trustee May Deal in Bonds. The Trustee may in good faith buy, sell, own, hold and deal in any of the Bonds and may join in any action which any Bondholders

may be entitled to take with like effect as if the Trustee were not a party to this Indenture. The Trustee may also engage in or be interested in any financial or other transaction with the Issuer; provided, however, that if the Trustee determines that any such relation is in conflict with its duties under this Indenture, it shall eliminate the conflict or resign as Trustee.

SECTION 9.10. Construction of Ambiguous Provisions. The Trustee may construe any ambiguous or inconsistent provisions of this Indenture, and except as otherwise provided in Article XI of this Indenture, any construction by the Trustee shall be binding upon the Bondholders. The Trustee shall give prompt notice to the Issuer and the Lender of any intention to make such construction.

SECTION 9.11. Resignation of Trustee. The Trustee may resign and be discharged of the trusts created by this Indenture by written resignation filed with the Secretary of the Issuer not less than sixty (60) days before the date when such resignation is to take effect. Notice of such resignation shall be sent by first-class mail to each Bondholder as its name and address appears on the Bond Register and to any Paying Agent, Registrar, and Authenticating Agent at least sixty (60) days before the resignation is to take effect. Such resignation shall take effect on the day specified in the Trustee's notice of resignation unless a successor Trustee is previously appointed, in which event the resignation shall take effect immediately on the appointment of such successor; provided, however, that notwithstanding the foregoing, such resignation shall not take effect until a successor Trustee has been appointed. If a successor Trustee has not been appointed within ninety (90) days after the Trustee has given its notice of resignation, the Trustee may petition any court of competent jurisdiction for the appointment of a temporary successor Trustee to serve as Trustee until a successor Trustee has been duly appointed.

SECTION 9.12. Removal of Trustee. The Trustee may be removed at any time by either (a) the Issuer, if no default exists under this Indenture, or (b) an instrument or concurrent instruments in writing, executed by the Owners of at least a majority of the aggregate principal amount of the Bonds then Outstanding and filed with the Issuer. A photographic copy of any instrument or instruments filed with the Issuer under the provisions of this paragraph, duly certified by a Responsible Officer, shall be delivered promptly by the Issuer to the Trustee and to any Paying Agent, Registrar and Authenticating Agent.

The Trustee may also be removed at any time for any breach of trust or for acting or proceeding in violation of, or for failing to act or proceed in accordance with, any provision of this Indenture with respect to the duties and obligations of the Trustee by any court of competent jurisdiction upon the application of the Issuer or the Holders of not less than a majority of the aggregate principal amount of the Bonds then Outstanding.

SECTION 9.13. Appointment of Successor Trustee. If the Trustee or any successor Trustee resigns or is removed or dissolved, or if its property or business is taken under the control of any state or federal court or administrative body, a vacancy shall forthwith exist in the office of the Trustee, and the Issuer shall appoint a successor and shall mail notice of such appointment by first-class mail to each Bondholder as its name and address appear on the Bond Register, and to the Paying Agent, Registrar, Authenticating Agent. If at the time of such appointment the Lender is the only Bondholder, such appointment shall be subject to the written consent of the Lender. If no appointment of a successor Trustee shall be made pursuant to the foregoing provisions of this

Indenture prior to the date specified in the notice of resignation or removal as the date when such resignation or removal was to take effect, the Lender, if the Owner of the Bonds or if the Lender is not the Owner of the Bonds, then by the Holders of a majority in aggregate principal amount of all Bonds then Outstanding may appoint a successor Trustee.

SECTION 9.14. Qualification of Successor. A successor Trustee shall be a bank or trust company with trust powers, having a combined net capital and surplus of at least \$50,000,000.

SECTION 9.15. Instruments of Succession. Except as provided in Section 9.16 hereof, any successor Trustee shall execute, acknowledge and deliver to the Issuer an instrument accepting such appointment hereunder and thereupon, such successor Trustee, without any further act, deed, or conveyance, shall become fully vested with all the estates, properties, rights, powers, trusts, duties and obligations of its predecessor in trust hereunder, with like effect as if originally named Trustee herein. The Trustee ceasing to act hereunder, after deducting all amounts owed to the Trustee, shall pay over to the successor Trustee all moneys held by it hereunder and, upon request of the successor Trustee, the Trustee ceasing to act and the Issuer shall execute and deliver an instrument or instruments prepared by the Issuer transferring to the successor Trustee all the estates, properties, rights, powers and trusts hereunder of the predecessor Trustee, except for its rights under Section 9.04 hereof.

SECTION 9.16. Merger of Trustee. Any corporation, entity or purchaser into which any Trustee hereunder may be merged or with which it may be consolidated, or any corporation, entity or purchaser resulting from any merger or consolidation to which any Trustee hereunder shall be a party, or any corporation, entity or purchaser which shall have purchased substantially all of the bond administration business of the corporate trust department shall be the successor Trustee under this Indenture, without the execution or filing of any paper or any further act on the part of the parties hereto, anything herein to the contrary notwithstanding; provided, however, that any such successor corporation continuing to act as Trustee hereunder shall meet the requirements of Section 9.14 hereof, and if such corporation, entity or purchaser does not meet the aforesaid requirements, a successor Trustee shall be appointed pursuant to this Article IX. The Trustee may not resign as the Paying Agent or the Registrar without resigning as Trustee.

SECTION 9.17. Extension of Rights and Duties of Trustee to Paying Agent and Registrar. The provisions of Sections 9.02, 9.03, 9.04, 9.08, 9.09, 9.10 and 9.24 hereof are hereby made applicable to the Paying Agent and the Registrar, as appropriate, and any Person serving as Paying Agent and/or Registrar, hereby enters into and agrees to comply with the covenants and agreements of this Indenture applicable to the Paying Agent and Registrar, respectively.

SECTION 9.18. Resignation of Paying Agent or Registrar. The Paying Agent or Registrar may resign and be discharged of the duties created by this Indenture by executing an instrument in writing resigning such duties and specifying the date when such resignation shall take effect, and filing the same with the Issuer, the Trustee, not less than forty-five (45) days before the date specified in such instrument when such resignation shall take effect, and by giving written notice of such resignation not less than three (3) weeks prior to such resignation date to any other Bondholders, mailed to their addresses as such appear in the Bond Register. Such resignation shall take effect on the date specified in such instrument and notice, but only if a successor Paying Agent or Registrar shall have been appointed as hereinafter provided, in which event such resignation

shall take effect immediately upon the appointment of such successor Paying Agent or Registrar. If the successor Paying Agent or Registrar shall not have been appointed within a period of ninety (90) days following the giving of notice, then the Paying Agent or Registrar shall be authorized to petition any court of competent jurisdiction to appoint a successor Paying Agent or Registrar as provided in Section 9.22 hereof.

SECTION 9.19. Removal of Paying Agent or Registrar. The Paying Agent or Registrar may be removed at any time prior to any Event of Default by the Issuer by filing with the Paying Agent or Registrar to be removed, and with the Trustee, an instrument or instruments in writing executed by the Issuer appointing a successor, or an instrument or instruments in writing designating, and accompanied by an instrument or appointment by the Issuer of, such successor. Such removal shall be effective thirty (30) days (or such longer period as may be set forth in such instrument) after delivery of the instrument; provided, however, that no such removal shall be effective until the successor Paying Agent or Registrar appointed hereunder shall execute, acknowledge and deliver to the Issuer an instrument accepting such appointment hereunder.

SECTION 9.20. Appointment of Successor Paying Agent or Registrar. In case at any time the Paying Agent or Registrar shall be removed, or be dissolved, or if its property or affairs shall be taken under the control of any state or federal court or administrative body because of insolvency or bankruptcy, or for any other reason, then a vacancy shall forthwith and ipso facto exist in the office of the Paying Agent or Registrar, as the case may be, and a successor shall be appointed by the Issuer; and in case at any time the Paying Agent or Registrar shall resign, then a successor shall be appointed by the Issuer. After any such appointment, notice of such appointment shall be given by the Issuer to the predecessor Paying Agent or Registrar, the successor Paying Agent or Registrar, the Trustee and all Bondholders. Any new Paying Agent or Registrar so appointed shall immediately, and without further act, supersede the predecessor Paying Agent or Registrar. If at the time of such appointment the Lender is the only Bondholder, such appointment shall be subject to the written consent of the Lender.

SECTION 9.21. Qualifications of Successor Paying Agent or Registrar. Every successor Paying Agent or Registrar (a) shall be a commercial bank or trust company (i) duly organized under the laws of the United States or any state or territory thereof, (ii) authorized by law to perform all the duties imposed upon it by this Indenture and (iii) capable of meeting its obligations hereunder, and (b) shall have a combined net capital and surplus of at least \$50,000,000.

SECTION 9.22. Judicial Appointment of Successor Paying Agent or Registrar. In case at any time the Paying Agent or Registrar shall resign and no appointment of a successor Paying Agent or Registrar shall be made pursuant to the foregoing provisions of this Indenture prior to the date specified in the notice of resignation as the date when such resignation is to take effect, the retiring Paying Agent or Registrar may forthwith apply to a court of competent jurisdiction for the appointment of a successor Paying Agent or Registrar. Such court may thereupon, after such notice, if any, as it may deem proper and prescribe, appoint a successor Paying Agent or Registrar. Notice of such appointment shall be given by the successor registrar or Paying Agent to the Issuer, the Trustee and all Bondholders. In the absence of such an appointment, the Trustee shall become the Registrar or Paying Agent, or and shall so notify the Issuer and all Bondholders.

SECTION 9.23. Acceptance of Duties by Successor Paying Agent or Registrar. Any successor Paying Agent or Registrar shall become duly vested with all the estates, property, rights, powers, duties and obligations of its predecessor hereunder, with like effect as if originally named Paying Agent or Registrar herein. Upon request of such Paying Agent or Registrar, such predecessor Paying Agent or Registrar and the Issuer shall execute and deliver an instrument transferring to such successor Paying Agent or Registrar all the estates, property, rights and powers hereunder of such predecessor Paying Agent or Registrar and such predecessor Paying Agent or Registrar shall pay over and deliver to the successor Paying Agent or Registrar all moneys and other assets at the time held by it hereunder.

SECTION 9.24. Successor by Merger or Consolidation. Any corporation into which any Paying Agent or Registrar hereunder may be merged or converted or with which it may be consolidated, or any corporation resulting from any merger or consolidation to which any Paying Agent or Registrar hereunder shall be a party, or any corporation which shall have purchased substantially all of the bond administration business of the corporate trust department shall be the successor Paying Agent or Registrar under this Indenture without the execution or filing of any paper or any further act on the part of the parties thereto, anything in this Indenture to the contrary notwithstanding.

END OF ARTICLE IX

ARTICLE X
ACTS OF BONDHOLDERS; EVIDENCE OF OWNERSHIP OF BONDS

SECTION 10.01. Acts of Bondholders; Evidence of Ownership of Bonds. Any action to be taken by Bondholders may be evidenced by one or more concurrent written instruments of similar tenor signed or executed by such Bondholders in person or by an agent appointed in writing. The fact and date of the execution by any person of any such instrument may be provided by acknowledgment before a notary public or other officer empowered to take acknowledgments or by an affidavit of a witness to such execution. Any action by the Owner of any Bond shall bind all future Owners of the same Bond in respect of anything done or suffered by the Issuer, Trustee, Paying Agent or Registrar in pursuance thereof.

END OF ARTICLE X

ARTICLE XI AMENDMENTS AND SUPPLEMENTS

SECTION 11.01. Amendments and Supplements Without Bondholders' Consent. This Indenture and any Supplemental Indenture may be amended or supplemented, from time to time, with the written consent of the Lender, but without the consent of any other Bondholders, by a Supplemental Indenture authorized by a Certified Resolution of the Issuer filed with the Trustee, for one or more of the following purposes:

(a) to add additional covenants of the Issuer or to surrender any right or power herein conferred upon the Issuer;

(b) to cure any ambiguity or to cure, correct or supplement any defective provision (whether because of any inconsistency with any other provision hereof or otherwise) of this Indenture, in such manner as shall not impair the security hereof or thereof or adversely affect the rights and remedies of the Bondholders;

(c) to provide for the execution of any and all contracts and other documents as may be required in order to effectuate the conveyance of the South Parcel Project and/or other assets of the Issuer to the State, the County, or any department, agency or branch thereof, or any other unit of government of the State; provided, however, that the Issuer shall have caused to be delivered to the Trustee and the Lender an opinion of Bond Counsel stating that such conveyance shall not impair the security hereof or adversely affect the rights and remedies of the Bondholders; and

(d) to make such changes as may be necessary in order to reflect amendments to Chapters 170, 190 and 197, Florida Statutes, so long as, in the opinion of counsel to the Issuer, such changes either: (i) do not have an adverse effect on the Holders of the Bonds; or (ii) if such changes do have an adverse effect, that they nevertheless are required to be made as a result of such amendments.

SECTION 11.02. Amendments With Bondholders' Consent. Subject to the provisions of Section 11.03 hereof, this Indenture may be amended from time to time by a Supplemental Indenture approved by the Lender.

SECTION 11.03. Trustee Authorized to Join in Amendments and Supplements; Reliance on Counsel. The Trustee is authorized to join in the execution and delivery of any Supplemental Indenture or amendment permitted by this Article XI and in so doing may rely on a written opinion of Counsel delivered by and at the expense of the Issuer that such Supplemental Indenture or amendment is so permitted and has been duly authorized by the Issuer, that all things necessary to make it a valid and binding agreement have been done and on an opinion of Bond Counsel to the effect that such amendment or supplement will not adversely affect the tax-exempt status of the Bonds. The Trustee shall not be obligated to enter into any Supplemental Indenture or amendment that adversely impacts its rights or duties hereunder.

END OF ARTICLE XI

ARTICLE XII DEFEASANCE

SECTION 12.01. Defeasance. When interest on, and principal or Redemption Price (as the case may be) of, the Bonds or any portion thereof to be defeased have been paid, or there shall have been deposited with the Trustee or such other escrow agent designated in a Certified Resolution of the Issuer moneys sufficient, or Defeasance Securities, the principal of and interest on which, when due, together with any moneys, remaining uninvested, will provide sufficient moneys to fully pay (i) such Bonds (ii) any other sums payable hereunder by the Issuer, the right, title and interest of the Trustee with respect to the Bonds or portion thereof to be defeased shall thereupon cease, the lien of this Indenture on the Pledged Revenues, and the Funds and Accounts established under this Indenture shall be defeased and discharged, and the Trustee, on demand of the Issuer, shall release this Indenture as to such Bonds or portion thereof to be so defeased and shall execute such documents to evidence such release as may be reasonably required by the Issuer and shall turn over to the Issuer or to such Person, body or authority as may be entitled to receive the same all balances remaining in any Funds and Accounts upon the defeasance in whole of all of the Bonds.

SECTION 12.02. Deposit of Funds for Payment of Bonds. If the Issuer deposits with an escrow agent moneys sufficient, or Defeasance Securities, the principal of and interest on which, when due, together with any moneys remaining uninvested, will provide sufficient moneys to pay the principal or Redemption Price of the Bonds becoming due, either at maturity or by redemption or otherwise, together with all interest accruing thereon to the date of maturity or such prior redemption, and reimburses or causes to be reimbursed or pays or causes to be paid the other amounts required to be reimbursed or paid under Section 12.01 hereof, interest on such Bonds shall cease to accrue on such date of maturity or prior redemption and all liability of the Issuer with respect to such Bonds shall likewise cease, except as hereinafter provided; provided, however, that (a) if the Bonds are to be redeemed prior to the maturity thereof, notice of the redemption thereof shall have been duly given in accordance with the provisions of Section 6.02 hereof, or irrevocable provision satisfactory to the Trustee shall have been duly made for the giving of such notice, and (b) in the event that any Bonds are not by their terms subject to redemption within the next succeeding sixty (60) days following a deposit of moneys with the escrow agent, in accordance with this Section, the Issuer shall have given the escrow agent, in form satisfactory to the escrow agent, irrevocable instructions to mail to the Owners of such Bonds at their addresses as they appear on the Bond Register, a notice stating that a deposit in accordance with this Section has been made with the escrow agent and that the Bonds to which such notice relates are deemed to have been paid in accordance with this Section and stating such maturity or redemption date upon which moneys are to be available for the payment of the principal or Redemption Price (as the case may be) of, and interest on, said Bonds. Thereafter such Bonds shall be deemed not to be Outstanding hereunder and the Owners of such Bonds shall be restricted exclusively to the funds so deposited for any claim of whatsoever nature with respect to such Bonds, and the escrow agent shall hold such funds in trust for such Owners. At the time of the deposit referred to above, there shall be delivered to the escrow agent and Lender a verification from a firm of independent certified public accountants stating that the principal of and interest on the Defeasance Securities, together with the stated amount of any cash remaining on deposit with the escrow agent, will be sufficient without reinvestment to pay the remaining principal of, redemption premium, if any, and

interest on such defeased Bonds. In addition, Bond Counsel will deliver a defeasance opinion to the Issuer, the Trustee and the Lender.

Money so deposited with the escrow agent which remains unclaimed three (3) years after the date payment thereof becomes due shall, upon request of the Issuer, if the Issuer is not at the time to the knowledge of the escrow agent in default with respect to any covenant in this Indenture or the Bonds contained, be paid to the Issuer; and the Owners of the Bonds for which the deposit was made shall thereafter be limited to a claim against the Issuer; provided, however, that the escrow agent, before making payment to the Issuer, may, at the expense and direction of the Issuer, cause a notice to be published in an Authorized Newspaper, stating that the money remaining unclaimed will be returned to the Issuer after a specified date.

END OF ARTICLE XII

ARTICLE XIII MISCELLANEOUS PROVISIONS

SECTION 13.01. Limitations on Recourse. No personal recourse shall be had for any claim based on this Indenture or the Bonds against any member of the Board of the Issuer, officer, employee or agent, past, present or future, of the Issuer or of any successor body as such, either directly or through the Issuer or any such successor body, under any constitutional provision, statute or rule of law or by the enforcement of any assessment or penalty or otherwise.

The Bonds are payable solely from the Pledged Revenues, and any other moneys held by the Trustee under this Indenture for such purpose. There shall be no other recourse under the Bonds, this Indenture or otherwise, against the Issuer or any other property now or hereafter owned by it.

SECTION 13.02. Payment Dates. In any case where an Interest Payment Date or the maturity date of the Bonds or the date fixed for the redemption of any Bonds shall be other than a Business Day, then payment of interest, principal or Redemption Price need not be made on such date but may be made on the next succeeding Business Day, with the same force and effect as if made on the due date, and no interest on such payment shall accrue for the period after such due date if payment is made on such next succeeding Business Day.

SECTION 13.03. No Rights Conferred on Others. Nothing herein contained shall confer any right upon any Person other than the parties hereto, and the Holders of the Bonds.

SECTION 13.04. Illegal Provisions Disregarded. If any term of this Indenture or the Bonds or the application thereof for any reason or circumstances shall to any extent be held invalid or unenforceable, the remaining provisions or the application of such terms or provisions to Persons and situations other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each remaining term and provision hereof and thereof shall be valid and enforced to the fullest extent permitted by law.

SECTION 13.05. Substitute Notice. If for any reason it shall be impossible to make duplication of any notice that may be provided hereby in an Authorized Newspaper, then such publication in lieu thereof as shall be made with the approval of the Trustee shall constitute a sufficient publication of such notice.

SECTION 13.06. Notices. Any notice, demand, direction, request or other instrument authorized or required by this Indenture to be given to or filed with the Issuer, the Lender or the Trustee shall be deemed to have been sufficiently given or filed for all purposes of this Indenture if and when personally delivered and receipted for, or sent by registered United States mail, return receipt requested, addressed as follows:

- (a) As to the Issuer –

Willow Walk Community Development District
c/o Rizzetta & Company
3434 Colwell Avenue, Suite #200
Tampa, FL 33614
Attn: Stephanie DeLuna
Email: sdeluna@rizzetta.com

with a copy to:

Kilinski|Von Wyk
417 E. College Avenue
Tallahassee, FL 32301
Attn: Lauren Gentry
Email: lauren@cddl原因.com

- (b) As to the Trustee -

Regions Bank
51 Bay Street, 2nd Floor
Jacksonville, FL 32202
Attention: Janet Ricardo
Email: janet.ricardo@regions.com

- (c) As to the Lender -

Seacoast National Bank
1950 Ringling Boulevard
Sarasota, FL 34236
Attention: Andres Rincon
Email: Andres.Rincon@seacoastbank.com

Any of the foregoing may, by notice sent to each of the others, designate a different or additional address to which notices under this Indenture are to be sent.

All documents received by the Trustee under the provisions of this Indenture and not required to be redelivered shall be retained in its possession, subject at all reasonable times to the inspection of the Issuer, any Consultant, any Bondholder and the agents and representatives thereof as evidence in writing.

SECTION 13.07. Brokerage Confirmations. The Issuer acknowledges that to the extent regulations of the Comptroller of the Currency or other applicable regulatory entity grant the Issuer the right to receive individual confirmations of security transactions at no additional cost, as they occur, the Issuer specifically waives receipt of such confirmations to the extent permitted by law. The Trustee will furnish the Issuer periodic cash transaction statements that include detail for all investment transactions made by the Trustee under this Indenture.

SECTION 13.08. WAIVER OF JURY TRIAL. THE ISSUER, THE TRUSTEE AND THE BONDHOLDERS WAIVE, TO THE FULLEST EXTENT PERMITTED BY APPLICABLE LAW, THE RIGHT TO A TRIAL BY JURY IN ANY ACTION OR PROCEEDING BASED UPON, OR RELATED TO, THE SUBJECT MATTER OF THIS INDENTURE, THE BONDS AND/OR THE PLEDGED REVENUES. THIS WAIVER IS KNOWINGLY, INTENTIONALLY, AND VOLUNTARILY MADE BY THE ISSUER, THE TRUSTEE AND THE LENDER, AS THE INITIAL BONDHOLDER. THE ISSUER, THE TRUSTEE AND THE LENDER, AS THE INITIAL BONDHOLDER, EACH ACKNOWLEDGE THAT NO PERSON ACTING ON BEHALF OF A PARTY TO THIS INDENTURE HAS MADE ANY REPRESENTATIONS OF FACT TO INDUCE THIS WAIVER OF TRIAL BY JURY OR IN ANY WAY TO MODIFY OR NULLIFY ITS EFFECT. THE ISSUER, THE TRUSTEE AND THE LENDER, AS THE INITIAL BONDHOLDER FURTHER ACKNOWLEDGE THAT THEY HAVE BEEN REPRESENTED (OR HAVE HAD THE OPPORTUNITY TO BE REPRESENTED) IN THE SIGNING OF THIS INDENTURE AND IN THE MAKING OF THIS WAIVER BY INDEPENDENT COUNSEL, SELECTED OF THEIR OWN FREE WILL, AND THAT THEY HAVE HAD THE OPPORTUNITY TO DISCUSS THIS WAIVER WITH COUNSEL.

SECTION 13.09. Banking Relationship. In accordance with the Proposal, the Issuer shall (i) prior to the date of issuance of the Bonds, open accounts for its existing banking services, including checking and deposit accounts with the Lender; and (ii) within thirty (30) days from the date of issuance of the Bonds, move the balances in the aforementioned accounts into the accounts opened in subsection (i), and such accounts shall remain with the Lender so long as the Bonds are outstanding provided that the Lender's fees for such banking services remain reasonably consistent with then current market rates for such services for similar organizations located in similar geographic areas as the Issuer.

SECTION 13.10. Patriot Act Requirements of Trustee. To help the government fight the funding of terrorism and money laundering activities, Federal law requires all financial institutions to obtain, verify, and record information that identifies each person who opens an account. For a non-individual person such as business entity, a charity, a trust, or other legal entity, the Trustee will ask for documentation to verify such non-individual person's formation and existence as a legal entity. The Trustee may also ask to see financial statements, licenses, identification and authorization documents from individuals claiming authority to represent the entity or other relevant documentation.

SECTION 13.11. Controlling Law; Venue. This Indenture shall be governed by and construed in accordance with the laws of the State. Venue shall lie in the applicable State or federal court located within the County.

SECTION 13.12. Successors and Assigns. All the covenants, promises and agreements in this Indenture contained by or on behalf of the Issuer or by or on behalf of the Trustee shall bind and inure to the benefit of their respective successors and assigns, whether so expressed or not.

SECTION 13.13. Headings for Convenience Only. The table of contents and descriptive headings in this Indenture are inserted for convenience only and shall not control or affect the meaning or construction of any of the provisions hereof.

SECTION 13.14. Counterparts. This Indenture may be executed in any number of counterparts, each of which when so executed and delivered shall be an original; but such counterparts shall together constitute but one and the same instrument.

SECTION 13.15. Recitals, Appendices and Exhibits. Any and all recitals hereto, and appendices and exhibits referred to in and attached to this Indenture, are hereby incorporated herein and made a part hereof for all purposes.

END OF ARTICLE XIII

IN WITNESS WHEREOF, Willow Walk Community Development District has caused this Indenture to be executed by the Chairperson of its Board and its corporate seal to be hereunto affixed, attested by the Assistant Secretary of its Board and Regions Bank has caused this Indenture to be executed by one of its vice presidents, all as of the day and year first above written.

**WILLOW WALK COMMUNITY
DEVELOPMENT DISTRICT**

SEAL

Attest:

By: _____
Name: Jasen Milenkovski
Title: Chairperson

Name: Stephanie DeLuna
Title: Assistant Secretary

REGIONS BANK, as Trustee, Paying Agent and
Registrar

By: _____
Name: Janet Ricardo
Title: Vice President and Trust Officer

STATE OF FLORIDA)
) SS:
COUNTY OF MANATEE)

The foregoing instrument was acknowledged before me by means of Q physical presence or Q online notarization, this ____ day of September, 2025, by Jasen Milenkovski, Chairperson of the Board of Supervisors of Willow Walk Community Development District, who acknowledged that he did sign the foregoing instrument as such officer for and on behalf of Willow Walk Community Development District; that the same is his free act and deed as such officer and the free act and deed of Willow Walk Community Development District; and that the seal affixed to said instrument is the seal of Willow Walk Community Development District. He is personally known to me or produced _____ as identification.

[NOTARIAL SEAL]

Notary: _____
 Print Name: _____
 NOTARY PUBLIC, STATE OF FLORIDA
 My commission expires _____

STATE OF FLORIDA)
) SS:
COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of Q physical presence or Q online notarization, this ____ day of September, 2025, by Stephanie DeLuna, an Assistant Secretary of the Board of Supervisors of Willow Walk Community Development District, who acknowledged that she did sign the foregoing instrument as such officer for and on behalf of Willow Walk Community Development District; that the same is her free act and deed as such officer and the free act and deed of Willow Walk Community Development District; and that the seal affixed to said instrument is the seal of Willow Walk Community Development District. She is personally known to me or produced _____ as identification.

[NOTARIAL SEAL]

Notary: _____
 Print Name: _____
NOTARY PUBLIC, STATE OF FLORIDA
 My commission expires _____

[illegible]

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of August, 2025, by Janet Ricardo, a Vice President and Trust Officer of Regions Bank, as Trustee (the “Trustee”), who acknowledged that she did so sign said instrument as such officer for and on behalf of the Trustee; that the same is her free act and deed as such officer, and the free act and deed of the Trustee; that she appeared before me on this day in person and acknowledged that she, being thereunto duly authorized, signed, for the uses and purposes therein set forth. She is personally known to me or has produced _____ as identification.

[NOTARIAL SEAL]

Notary: _____
 Print Name: _____
 NOTARY PUBLIC, STATE OF _____
 My commission expires _____

EXHIBIT A

**LEGAL DESCRIPTION OF THE BOUNDARIES OF THE
SOUTH PARCEL ASSESSMENT AREA WITHIN THE
WILLOW WALK COMMUNITY DEVELOPMENT DISTRICT**

EXHIBIT B

FORM OF BOND

R-1

\$2,884,000

**UNITED STATES OF AMERICA
STATE OF FLORIDA
COUNTY OF MANATEE
WILLOW WALK COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REFUNDING BOND
SERIES 2025**

<u>Interest Rate</u> (subject to adjustment)	<u>Maturity Date</u>	<u>Dated Date</u>
4.75%	May 1, 2045	September 17, 2025

Registered Owner: -----SEACOAST NATIONAL BANK-----

Principal Amount: TWO MILLION EIGHT HUNDRED EIGHTY-FOUR THOUSAND AND NO/100 DOLLARS

KNOW ALL PERSONS BY THESE PRESENTS that Willow Walk Community Development District, a local unit of special-purpose government organized and existing under the laws of the State of Florida (the "Issuer"), for value received, hereby promises to pay to the registered owner shown above or registered assigns, on the date specified above, from the sources hereinafter mentioned, upon presentation and surrender hereof at the corporate trust office of Regions Bank, in Jacksonville, Florida, as paying agent (said Regions Bank and/or any bank or trust company to become successor paying agent being herein called the "Paying Agent"), the Principal Amount set forth above with interest thereon at the Initial Interest Rate per annum set forth above, subject to the occurrence of an Adjustment Event, until the final maturity thereof or earlier redemption in full; provided, however, that in the event of the occurrence of a Determination of Taxability the Bonds shall bear interest from such Taxable Date at the Taxable Rate, until the final maturity thereof or earlier redemption in full. Interest on this Bond shall be payable on each May 1 and November 1 commencing November 1, 2025. Interest shall be computed on 360-day year of twelve 30-day months. Principal is payable on the first day of May of each year commencing May 1, 2026 pursuant to mandatory sinking fund redemptions. Principal of this Bond is payable at the designated corporate trust office of Regions Bank, located in Jacksonville, Florida, in lawful money of the United States of America. Presentation of this Bond for the payment of principal, Redemption Price, or interest of this Bond on the maturity date shall not be required for as long as Seacoast National Bank is the Registered Owner and Lender. Principal, Redemption Price, and interest on this Bond is payable by either wire transfer (as provided below) or by check or draft of the Paying Agent made payable to the registered owner and mailed on each interest payment date to the address of the registered owner as such name and address shall appear on the registry books of the Issuer maintained by Regions Bank, as registrar (said Regions Bank and any successor registrar being herein called the "Registrar") at the close of business on the fifteenth day of the calendar month next preceding each interest payment date or the date on which the principal of a Bond is to be paid (the "Record Date"). Such interest shall be

payable on each May 1 and November 1, commencing November 1, 2025, from the most recent interest payment date next preceding the date of authentication hereof to which interest has been paid, unless the date of authentication hereof is a May 1 or November 1 to which interest has been paid, in which case from the date of authentication hereof, or unless such date of authentication is prior to November 1, 2025, in which case from Dated Date above, or unless the date of authentication hereof is between a Record Date and the next succeeding interest payment date, in which case from such interest payment date. Any such interest not so paid or duly provided for shall forthwith cease to be payable to the registered owner on such Record Date and may be paid to the person in whose name this Bond is registered at the close of business on a Special Record Date for the payment of such defaulted interest to be fixed by the Paying Agent, notice whereof shall be given to Bondholders of record as of the fifth (5th) day prior to such mailing, at their registered addresses, not less than ten (10) days prior to such Special Record Date, or may be paid, at any time in any other lawful manner, as more fully provided in the Indenture (defined below). The foregoing notwithstanding, the Lender shall be entitled to have interest paid by wire transfer to the Lender at such bank account number on file with the Trustee and Paying Agent.

THE BONDS ARE LIMITED OBLIGATIONS OF THE ISSUER PAYABLE SOLELY FROM AND SECURED BY PLEDGED REVENUES PLEDGED THEREFOR UNDER THE INDENTURE AND NEITHER THE PROPERTY, THE FULL FAITH AND CREDIT, NOR THE TAXING POWER OF THE ISSUER, MANATEE COUNTY, FLORIDA (THE "COUNTY"), THE STATE OF FLORIDA, OR ANY OTHER POLITICAL SUBDIVISION THEREOF, IS PLEDGED AS SECURITY FOR THE PAYMENT OF THE BONDS, EXCEPT THAT THE ISSUER IS OBLIGATED UNDER THE INDENTURE TO LEVY AND TO EVIDENCE AND CERTIFY, OR CAUSE TO BE CERTIFIED, FOR COLLECTION, THE SERIES 2025 SPECIAL ASSESSMENTS (AS DEFINED IN THE INDENTURE) TO SECURE AND PAY THE BONDS. THE BONDS DO NOT CONSTITUTE AN INDEBTEDNESS OF THE ISSUER, THE COUNTY, THE STATE OF FLORIDA, OR ANY OTHER POLITICAL SUBDIVISION THEREOF WITHIN THE MEANING OF ANY CONSTITUTIONAL OR STATUTORY PROVISION OR LIMITATION.

This Bond is one of an authorized issue of Bonds of Willow Walk Community Development District, a community development district duly created, organized and existing under Chapter 190, Florida Statutes (the Uniform Community Development District Act of 1980), as amended (the "Act") and by Ordinance No. 15-11 of the Board of County Commissioners of Manatee County, Florida, enacted on February 24, 2015 and effective on February 26, 2015 and designated as "Willow Walk Community Development District Special Assessment Refunding Bonds, Series 2025 (South Parcel Assessment Area)" (the "Bonds"), in the principal amount of TWO MILLION EIGHT HUNDRED EIGHTY-FOUR THOUSAND AND NO/100 DOLLARS (\$2,884,000) of like date, tenor and effect. The Bonds are being issued under authority of the laws and Constitution of the State of Florida, including particularly the Act, to currently refund the Issuer's outstanding Special Assessment Bonds, Series 2015. The Bonds shall be issued as fully registered Bonds in authorized denominations, as set forth in the Indenture. The Bonds are issued under and secured by a Trust Indenture dated as of September 1, 2025 (the "Indenture"), by and between the Issuer and Regions Bank, as Trustee (the "Trustee"), executed counterparts of which are on file at the designated corporate trust office of the Trustee in Jacksonville, Florida. All capitalized terms used but not defined herein shall have the respective meanings assigned to such terms in the Indenture.

If there is a Determination of Taxability, the Bonds shall bear interest retroactively from the earliest effective date of such Determination of Taxability at a rate per annum equal to the Taxable Rate. Upon an occurrence of a Determination of Taxability, the Issuer hereby agrees to pay to the Owner (i) an additional amount equal to the difference between (A) the amount of interest actually paid to the Owner (or former Owner) on the Bonds during the Determination of Taxability Period and (B) the amount of interest that would have been paid to the Owner (or former Owner) on the Bonds during the Determination of Taxability Period had the Bonds borne interest at the Taxable Rate, plus (ii) an amount equal to any interest, charges, penalties on overdue interest and additions to tax (as referred to in Subchapter A of Chapter 68 of the Code) owed by the Owner (of former Owner) as a result of the occurrence of a Determination of Taxability.

Upon the occurrence and continuance of an Event of Default described in Section 8.02 of the Indenture other than Section 8.02(f), the Bonds shall bear interest at the Default Rate pursuant to the terms of the Indenture. In the event the Issuer cures any Event of Default under Section 8.02 of the Indenture, the interest rate on the Bonds shall return to the applicable Interest Rate.

Upon the occurrence of a Financial Covenant Reporting Failure, the Lender shall have the rights and remedies described in Section 8.01 of the Indenture.

Subject to the occurrence of an Adjustment Event, the Bonds shall bear interest at the applicable interest rate as determined above until the final maturity of this Bond or the earlier redemption of this Bond in full.

The Owner shall advise the Trustee and the Issuer in writing within a reasonable time in good faith what amounts, if any, are owing as a result of an Adjustment Event as described in the Indenture. The determination of the Owner as to such amounts owed shall be conclusive absent manifest error and the Trustee may conclusively rely upon such information without the duty to verify the accuracy of such information. Such additional amounts shall be paid by the Issuer within thirty (30) days after the date of such notice from the Owner. In no event, however, shall the interest rate applicable to any of the amounts payable on the Bonds, together with all fees, charges, and other amounts which may be treated as interest with respect thereto under applicable law, exceed the maximum rate permitted by law.

Upon the occurrence of a Loss of Bank Qualified Status, the Issuer shall pay to the Lender, within sixty (60) days after demand, such amounts as shall provide to the Lender the same rate of return hereon that the Lender would have realized had there been no Loss of Bank Qualified Status. This adjustment shall survive payment of the Bonds until such time as the federal statute of limitations under which the Bonds could be declared not to be a qualified tax-exempt obligation under Section 265(b)(3) of the Code.

Upon the occurrence of a Financial Covenant Reporting Failure, the Lender shall have the rights and remedies described in Section 8.01 of the Indenture.

Reference is hereby made to the Indenture for the provisions, among others, with respect to the custody and application of the proceeds of the Bonds issued under the Indenture, the operation and application of the Debt Service Fund and other Funds and Accounts charged with and pledged to the payment of the principal of and the interest on the Bonds, the levy and the

evidencing and certifying for collection, of Series 2025 Special Assessments, the nature and extent of the security for the Bonds, the terms and conditions on which the Bonds are issued, the rights, duties and obligations of the Issuer and of the Trustee under the Indenture, the conditions under which such Indenture may be amended without the consent of the registered owners of Bonds, the conditions under which such Indenture may be amended with the consent of the registered owners of a majority in aggregate principal amount of the Bonds outstanding, and as to other rights and remedies of the registered owners of the Bonds.

The owner of this Bond shall have no right to enforce the provisions of the Indenture or to institute action to enforce the covenants therein, or to take any action with respect to any event of default under the Indenture or to institute, appear in or defend any suit or other proceeding with respect thereto, except as provided in the Indenture.

It is expressly agreed by the owner of this Bond that such owner shall never have the right to require or compel the exercise of the ad valorem taxing power of the Issuer, Manatee County, Florida, the State of Florida or any other political subdivision thereof, or taxation in any form of any real or personal property of the Issuer, Manatee County, Florida, the State of Florida or any other political subdivision thereof, for the payment of the principal of and interest on this Bond or the making of any other sinking fund and other payments provided for in the Indenture, except for Series 2025 Special Assessments to be assessed and levied by the Issuer as set forth in the Indenture.

By the acceptance of this Bond, the owner hereof assents to all the provisions of the Indenture.

This Bond is payable from and secured by Pledged Revenues, as such term is defined in the Indenture, all in the manner provided in the Indenture. The Indenture provides for the levy and the evidencing and certifying, of non-ad valorem assessments in the form of the Series 2025 Special Assessments to secure and pay the Bonds.

The Bonds are subject to redemption prior to maturity in the amounts, at the times and in the manner provided below. All payments of the redemption price of the Bonds shall be made on the dates specified below.

Optional Redemption

The Bonds are subject to optional redemption at the option of the Issuer, in whole or in part, on any date on or after October 1, 2030 at a Redemption Price of 100% of the principal amount of the Outstanding Bonds to be redeemed, plus accrued interest to the redemption date, upon receipt by the Trustee not less than thirty-five (35) days or more than forty-five (45) days prior to such redemption date of a written direction from the Issuer stating that it intends to effect redemption of such Bonds on a date certain.

Mandatory Sinking Fund Redemption

The Bonds are subject to mandatory sinking fund redemption on May 1 in the years and in the principal amounts set forth below at a redemption price of 100% of their principal amount plus accrued interest to the date of redemption. The outstanding balance of the Bonds shall be due and

payable on May 1, 2045. Such principal amounts shall be reduced as specified by the Issuer by the principal amount of any Bonds redeemed pursuant to extraordinary mandatory redemption as set forth below.

<u>Maturity Date</u>	<u>Mandatory Sinking Fund Payment</u>
2026	\$ 87,000
2027	91,000
2028	96,000
2029	101,000
2030	105,000
2031	114,000
2032	118,000
2033	122,000
2034	131,000
2035	134,000
2036	143,000
2037	151,000
2038	159,000
2039	162,000
2040	174,000
2041	182,000
2042	189,000
2043	197,000
2044	208,000
2045*	220,000

* Final Maturity

Extraordinary Mandatory Redemption in Whole or in Part

The Bonds are subject to extraordinary mandatory redemption prior to maturity by the Issuer in whole, or in part, on any date (except in the case of clause (i) below which must occur on an Interest Payment Date), at an extraordinary mandatory redemption price equal to 100% of the principal amount of the Bonds to be redeemed, plus interest accrued to the redemption date, from moneys deposited into the Bond Redemption Fund following (i) the Prepayment of Series 2025 Special Assessments on any portion of the District Lands in accordance with the provisions of the Indenture, or (ii) as a result of the application of Section 7.32 of the Indenture.

Notice of Redemption

The Trustee shall cause notice of redemption to be mailed at least thirty (30) days prior to the date of redemption to all registered owners of Bonds to be redeemed (as such owners appear on the books of the Registrar on the fifth (5th) day prior to such mailing) and to certain additional parties as set forth in the Indenture; provided, however, that failure to mail any such notice or any defect in the notice or the mailing thereof shall not affect the validity of the redemption of the Bonds for which such notice was duly mailed in accordance with the Indenture. If less than all of

the Bonds shall be called for redemption, the notice of redemption shall specify the Bonds to be redeemed. On the redemption date, the Bonds called for redemption will be payable at the designated corporate trust office of the Paying Agent and on such date interest shall cease to accrue, such Bonds shall cease to be entitled to any benefit under the Indenture and such Bonds shall not be deemed to be outstanding under the provisions of the Indenture and the registered owners of such Bonds shall have no rights in respect thereof except to receive payment of the redemption price thereof, all as provided in the Indenture. No notice of redemption shall be given for a mandatory sinking fund redemption if Seacoast National Bank is the owner of 100% of the Bonds.

Upon (i) any redemption of Bonds other than in accordance with scheduled mandatory sinking fund payments, and (ii) any change in the interest rate on the Bonds on account of a Determination of Taxability or otherwise, the Issuer shall promptly cause to be recalculated and delivered to the Lender and the Trustee revised mandatory sinking fund payments recalculated so as to amortize the Outstanding principal amount of such Bonds in substantially equal annual installments of principal and interest (except for the last maturity which will represent the Outstanding balance of the Bonds) (subject to rounding to an amount of principal for each installment being devisable by \$1,000) over the remaining term of such Bonds. The mandatory sinking fund payments as so recalculated as a result of an extraordinary mandatory redemption in part shall not result in an increase in the aggregate of the mandatory sinking fund payments for any of such Bonds in any year (except, to the extent necessary for the last maturity which will represent the outstanding balance of the Bonds). In the event of a redemption occurring less than forty-five (45) days prior to a date on which a mandatory sinking fund payment is due, the foregoing recalculation shall not be made to mandatory sinking fund payments due in the Fiscal year in which such redemption occurs, but shall be made to mandatory sinking fund payments for the immediately succeeding and subsequent Fiscal years. Notwithstanding anything to the contrary, upon any redemption of the Bonds, the Issuer covenants that such redemption will not result in any increase in annual Debt Service Requirements on the Bonds, through the final maturity date of the Bonds.

The Issuer shall keep books for the registration of the Bonds at the corporate trust office of the Registrar in Jacksonville, Florida. Subject to the restrictions contained in the Indenture, the Bonds may be transferred or exchanged by the registered owner thereof in person or by his attorney duly authorized in writing only upon the books of the Issuer kept by the Registrar and only upon surrender thereof together with a written instrument of transfer satisfactory to the Registrar duly executed by the registered owner or his duly authorized attorney. In all cases in which the privilege of transferring or exchanging Bonds is exercised, the Issuer shall execute and the Trustee or such other authenticating agent as may be appointed by the Trustee under the Indenture shall authenticate and deliver a new Bond or Bonds in authorized form and in like aggregate principal amount in accordance with the provisions of the Indenture. Every Bond presented or surrendered for transfer or exchange shall be duly endorsed or accompanied by a written instrument of transfer in form satisfactory to the Trustee, Paying Agent or the Registrar, duly executed by the Bondholder or his attorney duly authorized in writing. Transfers and exchanges shall be made without charge to the Bondholder, except that the Issuer or the Trustee may require payment of a sum sufficient to cover any tax or other governmental charge that may be imposed in connection with any transfer or exchange of Bonds. Neither the Issuer nor the Registrar on behalf of the Issuer shall be required (i) to issue transfer or exchange any Bond during a period beginning at the opening of business

fifteen (15) days before the day of mailing of a notice of redemption of Bonds selected for redemption and ending at the close of business on the day of such mailing, or (ii) to transfer or exchange any Bond so selected for redemption in whole or in part.

The Issuer, the Trustee, the Paying Agent and the Registrar shall deem and treat the person in whose name any Bond shall be registered upon the books kept by the Registrar as the absolute owner thereof (whether or not such Bond shall be overdue and notwithstanding any notation of ownership or other writing thereon made by anyone other than the Issuer, the Trustee, the Paying Agent or the Registrar) for the purpose of receiving payment of or on account of the principal of, premium, if any, and interest on such Bond as the same becomes due, and for all other purposes. All such payments so made to any such registered owner or upon his order shall be valid and effectual to satisfy and discharge the liability upon such Bond to the extent of the sum or sums so paid, and neither the Issuer, the Trustee, the Paying Agent, nor the Registrar shall be affected by any notice to the contrary.

It is hereby certified and recited that all acts, conditions and things required to exist, to happen, and to be performed, precedent to and in connection with the issuance of this Bond exist, have happened and have been performed in regular and due form and time as required by the laws and Constitution of the State of Florida applicable thereto, including particularly the Act, and that the issuance of this Bond, and of the issue of the Bonds of which this Bond is one, is in full compliance with all constitutional and statutory limitations or provisions.

This Bond shall not be valid or become obligatory for any purpose or be entitled to any benefit or security under the Indenture until it shall have been authenticated by execution of the Trustee, or such other authenticating agent as may be appointed by the Trustee under the Indenture, of the certificate of authentication endorsed hereon.

IN WITNESS WHEREOF, Willow Walk Community Development District has caused this Bond to be signed by the manual signature of the Chairperson of its Board of Supervisors and its seal to be imprinted hereon, and attested by the manual signature of an Assistant Secretary of its Board of Supervisors, all as of the date hereof.

WILLOW WALK COMMUNITY
DEVELOPMENT DISTRICT

By: _____
Chairperson
Board of Supervisors

(SEAL)

Attest:

By: _____
Assistant Secretary, Board of Supervisors

CERTIFICATE OF AUTHENTICATION

This Bond is one of the Bonds delivered pursuant to the within mentioned Indenture.

Date of Authentication: _____

REGIONS BANK, as Trustee

By: _____
Vice President and Trust Officer

ABBREVIATIONS

The following abbreviations, when used in the inscription on the face of the within Bond, shall be construed as though they were written out in full according to applicable laws or regulations:

TEN COM	-	as tenants in common
TEN ENT	-	as tenants by the entireties
JT TEN -		as joint tenants with right of survivorship and not as tenants in common

UNIFORM TRANSFER MIN ACT - _____ Custodian _____
(Cust) (Minor)

Under Uniform Transfer to Minors

Act _____
(State)

Additional abbreviations may also be used though not in the above list.

ASSIGNMENT AND TRANSFER

FOR VALUE RECEIVED the undersigned sells, assigns and transfers unto

(please print or typewrite name and address of assignee)

the within Bond and all rights thereunder, and hereby irrevocably constitutes and appoints

Attorney to transfer the within Bond on the books kept for registration thereof, with full power of substitution in the premises.

Signature Guarantee:

NOTICE: Signature(s) must be guaranteed by a member firm of the New York Stock Exchange or a commercial bank or trust company

NOTICE: The signature to this assignment must correspond with the name of the registered owner as it appears upon the face of the within Bond in every particular, without alteration or enlargement or any change whatsoever.

Please insert social security or other identifying number of Assignee.

EXHIBIT C
FORM OF REQUISITION

WILLOW WALK COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REFUNDING BONDS, SERIES 2025
(SOUTH PARCEL ASSESSMENT AREA)

(Cost of Issuance Fund)

The undersigned, a Responsible Officer of the Willow Walk Community Development District (the “Issuer”) hereby submits the following requisition for disbursement under and pursuant to the terms of the Trust Indenture from the Issuer to Regions Bank, as trustee (the “Trustee”), dated as of September 1, 2025 (the “Indenture”) (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (1) Requisition Number:
- (2) Name of Payee:
- (3) Amount Payable:
- (4) Purpose for which paid or incurred: pay costs of issuance.
- (5) Fund from which disbursement to be made: Cost of Issuance Fund.

The undersigned hereby certifies that:

- 1. obligations in the stated amount set forth above have been incurred by the Issuer; and
- 2. each disbursement set forth above is a proper charge against the Cost of Issuance Fund.

The undersigned hereby further certifies that there has not been filed with or served upon the Issuer notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Attached hereto are originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested.

WILLOW WALK COMMUNITY
DEVELOPMENT DISTRICT

By: _____
Responsible Officer

EXHIBIT D
FORM OF LENDER LETTER

September 17, 2025

Willow Walk Community Development District
c/o Rizzetta & Company
3434 Colwell Avenue, Suite #200
Tampa, FL 33614
Attn: Stephanie DeLuna

Re: \$2,884,000 Willow Walk Community Development District Special Assessment
Refunding Bonds, Series 2025 (South Parcel Assessment Area) (the "Bonds")

Ladies and Gentlemen:

The undersigned is authorized to sign this letter on behalf of Seacoast National Bank, as the owner (the "Lender") of the above-referenced Bonds.

The undersigned acknowledges that the Bonds are being issued by the Willow Walk Community Development District (the "Issuer") for the purpose of providing a portion of the funds necessary to refund all of the Issuer's outstanding Special Assessment Bonds, Series 2015. The undersigned further acknowledges that the Bonds, which are secured under that certain Trust Indenture, dated as of September 1, 2025 (the "Indenture") by and between the Issuer and Regions Bank, as trustee (the "Trustee"), creates a security interest in the trust estate described therein (the "Security") for the benefit of the Owners of the Bonds. Any capitalized term used in this letter and not otherwise defined shall have the meaning ascribed to such term in the Trust Indenture.

In connection with the purchase of the Bonds by the Lender, the Lender hereby makes the following representations upon which you may rely:

1. The Lender has authority to purchase the Bonds and to execute this letter, any other instruments and documents required to be executed by the Lender in connection with the purchase of the Bonds.

2. The Lender is an "accredited investor" as described in Rule 501(a)(1), (2), (3), (6), (7) or (8) under Regulation D of the Securities Act of 1933, as amended (the "Securities Act") or is a "qualified institutional buyer" as defined in Rule 144A of the Securities Act, and therefore, has sufficient knowledge and experience in financial and business matters, including municipal and other tax-exempt loans including those which are not rated or credit-enhanced, to be able to evaluate the risks and merits of the purchase of the Bonds.

3. The Bonds are being purchased by the Lender not with a present view to, or for resale in connection with any distribution of the Bonds.

4. The Lender acknowledges that the Bonds are not registered under the Securities Act and that such registration is not legally required as of the date hereof; and further understands

that the Bonds (a) are not being registered or otherwise qualified for sale under the “Blue Sky” laws and regulations of any state, (b) will not be listed in any stock or other securities exchange, (c) will not carry a rating from any rating service and (d) will be delivered in a form which is not readily marketable.

5. The Lender acknowledges that (a) the Bonds are not secured by any pledge of any moneys received or to be received from any taxation by the Issuer (other than the Security), Manatee County, Florida, the State of Florida or any other political subdivision thereof, (b) the Bonds do not and will not represent or constitute a general obligation or a pledge of the faith and credit of the Issuer, Manatee County, Florida, the State of Florida or any other political subdivision thereof; and (c) the liability of the Issuer with respect to the Bonds is limited to the Security as set forth in the Indenture.

6. The Lender acknowledges that the Issuer has not prepared and will not be preparing a disclosure document with respect to the Bonds.

7. The Lender acknowledges and agrees that its rights to challenge, object, enforce or otherwise make claims related to the Bonds and this transaction are limited to those provided for in the Indenture.

Capitalized terms used herein and not otherwise defined have the meanings given to such terms in the Indenture.

Very truly yours,

SEACOAST NATIONAL BANK

By: _____
Name: Andres F. Rincon
Title: Senior Vice President
Date: September 17, 2025

Tab 4

RESOLUTION 2025-12

[SERIES 2015 REFUNDING BONDS]

A RESOLUTION SETTING FORTH THE SPECIFIC TERMS OF THE WILLOW WALK COMMUNITY DEVELOPMENT DISTRICT'S SPECIAL ASSESSMENT REFUNDING BONDS, SERIES 2025; CONFIRMING AND ADOPTING A SUPPLEMENTAL SPECIAL ASSESSMENT METHODOLOGY REPORT; CONFIRMING, ALLOCATING AND AUTHORIZING THE COLLECTION OF SPECIAL ASSESSMENTS SECURING THE SERIES 2025 REFUNDING BONDS; PROVIDING FOR THE SUPPLEMENT TO THE IMPROVEMENT LIEN BOOK; PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Willow Walk Community Development District (the "District") has previously indicated its intention to undertake, install, establish, construct and/or acquire certain public infrastructure improvements and to finance such public infrastructure improvements through the imposition of special assessments on benefitted property within the District and the issuance of bonds; and

WHEREAS, on March 5, 2015, in accordance with Chapters 170, 190, and 197, *Florida Statutes*, the Board of Supervisors of the District (the "Board"), adopted Resolutions 2015-22 and 2015-24, providing for the acquisition, construction, and installation of assessable capital improvements for the South Parcel Assessment Area (the "South Parcel Assessment Area Project"), providing estimated costs of the South Parcel Assessment Area Project, defining assessable property to be benefitted by the South Parcel Assessment Area Project, defining the portion of the costs of the South Parcel Assessment Area Project with respect to which assessments are to be imposed and the manner in which such assessments shall be levied against such benefitted property within the District, directing the preparation of an assessment roll, and stating the intent of the District to issue bonds of the District secured by such assessments to finance the costs of the acquisition, construction, and installation of the South Parcel Assessment Area Project, and setting a hearing on the proposed assessments; and

WHEREAS, on April 13, 2015, following a public hearing conducted in accordance with Chapters 170, 190, and 197, *Florida Statutes*, the Board duly adopted Resolution 2015-29 (together with Resolutions 2015-22 and 2015-24, the "2015 Assessment Resolutions"), to fix and establish the assessments and the benefitted property; and

WHEREAS, on July 15, 2015, the District issued its Special Assessment Bonds, Series 2015, in the initial par amount of \$3,745,000 (the "Series 2015 Bonds") and levied special assessments to the secure the Series 2015 Bonds (the "Series 2015 Assessments") pursuant to the 2015 Assessment Resolutions; and

WHEREAS, in order to achieve both aggregate and annual debt service savings, the District has determined it is in the best interest of the District, its residents and landowners, to refund and defease the outstanding Series 2015 Bonds via the issuance of its \$2,884,000 Willow Walk Community Development District Special Assessment Refunding Bonds, Series 2025 (the “Series 2025 Refunding Bonds”); and

WHEREAS, in order to effect such refunding and defeasance, on September 9, 2025, the District’s Board of Supervisors (“**Board**”) adopted Resolution 2025-__, authorizing the refinancing of the Series 2015 Bonds and authorizing the issuance of the District’s Series 2025 Refunding Bonds in accordance with the terms of the Trust Indenture dated as of September 1, 2025, attached thereto; and

WHEREAS, pursuant to and consistent with the 2015 Assessment Resolutions, this Resolution sets forth the terms of the Series 2025 Refunding Bonds and confirms the lien of the levy of special assessments securing the Series 2025 Refunding Bonds.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WILLOW WALK COMMUNITY DEVELOPMENT DISTRICT AS FOLLOWS:

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to the provisions of Florida law, including without limitation Chapters 170, 190, and 197, *Florida Statutes*, and the 2015 Assessment Resolutions.

SECTION 2. FINDINGS; ADOPTION OF SUPPLEMENTAL ASSESSMENT REPORT. The Board of Supervisors of the Willow Walk Community Development District hereby finds and determines as follows:

(a) On March 5, 2015, and April 13, 2015, the District, after due notice and public hearing, adopted the Assessment Resolutions, which, among other things, equalized, approved, confirmed and levied special assessments on property benefitting from the infrastructure improvements authorized by the District. This Resolution shall supplement the 2015 Assessment Resolutions for the purpose of setting forth the specific terms of the Series 2025 Refunding Bonds and certifying the amount of the lien of the special assessments securing any portion of the Series 2025 Refunding Bonds, including interest, costs of issuance, and the number of payments due.

(b) The *Supplemental Assessment Allocation Report, Series 2025 Refunding Bonds*, dated September 9, 2025, attached to this Resolution as **Exhibit A** (the “2025 Supplemental Assessment Report”), reallocates the assessments described in the *Final Supplemental Assessment Methodology Report*, dated June 30, 2015 (the “2015 Assessment Methodology”), to the Series 2025 Refunding Bonds. The 2025 Supplemental Assessment Report, including the revised assessment roll contained therein, is hereby approved, adopted and confirmed. The District ratifies its use in connection with the sale of the Series 2025 Refunding Bonds.

(c) The District's South Parcel Assessment Area Project, as described in the *Engineer's Report for the Willow Walk Community Development District*, dated June 8, 2015 ("Engineer's Report"), has been declared complete pursuant to Resolution 2021-04, and continues to specially benefit all of the properties identified in the 2015 Assessment Methodology, as described in the 2025 Supplemental Assessment Report. The benefits of the District's South Parcel Assessment Area Project exceed the assessments allocated as provided in the 2025 Supplemental Assessment Report.

SECTION 3. CONFIRMATION OF MAXIMUM ASSESSMENT LIEN FOR SERIES 2025 REFUNDING BONDS. This Resolution is intended to set forth the terms of the Series 2025 Refunding Bonds and the final amount of the lien of the special assessments securing those bonds. The Series 2025 Refunding Bonds shall bear such rates of interest and maturity as shown on **Exhibit B** attached hereto. The sources and uses of funds of the Series 2025 Refunding Bonds shall be as set forth in **Exhibit C**. The debt service due on the Series 2025 Refunding Bonds is set forth on **Exhibit D** attached hereto. The lien of the special assessments securing the Series 2025 Refunding Bonds on certain lands within the District, as set forth in the revised assessment roll contained in **Exhibit A**, shall be the principal amount due on the Series 2025 Refunding Bonds, together with accrued but unpaid interest thereon, and together with the amount by which the annual assessments shall be grossed up to include early payment discounts required by law and costs of collection.

SECTION 4. ALLOCATION OF ASSESSMENTS SECURING SERIES 2025 REFUNDING BONDS.

(a) The special assessments securing the Series 2025 Refunding Bonds shall be allocated in accordance with **Exhibit A**. The 2025 Supplemental Assessment Report is consistent with the District's 2015 Assessment Methodology. The 2025 Supplemental Assessment Report, considered herein, reflects the actual terms of the issuance of the District's Series 2025 Refunding Bonds. The estimated costs of collection of the special assessments for the Series 2025 Refunding Bonds are as set forth in the 2025 Supplemental Assessment Report.

(b) The lien of the special assessments securing the Series 2025 Refunding Bonds includes that certain land within the District (as those district boundaries may be adjusted pursuant to law) subject to the Series 2015 Bonds and as such land is ultimately defined and set forth in plats, site plans or other designations of developable acreage. To the extent land is added to the District, the District may, by supplemental resolution at a regularly noticed meeting and without the need for public hearing, determine such land to be benefitted and reallocate the special assessments securing the Series 2025 Refunding Bonds and impose special assessments on the newly added and benefitted property.

(d) The District hereby certifies the special assessments for collection and directs staff to take all actions necessary to meet the time and other deadlines imposed for collection by Manatee County and other Florida law. The District intends, unless inapplicable or unavailable, to collect the special assessments securing the Series 2025 Refunding Bonds using the Uniform Method in Chapter 197, *Florida Statutes*. The District Manager shall prepare or cause to be prepared each year a tax roll for purposes of effecting the collection of the special assessments

and present same to the Board as required by law. The District Manager is further directed and authorized to take all actions necessary to collect any prepayments of debt as and when due and to collect special assessments on unplatted property using methods available to the District authorized by Florida law. The decision to collect special assessments by any particular method does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to use any collection method authorized by law and by the terms of the Trust Indenture, regardless of past practices.

SECTION 5. IMPROVEMENT LIEN BOOK. Immediately following the adoption of this Resolution these special assessments as reflected herein shall be recorded by the Secretary of the Board of the District in the District's Improvement Lien Book. The special assessment or assessments against each respective parcel shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims.

SECTION 6. ASSESSMENT NOTICE. The District's Secretary is hereby directed to record a Notice of 2025 Assessments in the Official Records of Manatee County, Florida.

SECTION 7. OTHER PROVISIONS REMAIN IN EFFECT. This Resolution is intended to supplement the Assessment Resolutions, which remain in full force and effect. This Resolution and the Assessment Resolutions shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

SECTION 8. SEVERABILITY. If any section or part of a section of this resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

SECTION 9. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

[THIS SPACE LEFT BLANK.]

ADOPTED by the Board of Supervisors of the Willow Walk Community Development District, this 9th day of September 2025.

ATTEST:

**WILLOW WALK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: 2025 Supplemental Assessment Methodology Report
Exhibit B: Maturities and Coupons of Series 2025 Refunding Bonds
Exhibit C: Sources and Uses of Funds for Series 2025 Refunding Bonds
Exhibit D: Annual Debt Service Payments Due on Series 2025 Refunding Bonds

Exhibit A
2025 Supplemental Assessment Methodology Report

Exhibit B
Maturities and Coupons of Series 2025 Refunding Bonds

BOND PRICING

Willow Walk Community Development District
Special Assessment Refunding Bonds, Series 2025

Bond Component	Maturity Date	Amount	Rate	Yield	Price
Term:	05/01/2045	2,884,000	4.750%	4.750%	100.000
		2,884,000			

Dated Date	09/17/2025	
Delivery Date	09/17/2025	
First Coupon	11/01/2025	
Par Amount	2,884,000.00	
Original Issue Discount		
Production	2,884,000.00	100.000000%
Underwriter's Discount		
Purchase Price	2,884,000.00	100.000000%
Accrued Interest		
Net Proceeds	2,884,000.00	

Exhibit C
Sources and Uses of Funds for Series 2025 Refunding Bonds

SOURCES AND USES OF FUNDS

Willow Walk Community Development District
Special Assessment Refunding Bonds, Series 2025

Sources:

<hr/>	
Bond Proceeds:	
Par Amount	2,884,000.00
Other Sources of Funds:	
Transfer of Reserve Fund	296,451.77
Transfer of Revenue Fund	172,566.25
Transfer of Prepayment Fund	2,269.12
Transfer of Sinking Fund	1.03
Transfer of Interest Fund	0.33
	<hr/>
	471,288.50
	<hr/>
	3,355,288.50
	<hr/>

Uses:

<hr/>	
Refunding Escrow Deposits:	
Cash Deposit	3,134,837.15
Other Fund Deposits:	
Deposit to Interest Account	16,743.22
Delivery Date Expenses:	
Cost of Issuance	203,600.00
Other Uses of Funds:	
Rounding	108.13
	<hr/>
	3,355,288.50
	<hr/>

Exhibit D
Annual Debt Service Payments Due on Series 2025 Refunding Bonds

BOND DEBT SERVICE

Willow Walk Community Development District
Special Assessment Refunding Bonds, Series 2025

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2025			16,743.22	16,743.22	16,743.22
05/01/2026	87,000	4.750%	68,495.00	155,495.00	
11/01/2026			66,428.75	66,428.75	221,923.75
05/01/2027	91,000	4.750%	66,428.75	157,428.75	
11/01/2027			64,267.50	64,267.50	221,696.25
05/01/2028	96,000	4.750%	64,267.50	160,267.50	
11/01/2028			61,987.50	61,987.50	222,255.00
05/01/2029	101,000	4.750%	61,987.50	162,987.50	
11/01/2029			59,588.75	59,588.75	222,576.25
05/01/2030	105,000	4.750%	59,588.75	164,588.75	
11/01/2030			57,095.00	57,095.00	221,683.75
05/01/2031	114,000	4.750%	57,095.00	171,095.00	
11/01/2031			54,387.50	54,387.50	225,482.50
05/01/2032	118,000	4.750%	54,387.50	172,387.50	
11/01/2032			51,585.00	51,585.00	223,972.50
05/01/2033	122,000	4.750%	51,585.00	173,585.00	
11/01/2033			48,687.50	48,687.50	222,272.50
05/01/2034	131,000	4.750%	48,687.50	179,687.50	
11/01/2034			45,576.25	45,576.25	225,263.75
05/01/2035	134,000	4.750%	45,576.25	179,576.25	
11/01/2035			42,393.75	42,393.75	221,970.00
05/01/2036	143,000	4.750%	42,393.75	185,393.75	
11/01/2036			38,997.50	38,997.50	224,391.25
05/01/2037	151,000	4.750%	38,997.50	189,997.50	
11/01/2037			35,411.25	35,411.25	225,408.75
05/01/2038	159,000	4.750%	35,411.25	194,411.25	
11/01/2038			31,635.00	31,635.00	226,046.25
05/01/2039	162,000	4.750%	31,635.00	193,635.00	
11/01/2039			27,787.50	27,787.50	221,422.50
05/01/2040	174,000	4.750%	27,787.50	201,787.50	
11/01/2040			23,655.00	23,655.00	225,442.50
05/01/2041	182,000	4.750%	23,655.00	205,655.00	
11/01/2041			19,332.50	19,332.50	224,987.50
05/01/2042	189,000	4.750%	19,332.50	208,332.50	
11/01/2042			14,843.75	14,843.75	223,176.25
05/01/2043	197,000	4.750%	14,843.75	211,843.75	
11/01/2043			10,165.00	10,165.00	222,008.75
05/01/2044	208,000	4.750%	10,165.00	218,165.00	
11/01/2044			5,225.00	5,225.00	223,390.00
05/01/2045	220,000	4.750%	5,225.00	225,225.00	
11/01/2045					225,225.00
	2,884,000		1,603,338.22	4,487,338.22	4,487,338.22

Tab 5

**This Instrument Prepared by
and return to:**

**Lauren Gentry, Esq.
Kilinski Van Wyk PLLC
517 E. College Avenue
Tallahassee, Florida 32301**

**WILLOW WALK COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF LIEN OF SPECIAL ASSESSMENTS FOR
SPECIAL ASSESSMENT REFUNDING BONDS, SERIES 2025**

PLEASE TAKE NOTICE that the Board of Supervisors of the Willow Walk Community Development District (the “District”), in accordance with Chapters 170, 190, and 197, *Florida Statutes*, previously adopted Resolutions 2015-22, 2015-24, 2015-29, and 2015-35, as supplemented (the “Series 2015 Assessment Resolutions”), levying non-ad valorem special assessments on real property within the boundaries of the District that is specially benefited by the District’s Capital Improvement Plan (the “Series 2015 Project”), as described in such Series 2015 Assessment Resolutions and in the District’s adopted *Engineer’s Report for the Willow Walk Community Development District*, dated June 8, 2015 (the “Engineer’s Report”), to pay debt service on the District’s Special Assessment Bonds, Series 2015 (the “Series 2015 Bonds”). On September __, 2025, the District issued its Willow Walk Community Development District Special Assessment Refunding Bonds, Series 2025 (the “Series 2025 Bonds”), to refund and redeem its Series 2015 Bonds. In connection therewith, the District has adopted Resolution 2025-__ (the “Series 2025 Assessment Resolution”, and together with the Series 2015 Assessment Resolutions, the “Assessment Resolutions”), The Series 2025 Bonds are secured by special assessments levied pursuant to the Assessment Resolutions on real property within the boundaries of the District that continues to be specially benefitted by the Series 2015 Project, as described in the Assessment Resolutions and in the District’s adopted *Supplemental Assessment Allocation Report, Series 2025*

Refunding Bonds, dated September 9, 2025 (the “Final Supplemental Assessment Report”). The description of the lands within the District on which the Series 2025 Assessments are imposed is attached to this Notice as **Exhibit A**. Copies of the Final Supplemental Assessment Report, the Engineer’s Report, and the Assessment Resolutions may be obtained by contacting the District offices at:

Willow Walk Community Development District
Rizzetta & Company, Inc.
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614
(813) 933-5571

The non-ad valorem special assessments provided for in the Assessment Resolutions were legally and validly determined and levied in accordance with all applicable requirements of Florida law, and these non-ad valorem special assessments constitute and will at all relevant times in the future constitute, legal, valid, and binding first liens on the land against which assessed until paid, coequal with the lien of all state, county, district, and municipal taxes, and superior in dignity to all other liens, titles, and claims.

The District is a local unit of special-purpose government established pursuant to and governed by Chapter 190, *Florida Statutes*. Pursuant to Section 190.048, *Florida Statutes*, you are hereby notified that: **THE WILLOW WALK COMMUNITY DEVELOPMENT DISTRICT MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION, OPERATION, AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY AND OTHER LOCAL GOVERNMENTAL TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.**

IN WITNESS WHEREOF, this Notice has been executed as of the ____ day of September 2025, and recorded in the Official Records of Manatee County, Florida.

**WILLOW WALK COMMUNITY
DEVELOPMENT DISTRICT**

By: _____

Its: _____

Witness

Witness

Print Name
Address: _____

Print Name
Address: _____

STATE OF FLORIDA)
COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of September 2025, by Jasen Milenkovski, as Chairman, Board of Supervisors for the Willow Walk Community Development District.

Name: _____
Personally Known _____
OR Produced Identification _____
Type of Identification _____

EXHIBIT A
LEGAL DESCRIPTION

Tab 6



Rizzetta & Company

Willow Walk Community Development District

**SUPPLEMENTAL SPECIAL ASSESSMENT
ALLOCATION REPORT**

**SPECIAL ASSESSMENT REFUNDING BOND,
SERIES 2025 (SOUTH PARCEL ASSESSMENT AREA)**

3434 Colwell Avenue
Suite 200
Tampa, FL 33614

September 9, 2025

**WILLOW WALK COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REFUNDING BOND, SERIES 2025 (SOUTH PARCEL ASSESSMENT
AREA)**

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Rizzetta & Company

I. INTRODUCTION

This Supplemental Special Assessment Allocation Report is being presented in anticipation of a refunding and defeasance of the Series 2015 Bonds by the Willow Walk Community Development District ("District"), a local unit of special purpose government established in accordance with Chapter 190, Florida Statutes. The District will issue its Special Assessment Refunding Bond, Series 2025, and has retained Rizzetta & Company, Incorporated to prepare a methodology for allocating the special assessments to be levied by the District in connection with the transaction.

II. DEFINED TERMS

"2015 Report" – The Final Supplemental Assessment Methodology Report dated June 30, 2015, which specifies the allocation methodology used for the District's Series 2015 assessments.

"District" – Willow Walk Community Development District.

"Indenture" – The District's Trust Indenture dated September 1, 2025.

"Series 2015 Assessments" – Special assessments levied to secure the District's Series 2015 Bonds.

"Series 2015 Bonds" – Willow Walk Community Development District Special Assessment Bonds, Series 2015 (South Parcel Assessment Area Project), issued July 15, 2015, in the original par amount of \$3,745,000, of which \$3,070,000 is currently outstanding.

"Series 2025 Assessments" – The Series 2015 Assessments recast to be levied to secure repayment of the District's Series 2025 Bond.

"Series 2025 Bond" – The \$2,884,000 Willow Walk Community Development District Special Assessment Refunding Bond, Series 2025 (South Parcel Assessment Area).

III. DISTRICT INFORMATION

The District was established pursuant to Manatee County Ordinance #15-11, which became effective on February 26, 2015. The District previously issued its Series 2015 Bonds to finance the construction and acquisition of certain public infrastructure for the benefit of a designated assessment area within the District referred to as the "South Parcel Assessment Area". The District's outstanding Series 2015 Bonds will be refunded on a current basis. The District contains approximately 272.36 +/- acres on which there are 286 residential units subject to the Series 2015 Assessments. Only those units currently encumbered by the Series 2015 Assessments will be subject to the Series 2025 Assessments.

See Table 1 for a detail of the product types and number of units currently encumbered by the Series 2015 Assessments.



Rizzetta & Company

IV. SERIES 2025 BOND AND ASSESSMENTS

The Series 2015 Bonds are currently outstanding in the principal amount of \$3,070,000. To take advantage of market conditions, the District intends to refund and defease the Series 2015 Bonds with the Series 2025 Bond, repayment of which will be secured by the levy of Series 2025 Assessments on the lands currently encumbered by Series 2015 Assessments.

The Series 2025 Bond will be a single issue, private placement transaction in order to achieve the most favorable terms. The Series 2025 Bond is to be issued in a par amount of \$2,884,000, with a maximum annual debt service (MADS) amount of \$226,046.25. The bond proceeds will be combined with available funds on-hand to make the required deposits associated with the defeasance of the Series 2015 Bonds, with the remainder being used to fund interest through November 1, 2025 and to pay the cost of issuance of the Series 2025 Bond. The sources and uses of the funds associated with the Series 2025 Bond can be found in Table 2.

The Series 2025 Bond will be secured by the Series 2025 Assessment lien which will be sized based on the debt service requirements for the Series 2025 Bond, with the assessment to be levied on the lots to be encumbered pursuant to the methodology below. Because these assessments normally are collected via the Manatee County tax bill process, the Series 2025 Special Assessments will be augmented to allow for county collection costs and early payment discounts as prescribed by state law, which have been estimated for purposes of this report. See Table 3 for detailed financing data on the Series 2025 Assessments.

V. SERIES 2025 ASSESSMENT ALLOCATION

The District is securing repayment of the Series 2025 Bond through the levy of Series 2025 Assessments, as contemplated under Florida Statutes Chapters 170 and 190, on those parcels currently encumbered by Series 2015 Assessments. Unlike property taxes, which are *ad valorem* in nature, a community development district may levy special assessments under Florida Statute only if the parcels to be assessed receive special benefit from the infrastructure improvements acquired and/or constructed by such district. These special benefits are peculiar to lands within the district and differ in nature to those general or incidental benefits that landowners outside the district or the general public may enjoy. A district must also apportion or allocate its special assessments so that the assessments are fairly and reasonably distributed relative to the special benefit conferred. Generally speaking, this means the amount of special assessment levied on a parcel should not exceed the amount of special benefit enjoyed by that parcel. The District typically may develop and adopt an assessment methodology based on front footage, square footage, or any other reasonable allocation method, so long as the assessment meets the benefit requirement, and so long as the assessments are fairly and reasonably allocated.

The Series 2025 Assessments will be allocated among the parcels currently subject to the Series 2015 Assessments using the same methodology found in the 2015 Report. The configuration of the parcels and the benefit conferred in the 2015 Report remains consistent. Accordingly, the Series 2025 Assessment allocation is fair and reasonable, and the resulting per unit assessments fall within acceptable benefit levels. See Table 4 for the new Series 2025



**WILLOW WALK COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REFUNDING BOND, SERIES 2025 (SOUTH PARCEL ASSESSMENT AREA)**

Assessments for each specific land use currently encumbered by the Series 2015 Assessments, along with a comparison of the original Series 2015 Assessments and Series 2025 Assessments to illustrate the relative reduction in annual payments to be enjoyed by each of the land uses.

The Series 2025 Assessment Roll can be found on page A-5.

VI. PREPAYMENT OF SERIES 2025 ASSESSMENTS

The Series 2025 Assessments encumbering a parcel may be prepaid in full at any time, without penalty, together with interest at the rate on the Series 2025 Bond to the Interest Payment Date (as defined in the Indenture) that is more than forty-five (45) days next succeeding the Interest Payment Date (as defined in the Indenture). Notwithstanding the preceding provisions, the District does not waive the right to assess penalties which would otherwise be permissible if the parcel being prepaid is subject to an assessment delinquency.

VII. ADDITIONAL STIPULATIONS

Certain financing data was provided by members of District staff and professionals retained in connection with the financing. The allocation methodology described herein was based on information regarding the underlying bond transaction provided by those professionals. Rizzetta & Company, Incorporated makes no representation regarding said transaction beyond restatement of the factual information necessary for compilation of this report, except for information incidental to the transaction which was provided by Rizzetta & Company, Incorporated. For additional information about the Series 2025 Bond structure and related items, please refer to the Indenture.

Rizzetta & Company, Incorporated does not represent the District as a Municipal Advisor or Securities Broker nor is Rizzetta & Company, Incorporated registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Rizzetta & Company, Incorporated does not provide the District with financial advisory services or offer investment advice in any form.



Rizzetta & Company

EXHIBIT A:

ALLOCATION METHODOLOGY



Rizzetta & Company

**WILLOW WALK COMMUNITY DEVELOPMENT DISTRICT
SUPPLEMENTAL SPECIAL ASSESSMENT ALLOCATION REPORT
SPECIAL ASSESSMENT REFUNDING BOND, SERIES 2025
(SOUTH PARCEL ASSESSMENT AREA)**

TABLE 1: CURRENT SERIES 2015 PRODUCT MIX

PRODUCT TYPE	TOTAL UNITS ⁽¹⁾
Single Family	286
TOTAL	286

(1) Reflects prepayment of Series 2015 Assessments for 1 unit. The prepaid lot will not be subject to the Series 2025 Assessments.

**WILLOW WALK COMMUNITY DEVELOPMENT DISTRICT
SUPPLEMENTAL SPECIAL ASSESSMENT ALLOCATION REPORT
SPECIAL ASSESSMENT REFUNDING BOND, SERIES 2025
(SOUTH PARCEL ASSESSMENT AREA)**

TABLE 2: FINANCING INFORMATION - SERIES 2025 BOND

(REFUNDING OF SERIES 2015 BONDS)

Issue Date	9/17/2025
Final Maturity	5/1/2045
Coupon Rate	4.75%
Maximum Annual Debt Service ("MADS")	\$226,046.25

SOURCES:

Bond Proceeds

PAR AMOUNT	\$2,884,000
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Other Sources of Funds

Transfer of Revenue Fund	\$172,566.25
Transfer of Reserve Fund	\$296,451.77
Transfer of Prepayment Fund	\$2,269.12
Transfer of Sinking Fund	\$1.03
Transfer of Interest Fund	\$0.33

\$471,288.50

Total Sources	\$3,355,288.50
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USES:

Refunding Deposits:

Cash Deposit	(\$3,134,837.15)
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Other Fund Deposits:

Deposit to Interest Account	(\$16,743.22)
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Delivery Date Expenses:

Cost of Issuance	(\$203,708.13)
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Total Uses	(\$3,355,288.50)
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Source: District Placement Agent.



**WILLOW WALK COMMUNITY DEVELOPMENT DISTRICT
SUPPLEMENTAL SPECIAL ASSESSMENT ALLOCATION REPORT
SPECIAL ASSESSMENT REFUNDING BOND, SERIES 2025
(SOUTH PARCEL ASSESSMENT AREA)**

TABLE 3: FINANCING INFORMATION - SERIES 2025 ASSESSMENTS

First Installment		FY 2025-2026	(1)
Total Installments		20	
Initial Principal Amount		\$ 2,884,000	
Aggregate Annual Installment		\$226,046.25	(2)
County Collect Costs & Discounts	7.0%	\$ 17,014.23	(3)
Total Annual Installment		\$ 243,060.48	

(1) Ultimate collection schedule at the District's discretion.

(2) Based on MADS for the Series 2025 Bond.

(3) May vary as provided by law.



**WILLOW WALK COMMUNITY DEVELOPMENT DISTRICT
SUPPLEMENTAL SPECIAL ASSESSMENT ALLOCATION REPORT
SPECIAL ASSESSMENT REFUNDING BOND, SERIES 2025
(SOUTH PARCEL ASSESSMENT AREA)**

TABLE 4: ASSESSMENT ALLOCATION - SERIES 2025 ASSESSMENTS (REFUNDING OF 2015)

PRODUCT TYPE	UNITS ⁽¹⁾	PRODUCT TOTAL PRINCIPAL	PER UNIT PRINCIPAL	PRODUCT ANNUAL INSTLMT. ⁽²⁾	PER UNIT ANNUAL INSTLMT. ⁽²⁾	SERIES 2015 REMAINING PRINCIPAL PER UNIT	SERIES 2015 ANNUAL INSTLMT. PER UNIT	ANNUAL SAVINGS PER UNIT (%)	ANNUAL SAVINGS PER UNIT (\$)
Single Family	286	\$2,884,000.00	\$10,083.92	\$243,060.48	\$849.86	\$10,734.27	\$966.85	12.10%	\$116.99
TOTAL	286	\$2,884,000.00		\$243,060.48					

(1) Series 2025 Assessments allocated to the current units encumbered by Series 2015 Assessments.

(2) Includes estimated Manatee County collection costs and payment discounts, which may fluctuate.

WILLOW WALK COMMUNITY DEVELOPMENT DISTRICT
SUPPLEMENTAL SPECIAL ASSESSMENT ALLOCATION REPORT
SPECIAL ASSESSMENT REFUNDING BOND, SERIES 2025

SERIES 2025 ASSESSMENT LIEN ROLL								
PARCEL ID	OWNER	SITE ADDRESS	LEGAL DESCRIPTION	LU	SERIES 2025 PRINCIPAL	SERIES 2025 ANNUAL INSTALLMENT	SERIES 2015 REMAINING PRINCIPAL	SERIES 2015 ANNUAL INSTALLMENT
760905059	MACIAS, ALBERTO DE JESUSMACIAS, ADRIAN	3805 WILLOW WALK DR	LOT 1 WILLOW WALK PHASE 1A PI#7609.0505/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760905109	RANA, MOHINIRANA, SHANGARA S	3809 WILLOW WALK DR	LOT 2 WILLOW WALK PHASE 1A PI#7609.0510/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760905159	LOVERIDGE, ARICLOVERIDGE, AUBREY	3813 WILLOW WALK DR	LOT 3 WILLOW WALK PHASE 1A PI#7609.0515/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760905209	OCHOA, JOSE DE JESUSOCHOA, ANALILIA	3817 WILLOW WALK DR	LOT 4 WILLOW WALK PHASE 1A PI#7609.0520/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760905259	TORRES, JOSE LTORRES, YENI	3821 WILLOW WALK DR	LOT 5 WILLOW WALK PHASE 1A PI#7609.0525/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760905309	RICKARD, KENNETH R	3825 WILLOW WALK DR	LOT 6 WILLOW WALK PHASE 1A PI#7609.0530/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760905359	LOUISDOR, EMMANUELLOUISDOR, MARIE Y	3829 WILLOW WALK DR	LOT 7 WILLOW WALK PHASE 1A PI#7609.0535/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760905409	BERMUDEZ, AILEEN SANDRES, WILFREDO P JR	3833 WILLOW WALK DR	LOT 8 WILLOW WALK PHASE 1A PI#7609.0540/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760905459	ORSINI, KRISTINA MORSINI, MARK A	3837 WILLOW WALK DR	LOT 9 WILLOW WALK PHASE 1A PI#7609.0545/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760905509	GREENE, CHRISTOPHER AGREENE, ALICIA M	3841 WILLOW WALK DR	LOT 10 WILLOW WALK PHASE 1A PI#7609.0550/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760905559	SIMS, SHARLA M	3903 WILLOW WALK DR	LOT 11 WILLOW WALK PHASE 1A PI#7609.0555/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760905609	ASTRO, RICHARD J TIRADORRODRIGUEZ, ANGIE M TROCH	3907 WILLOW WALK DR	LOT 12 WILLOW WALK PHASE 1A PI#7609.0560/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760905659	RM1 SFR PROPCO A LP	3911 WILLOW WALK DR	LOT 13 WILLOW WALK PHASE 1A PI#7609.0565/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760905709	SAF SN FLORIDA A, LLC	3915 WILLOW WALK DR	LOT 14 WILLOW WALK PHASE 1A PI#7609.0570/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760905759	MURRELL-TAYLOR, JASMINE DTAYLOR, TERRY LATREY	3919 WILLOW WALK DR	LOT 15 WILLOW WALK PHASE 1A PI#7609.0575/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760905809	POSTELL, JENNIFER EPOSTELL, RASHANN M	4007 WILLOW WALK DR	LOT 16 WILLOW WALK PHASE 1A PI#7609.0580/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760905859	MONELL, CHRISTINE	4011 WILLOW WALK DR	LOT 17 WILLOW WALK PHASE 1A PI#7609.0585/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760905909	GIBSON, TAMARA MICHELLE	4015 WILLOW WALK DR	LOT 18 WILLOW WALK PHASE 1A PI#7609.0590/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760905959	RODENAS, LUIS ALBERTOSFUENTES, JUANITA CHAVEZ	4019 WILLOW WALK DR	LOT 19 WILLOW WALK PHASE 1A PI#7609.0595/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760906009	POURCIAUX, JOSEPH CLAUDE	4023 WILLOW WALK DR	LOT 20 WILLOW WALK PHASE 1A PI#7609.0600/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760906059	LDZ INVESTMENTS	4027 WILLOW WALK DR	LOT 21 WILLOW WALK PHASE 1A PI#7609.0605/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760906109	ROBERTS, HANNA E	4031 WILLOW WALK DR	LOT 22 WILLOW WALK PHASE 1A PI#7609.0610/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760906159	FKH SFR PROPCO A LP	4135 LINDEVER LN	LOT 23 WILLOW WALK PHASE 1A PI#7609.0615/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760906209	PAULSON, MATHEW RVELEZ, FRANCISCA	4133 LINDEVER LN	LOT 24 WILLOW WALK PHASE 1A PI#7609.0620/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760906259	GOLDEN, JEREMY MGOLDEN, LAURA C	4129 LINDEVER LN	LOT 25 WILLOW WALK PHASE 1A PI#7609.0625/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760906309	PAGAYA SMARTRESI F1 FUND PROPERTY OWNER II LLC	4125 LINDEVER LN	LOT 26 WILLOW WALK PHASE 1A PI#7609.0630/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760906359	FRANCOIS, GUYFRANCOIS, FABIENNE E	4123 LINDEVER LN	LOT 27 WILLOW WALK PHASE 1A PI#7609.0635/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760906409	USCMF SN FLORIDA A LLC	4121 LINDEVER LN	LOT 28 WILLOW WALK PHASE 1A PI#7609.0640/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760906459	AMERICAN HOMES 4 RENT PROPERTIES SEVEN LLC	4117 LINDEVER LN	LOT 29 WILLOW WALK PHASE 1A PI#7609.0645/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
				Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760906559	PIERRE, CAROLYN N	4111 LINDEVER LN	LOT 31 WILLOW WALK PHASE 1A PI#7609.0655/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760906609	FKH SFR PROPCO A LP	4109 LINDEVER LN	LOT 32 WILLOW WALK PHASE 1A PI#7609.0660/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760906659	DONAHUE, GEORGE D II	4105 LINDEVER LN	LOT 33 WILLOW WALK PHASE 1A PI#7609.0665/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760906709	DEL VALLE, JOHNLEMOS, MARIA C ALBAN	4073 LINDEVER LN	LOT 34 WILLOW WALK PHASE 1A PI#7609.0670/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760906759	BECERRA, ERIK CBECERRA, MICHELLE M	4074 LINDEVER LN	LOT 67 WILLOW WALK PHASE 1A PI#7609.0675/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760906809	GROW, JAMES MCRAWFORD, LISA A	4078 LINDEVER LN	LOT 68 WILLOW WALK PHASE 1A PI#7609.0680/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760906859	BLANCO, ADRIAN FELIPE JAVIER RUIZ	4082 LINDEVER LN	LOT 69 WILLOW WALK PHASE 1A PI#7609.0685/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760906909	ANSELMO, JENNIFER C	4086 LINDEVER LN	LOT 70 WILLOW WALK PHASE 1A PI#7609.0690/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760906959	MAURER, AMBER MARIECAMPBELL, SHAWN ANDREW	4090 LINDEVER LN	LOT 71 WILLOW WALK PHASE 1A PI#7609.0695/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760907009	DESSOURCES, HARRYJEAN-PIERRE, WILLENE	4104 LINDEVER LN	LOT 72 WILLOW WALK PHASE 1A PI#7609.0700/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760907059	JACQUES, DAVID A	4108 LINDEVER LN	LOT 73 WILLOW WALK PHASE 1A PI#7609.0705/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760907109	WILSON, TAMMY DWILSON, JEFFREY S	4112 LINDEVER LN	LOT 74 WILLOW WALK PHASE 1A PI#7609.0710/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85

WILLOW WALK COMMUNITY DEVELOPMENT DISTRICT
SUPPLEMENTAL SPECIAL ASSESSMENT ALLOCATION REPORT
SPECIAL ASSESSMENT REFUNDING BOND, SERIES 2025

SERIES 2025 ASSESSMENT LIEN ROLL								
PARCEL ID	OWNER	SITE ADDRESS	LEGAL DESCRIPTION	LU	SERIES 2025 PRINCIPAL	SERIES 2025 ANNUAL INSTALLMENT	SERIES 2015 REMAINING PRINCIPAL	SERIES 2015 ANNUAL INSTALLMENT
760907159	EARWOOD, TANISHA RASHANDA	4116 LINDEVER LN	LOT 75 WILLOW WALK PHASE 1A PI#7609.0715/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760907209	VANDERKOOY, KARLEE JO	4120 LINDEVER LN	LOT 76 WILLOW WALK PHASE 1A PI#7609.0720/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760907259	GREENWOOD, JANNA	4124 LINDEVER LN	LOT 77 WILLOW WALK PHASE 1A PI#7609.0725/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760907309	IH6 PROPERTY FLORIDA LP	4128 LINDEVER LN	LOT 78 WILLOW WALK PHASE 1A PI#7609.0730/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760907359	TAXDAL, MATTHEW DAVIDTAXDAL, CHERI ANN	4132 LINDEVER LN	LOT 79 WILLOW WALK PHASE 1A PI#7609.0735/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760907409	CROOKS, LAMONT	4136 LINDEVER LN	LOT 80 WILLOW WALK PHASE 1A PI#7609.0740/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760907459	CINTRON, HECTOR FORTIZ, ALMA N	4140 LINDEVER LN	LOT 81 WILLOW WALK PHASE 1A PI#7609.0745/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760907509	THURBON, BRANDON	4144 LINDEVER LN	LOT 82 WILLOW WALK PHASE 1A PI#7609.0750/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760907559	REEDER, NANCY M	4202 LINDEVER LN	LOT 83 WILLOW WALK PHASE 1A PI#7609.0755/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760907609	COLON, ROBERTO TORRESAPONTE, LILLIAN	4206 LINDEVER LN	LOT 84 WILLOW WALK PHASE 1A PI#7609.0760/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760907659	CORTEZ, LOURDES A DIAZNIETO, ALEJANDRO	4210 LINDEVER LN	LOT 85 WILLOW WALK PHASE 1A PI#7609.0765/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760907709	MAHNKE, NATALIE MMAHNKE, NATALIE M TRUST	4214 LINDEVER LN	LOT 86 WILLOW WALK PHASE 1A PI#7609.0770/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760907759	COLLET, FELICIA LTHAYER, SANDRA L	4308 LINDEVER LN	LOT 87 WILLOW WALK PHASE 1A PI#7609.0775/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760907809	MULLINS, STEVEN JMULLINS, GENEVIEVE L	4312 LINDEVER LN	LOT 88 WILLOW WALK PHASE 1A PI#7609.0780/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760907859	SIMMONS, JACOB A	4316 LINDEVER LN	LOT 89 WILLOW WALK PHASE 1A PI#7609.0785/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760907909	BENS, LEONARDOBENS, ANGELINA A	4320 LINDEVER LN	LOT 90 WILLOW WALK PHASE 1A PI#7609.0790/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760907959	MOORE, ADAM MICHAELMOORE, TOMOE	4406 LINDEVER LN	LOT 91 WILLOW WALK PHASE 1A PI#7609.0795/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760908009	BAF ASSETS 5, LLC	4410 LINDEVER LN	LOT 92 WILLOW WALK PHASE 1A PI#7609.0800/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760908059	JESSUP, RYAN MICHAELFICKER, LEANNE KIM	4411 LINDEVER LN	LOT 203 WILLOW WALK PHASE 1A PI#7609.0805/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760908109	VSUE, HOLLY LOUISETRANSUE, HOLLY LOUISE LIVING TR	4407 LINDEVER LN	LOT 204 WILLOW WALK PHASE 1A PI#7609.0810/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760908159	PENN, KAREN J	4319 LINDEVER LN	LOT 205 WILLOW WALK PHASE 1A PI#7609.0815/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760908209	UNG, BUN HENG	4315 LINDEVER LN	LOT 206 WILLOW WALK PHASE 1A PI#7609.0820/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760908259	LAUREANO, PEDRO ACASTRO, ROSA L	4311 LINDEVER LN	LOT 207 WILLOW WALK PHASE 1A PI#7609.0825/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760908309	GADEN, DANIELLE EWILD, JOHN B	4307 LINDEVER LN	LOT 208 WILLOW WALK PHASE 1A PI#7609.0830/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760908359	FAUSTIN, JIMMYBOURDEAU, MARIE	4036 WILLOW WALK DR	LOT 209 WILLOW WALK PHASE 1A PI#7609.0835/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760908409	FITZPATRICK, JOHN LFITZPATRICK, NORA J	4032 WILLOW WALK DR	LOT 210 WILLOW WALK PHASE 1A PI#7609.0840/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760908459	IH6 PROPERTY FLORIDA L P	4028 WILLOW WALK DR	LOT 211 WILLOW WALK PHASE 1A PI#7609.0845/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760908509	TEIXEIRA, RONALDO GONCALVESFRESQUEZ, CRYSTAL	4026 WILLOW WALK DR	LOT 212 WILLOW WALK PHASE 1A PI#7609.0850/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760908559	RAMON, ROSE ANNRAMON, RUDY	4024 WILLOW WALK DR	LOT 213 WILLOW WALK PHASE 1A PI#7609.0855/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760908609	ETIENNE-MARCEL, FRANCOISE MARIE	4020 WILLOW WALK DR	LOT 214 WILLOW WALK PHASE 1A PI#7609.0860/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760908659	MCGLADE, ERIC TMCGLADE, JESSICA	4016 WILLOW WALK DR	LOT 215 WILLOW WALK PHASE 1A PI#7609.0865/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760908709	DOORS HOLDINGS 2024 LLC	4012 WILLOW WALK DR	LOT 216 WILLOW WALK PHASE 1A PI#7609.0870/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760908759	TYLER, BRANDON MTYLER, CATHERINE E	4046 WAYFARER WAY	LOT 217 WILLOW WALK PHASE 1A PI#7609.0875/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760908809	MSHEI IL, GERYESMSHEI IL, RANDA	4042 WAYFARER WAY	LOT 218 WILLOW WALK PHASE 1A PI#7609.0880/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760908859	PROGRESS RESIDENTIAL BORROWER 1 LLC	4038 WAYFARER WAY	LOT 219 WILLOW WALK PHASE 1A PI#7609.0885/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760908909	DAVIS, KENNETH EDDIEDAVIS, STEFANIE	4034 WAYFARER WAY	LOT 220 WILLOW WALK PHASE 1A PI#7609.0890/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760908959	DOORS HOLDINGS 2024 LLC	4035 WAYFARER WAY	LOT 268 WILLOW WALK PHASE 1A PI#7609.0895/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760909009	BEHARIC, SEADBEHARIC, DUSANKA	4039 WAYFARER WAY	LOT 269 WILLOW WALK PHASE 1A PI#7609.0900/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760909059	A TRUST COMPANY FBO CHRISTINE VECCHIONE IRA 201	4043 WAYFARER WAY	LOT 270 WILLOW WALK PHASE 1A PI#7609.0905/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760909109	DRAKE, WHITNEY TAYLORDRAKE, ALEXANDER STEVEN	4047 WAYFARER WAY	LOT 271 WILLOW WALK PHASE 1A PI#7609.0910/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760909159	SCHMITZ, LUCAS MARKVAN HANDEL, LAURA YVONNE	4051 WAYFARER WAY	LOT 272 WILLOW WALK PHASE 1A PI#7609.0915/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760909209	BROWN, WILLIAM NVENUTI, LAURA V	4055 WAYFARER WAY	LOT 273 WILLOW WALK PHASE 1A PI#7609.0920/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760909259	ANDREWS, MORRIS G JRANDREWS, TIFFANY	3920 WILLOW WALK DR	LOT 274 WILLOW WALK PHASE 1A PI#7609.0925/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85

WILLOW WALK COMMUNITY DEVELOPMENT DISTRICT
SUPPLEMENTAL SPECIAL ASSESSMENT ALLOCATION REPORT
SPECIAL ASSESSMENT REFUNDING BOND, SERIES 2025

SERIES 2025 ASSESSMENT LIEN ROLL								
PARCEL ID	OWNER	SITE ADDRESS	LEGAL DESCRIPTION	LU	SERIES 2025 PRINCIPAL	SERIES 2025 ANNUAL INSTALLMENT	SERIES 2015 REMAINING PRINCIPAL	SERIES 2015 ANNUAL INSTALLMENT
760909309	OLADEJI, ERICA O	3916 WILLOW WALK DR	LOT 275 WILLOW WALK PHASE 1A PI#7609.0930/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760909359	ATKINSON, ROBERTATKINSON, SANDRA L	3912 WILLOW WALK DR	LOT 276 WILLOW WALK PHASE 1A PI#7609.0935/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760909409	PEREZ, BRADLEY THOMASEVANS, PAMELA LACEE	3908 WILLOW WALK DR	LOT 277 WILLOW WALK PHASE 1A PI#7609.0940/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760909459	SLACK, MATTHEW JSLACK, JULEE M	3904 WILLOW WALK DR	LOT 278 WILLOW WALK PHASE 1A PI#7609.0945/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760909509	PHAM, DIEN KNGUYEN, ANH K	3842 WILLOW WALK DR	LOT 279 WILLOW WALK PHASE 1A PI#7609.0950/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760909559	DAVILA, LUISZAYAS, WIDALYS	3838 WILLOW WALK DR	LOT 280 WILLOW WALK PHASE 1A PI#7609.0955/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760909609	LINFANTE, PAMELA J	3834 WILLOW WALK DR	LOT 281 WILLOW WALK PHASE 1A PI#7609.0960/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760909659	ILICH, STEPHANIEREID, JOHN N	3830 WILLOW WALK DR	LOT 282 WILLOW WALK PHASE 1A PI#7609.0965/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760909709	PROGRESS RESIDENTIAL BORROWER 1 LLC	3826 WILLOW WALK DR	LOT 283 WILLOW WALK PHASE 1A PI#7609.0970/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760909759	TTRASINGH, MARVALEE MARIEOLAN-RODRIGUEZ, LUCIA	3822 WILLOW WALK DR	LOT 284 WILLOW WALK PHASE 1A PI#7609.0975/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760909809	BENNETT, BRYAN LEERIVERA-BENNETT, MADELINE KAY	3818 WILLOW WALK DR	LOT 285 WILLOW WALK PHASE 1A PI#7609.0980/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760909859	BUTLER, MICHAEL P PEREZBUTLER, CARLI G PEREZ	3814 WILLOW WALK DR	LOT 286 WILLOW WALK PHASE 1A PI#7609.0985/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760909909	POVEROMO, ALEXISROTH, EDWARD	3810 WILLOW WALK DR	LOT 287 WILLOW WALK PHASE 1A PI#7609.0990/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760911059	MCCARY, KAREN RENEEMCCARY, DAVID RAY	4069 LINDEVER LN	LOT 35 WILLOW WALK PH IB PI#7609.1105/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760911109	PATEL, NIKHIL VITTHALBHAIPATEL, CHAULA NIKHIL	4065 LINDEVER LN	LOT 36 WILLOW WALK PH IB PI#7609.1110/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760911159	HART, THOMASHART, ANDREA	4061 LINDEVER LN	LOT 37 WILLOW WALK PH IB PI#7609.1115/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760911209	RIO, JOSE ENRIQUE NAVEAEL YORDI, ELVIS AREF QUINTANA	4057 LINDEVER LN	LOT 38 WILLOW WALK PH IB PI#7609.1120/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760911259	CROWLEY, ALICIA ROSE	4051 LINDEVER LN	LOT 39 WILLOW WALK PH IB PI#7609.1125/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760911309	SN TAMPA LLC	4045 LINDEVER LN	LOT 40 WILLOW WALK PH IB PI#7609.1130/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760911359	MORRIS, SARA A	4041 LINDEVER LN	LOT 41 WILLOW WALK PH IB PI#7609.1135/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760911409	HOFSTRA, PETER ZHOFSTRA, CANDICE	4037 LINDEVER LN	LOT 42 WILLOW WALK PH IB PI#7609.1140/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760911459	BOCKOVER, KIMBERLY ANNE	4033 LINDEVER LN	LOT 43 WILLOW WALK PH IB PI#7609.1145/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760911509	SFR CROWN JEWEL BORROWER LP	4029 LINDEVER LN	LOT 44 WILLOW WALK PH IB PI#7609.1150/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760911559	CUYUCH-ITZEP, RUDYMOLINA, BLANCA	4025 LINDEVER LN	LOT 45 WILLOW WALK PH IB PI#7609.1155/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760911609	CONOVER, KAYLA	4021 LINDEVER LN	LOT 46 WILLOW WALK PH IB PI#7609.1160/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760911659	PRYOR, RONALD SCOLLINS, BRIAN C	4017 LINDEVER LN	LOT 47 WILLOW WALK PH IB PI#7609.1165/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760911709	ZIOLKOWSKI, BRIAN AZIOLKOWSKI, DEBBIE L	4015 LINDEVER LN	LOT 48 WILLOW WALK PH IB PI#7609.1170/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760911759	BAROUK, THOMAS NBAROUK, IVETTE V COLON	4007 LINDEVER LN	LOT 49 WILLOW WALK PH IB PI#7609.1175/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760911809	NAVARRO-MOYA, HECTOR LVILLARREYNA, DORA	4006 LINDEVER LN	LOT 50 WILLOW WALK PH IB PI#7609.1180/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760911859	CASABLANCA, ANTHONY FOMARA, KERRI	4010 LINDEVER LN	LOT 51 WILLOW WALK PH IB PI#7609.1185/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760911909	SJOSTROM, ERIK NATHANIELSJOSTROM, RACHEL LOUIS	4014 LINDEVER LN	LOT 52 WILLOW WALK PH IB PI#7609.1190/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760911959	SCHARITE, DEREK MATTHEWSCHARITE, KENDRA RENAE	4018 LINDEVER LN	LOT 53 WILLOW WALK PH IB PI#7609.1195/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760912009	HUSS, AARON THUSS, KRISTEN L	4022 LINDEVER LN	LOT 54 WILLOW WALK PH IB PI#7609.1200/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
				Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760912109	WARRELL, WILLIAM RWARRELL, HEATHER A	4030 LINDEVER LN	LOT 56 WILLOW WALK PH IB PI#7609.1210/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760912159	DINANT, SHAWN DINANT, LINDSAY	4034 LINDEVER LN	LOT 57 WILLOW WALK PH IB PI#7609.1215/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760912209	COUSAR, GEORGE LCOUSAR, ANTONIA ROSA	4038 LINDEVER LN	LOT 58 WILLOW WALK PH IB PI#7609.1220/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760912259	ADAMS, CANDICE LAUREN	4042 LINDEVER LN	LOT 59 WILLOW WALK PH IB PI#7609.1225/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760912359	DANIELS, SEAN	4050 LINDEVER LN	LOT 61 WILLOW WALK PH IB PI#7609.1235/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760912409	SMITH, ROSLYNN	4054 LINDEVER LN	LOT 62 WILLOW WALK PH IB PI#7609.1240/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760912459	WYER, JILL M	4058 LINDEVER LN	LOT 63 WILLOW WALK PH IB PI#7609.1245/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760912509	LET, KENNETH BENITEZGONZALEZ, JESSICA MARIA ROBERTA	4062 LINDEVER LN	LOT 64 WILLOW WALK PH IB PI#7609.1250/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760912559	KITCHENOFF, SUZANNE	4066 LINDEVER LN	LOT 65 WILLOW WALK PH IB PI#7609.1255/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85

WILLOW WALK COMMUNITY DEVELOPMENT DISTRICT
SUPPLEMENTAL SPECIAL ASSESSMENT ALLOCATION REPORT
SPECIAL ASSESSMENT REFUNDING BOND, SERIES 2025

SERIES 2025 ASSESSMENT LIEN ROLL								
PARCEL ID	OWNER	SITE ADDRESS	LEGAL DESCRIPTION	LU	SERIES 2025 PRINCIPAL	SERIES 2025 ANNUAL INSTALLMENT	SERIES 2015 REMAINING PRINCIPAL	SERIES 2015 ANNUAL INSTALLMENT
760912609	COLON, NELSON GOTAYOTERO, YARITZA PEREZ	4070 LINDEVER LN	LOT 66 WILLOW WALK PH IB PI#7609.1260/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760912659	TAFINI, ROGER	4414 LINDEVER LN	LOT 93 WILLOW WALK PH IB PI#7609.1265/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760912709	MEJEAN, BRITTANY EMEJEAN, EMMETT R III	4418 LINDEVER LN	LOT 94 WILLOW WALK PH IB PI#7609.1270/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760912759	SPONABLE, KRYSTAL MSPONABLE, JAMES A	4422 LINDEVER LN	LOT 95 WILLOW WALK PH IB PI#7609.1275/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760912809	HUMBERT, BARBARA M	4428 LINDEVER LN	LOT 96 WILLOW WALK PH IB PI#7609.1280/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760912859	MILLER, LAWRENCE L	4432 LINDEVER LN	LOT 97 WILLOW WALK PH IB PI#7609.1285/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760912909	MILLER, DANIEL JMILLER, DENA C	4436 LINDEVER LN	LOT 98 WILLOW WALK PH IB PI#7609.1290/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
				Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760913009	SPEARS, ROBERT DGENIS, JACKLYN A	4444 LINDEVER LN	LOT 100 WILLOW WALK PH IB PI#7609.1300/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
				Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760913109	PALKA, ANDREWPAKA, JENNA	4447 LINDEVER LN	LOT 193 WILLOW WALK PH IB PI#7609.1310/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760913159	STEPHENS, JENNIFER LEEANNE	4441 LINDEVER LN	LOT 194 WILLOW WALK PH IB PI#7609.1315/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760913209	CALI, BARBARA ELIZABETHJOHNS, JOSEPH BRIAN	4439 LINDEVER LN	LOT 195 WILLOW WALK PH IB PI#7609.1320/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760913259	RANSONE, GREGORY S	4437 LINDEVER LN	LOT 196 WILLOW WALK PH IB PI#7609.1325/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760913309	STAUFFER, LENE CTHOMAS, KIEL M	4433 LINDEVER LN	LOT 197 WILLOW WALK PH IB PI#7609.1330/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760913359	MEDINA, PEDRO MURILLO	4429 LINDEVER LN	LOT 198 WILLOW WALK PH IB PI#7609.1335/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760913409	GRILLO, RIGOBERTO	4427 LINDEVER LN	LOT 199 WILLOW WALK PH IB PI#7609.1340/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760913459	FARMER, ARIEL LYNNsARGENT, JACOB STEPHEN	4423 LINDEVER LN	LOT 200 WILLOW WALK PH IB PI#7609.1345/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760913509	MORALES, CARLOS	4419 LINDEVER LN	LOT 201 WILLOW WALK PH IB PI#7609.1350/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760913559	GALANG, JOSEPHGALANG, CYNTHIA	4415 LINDEVER LN	LOT 202 WILLOW WALK PH IB PI#7609.1355/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760913609	CANTU, JIMENACANTU, ALEXIS ARMILO	4030 WAYFARER WAY	LOT 221 WILLOW WALK PH IB PI#7609.1360/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760913659	PATETSIOS, CATHY	4026 WAYFARER WAY	LOT 222 WILLOW WALK PH IB PI#7609.1365/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
				Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760913759	AGUIRRE, SERGEI SRODRIGUEZ, INDIRA	4018 WAYFARER WAY	LOT 224 WILLOW WALK PH IB PI#7609.1375/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760913809	ARROYO, HAMMED SILVAARIAS, MARIA ELENA PEREZ	4014 WAYFARER WAY	LOT 225 WILLOW WALK PH IB PI#7609.1380/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760913859	THOMAS, JANICE MARIE	4010 WAYFARER WAY	LOT 226 WILLOW WALK PH IB PI#7609.1385/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760913909	IH6 PROPERTY FLORIDA LP	4006 WAYFARER WAY	LOT 227 WILLOW WALK PH IB PI#7609.1390/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760913959	BROWN, RONALD SBROWN, GWENN S	3924 WAYFARER WAY	LOT 228 WILLOW WALK PH IB PI#7609.1395/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760914009	BELLEROSE, MEGANBERRY, SUSANA R	3922 WAYFARER WAY	LOT 229 WILLOW WALK PH IB PI#7609.1400/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760914059	VUKOTA, KAYLIE	3920 WAYFARER WAY	LOT 230 WILLOW WALK PH IB PI#7609.1405/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760914109	BRAGG, MAXIE IIBRAGG, SABRINA ALLEN	3916 WAYFARER WAY	LOT 231 WILLOW WALK PH IB PI#7609.1410/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760914159	SFR JV-1 2021-1 BORROWER LLC	3912 WAYFARER WAY	LOT 232 WILLOW WALK PH IB PI#7609.1415/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760914209	IH6 PROPERTY FLORIDA LP	3908 WAYFARER WAY	LOT 233 WILLOW WALK PH IB PI#7609.1420/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760914259	JOHNSON, CHARLES DJOHNSON, JILL D	3904 WAYFARER WAY	LOT 234 WILLOW WALK PH IB PI#7609.1425/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760914309	SWEET, SAMARA M	3826 WAYFARER WAY	LOT 235 WILLOW WALK PH IB PI#7609.1430/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760914359	LONGFELLOW, ANDREW D	3822 WAYFARER WAY	LOT 236 WILLOW WALK PH IB PI#7609.1435/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760914409	VECCHIONE, CHRISTINEVECCHIONE, ANDREW	3818 WAYFARER WAY	LOT 237 WILLOW WALK PH IB PI#7609.1440/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760914459	LONG, DANIEL JLONG, JILL C	3814 WAYFARER WAY	LOT 238 WILLOW WALK PH IB PI#7609.1445/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760914509	IH6 PROPERTY FLORIDA LP	3810 WAYFARER WAY	LOT 239 WILLOW WALK PH IB PI#7609.1450/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760914559	BELLAMY, TONYA MICHELLE	3806 WAYFARER WAY	LOT 240 WILLOW WALK PH IB PI#7609.1455/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760914609	TUSING, KEVIN LTUSING, ERIN E	3724 WAYFARER WAY	LOT 241 WILLOW WALK PH IB PI#7609.1460/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760914659	WATTS, MICHELLE M	3720 WAYFARER WAY	LOT 242 WILLOW WALK PH IB PI#7609.1465/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760914709	WIGGINS, THOMAS EHAYES, KIMBERLY	3716 WAYFARER WAY	LOT 243 WILLOW WALK PH IB PI#7609.1470/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85

WILLOW WALK COMMUNITY DEVELOPMENT DISTRICT
SUPPLEMENTAL SPECIAL ASSESSMENT ALLOCATION REPORT
SPECIAL ASSESSMENT REFUNDING BOND, SERIES 2025

SERIES 2025 ASSESSMENT LIEN ROLL								
PARCEL ID	OWNER	SITE ADDRESS	LEGAL DESCRIPTION	LU	SERIES 2025 PRINCIPAL	SERIES 2025 ANNUAL INSTALLMENT	SERIES 2015 REMAINING PRINCIPAL	SERIES 2015 ANNUAL INSTALLMENT
760914759	CRUISE, ASHLEY NICOLE	3712 WAYFARER WAY	LOT 244 WILLOW WALK PH IB PI#7609.1475/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760914809	CIAMPI, CARLOYN A	3708 WAYFARER WAY	LOT 245 WILLOW WALK PH IB PI#7609.1480/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760914859	WILLIAMS, CAMERONWILLIAMS, ANDREA	3707 WAYFARER WAY	LOT 246 WILLOW WALK PH IB PI#7609.1485/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760914909	SFR CROWN JEWEL BORROWER L P	3711 WAYFARER WAY	LOT 247 WILLOW WALK PH IB PI#7609.1490/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760914959	FREGONESE, ADANFREGONESE, HEATHER	3715 WAYFARER WAY	LOT 248 WILLOW WALK PH IB PI#7609.1495/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760915009	BATES, RACHEL EJONES, ROBERT T	3719 WAYFARER WAY	LOT 249 WILLOW WALK PH IB PI#7609.1500/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760915059	VILLA, SALVADOR JRVILLA, JACLYN MARIE	3723 WAYFARER WAY	LOT 250 WILLOW WALK PH IB PI#7609.1505/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760915109	MARLON ANTONIO GUTIERREZPUERTO, KARLA PATRICIA	3805 WAYFARER WAY	LOT 251 WILLOW WALK PH IB PI#7609.1510/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760915159	CHAPDELAINE, SHAUN T	3809 WAYFARER WAY	LOT 252 WILLOW WALK PH IB PI#7609.1515/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760915209	SN TAMPA LLC	3813 WAYFARER WAY	LOT 253 WILLOW WALK PH IB PI#7609.1520/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760915259	ST COMPANY CUSTODIAN FBO CHRISTINE VECCHIONE	3817 WAYFARER WAY	LOT 254 WILLOW WALK PH IB PI#7609.1525/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760915309	MULDER, CRISSI AHICKMAN, LAWRENCE L	3821 WAYFARER WAY	LOT 255 WILLOW WALK PH IB PI#7609.1530/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760915359	HEDGEMAN, DANIEL D	3825 WAYFARER WAY	LOT 256 WILLOW WALK PH IB PI#7609.1535/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760915409	DRYMOND, TINA MARIE	3907 WAYFARER WAY	LOT 257 WILLOW WALK PH IB PI#7609.1540/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760915459	VILLA, ROBERT JVILLA, SARAH R	3911 WAYFARER WAY	LOT 258 WILLOW WALK PH IB PI#7609.1545/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760915509	ARDIS, DANIELLE NICOLE	3915 WAYFARER WAY	LOT 259 WILLOW WALK PH IB PI#7609.1550/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760915559	GUNST, TIMOTHY SCOTT	3919 WAYFARER WAY	LOT 260 WILLOW WALK PH IB PI#7609.1555/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760915609	FORD, CHRISTOPHER	3923 WAYFARER WAY	LOT 261 WILLOW WALK PH IB PI#7609.1560/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760915659	BACHAND, PETER CBACHAND, JANICE K	4005 WAYFARER WAY	LOT 262 WILLOW WALK PH IB PI#7609.1565/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760915709	CANELLA, MICHAEL JOHNCANELLA, ANGELINE	4015 WAYFARER WAY	LOT 263 WILLOW WALK PH IB PI#7609.1570/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760915759	GULOTTA, JEREMY MGULOTTA, CRYSTAL SUE	4019 WAYFARER WAY	LOT 264 WILLOW WALK PH IB PI#7609.1575/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760915809	GONZALEZ, ALEX MGONZALEZ, THAO ANH T	4023 WAYFARER WAY	LOT 265 WILLOW WALK PH IB PI#7609.1580/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760915859	VONCLOEDT, TIMOTHY MVONCLOEDT, GRETCHEN M	4027 WAYFARER WAY	LOT 266 WILLOW WALK PH IB PI#7609.1585/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760915909	IH6 PROPERTY FLORIDA LP	4031 WAYFARER WAY	LOT 267 WILLOW WALK PH IB PI#7609.1590/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760916059	KANDEL, LINDSAY NKANDEL, AARON J	4452 LINDEVER LN	LOT 102 WILLOW WALK SUB PH IC PI#7609.1605/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760916109	YOUNG, DAVID JYOUNG, AMBER	4456 LINDEVER LN	LOT 103 WILLOW WALK SUB PH IC PI#7609.1610/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760916159	FENTON, KAYLA M	4502 LINDEVER LN	LOT 104 WILLOW WALK SUB PH IC PI#7609.1615/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760916209	PEREZ, DAVID MICHAEL	4506 LINDEVER LN	LOT 105 WILLOW WALK SUB PH IC PI#7609.1620/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760916259	RAMIREZ, RAFAEL ARAMIREZ, LYDIETT R	4510 LINDEVER LN	LOT 106 WILLOW WALK SUB PH IC PI#7609.1625/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760916309	HER, LORI ELLENLACHER, LORI ELLEN TRUST DTD 05/26/2019	4514 LINDEVER LN	LOT 107 WILLOW WALK SUB PH IC, PI#7609.1630/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760916359	DESEAR, JOHN WESLEY SR	4518 LINDEVER LN	LOT 108 WILLOW WALK SUB PH IC PI#7609.1635/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760916409	SELLITTO, TODDSELLITTO, TAYLOR L	4522 LINDEVER LN	LOT 109 WILLOW WALK SUB PH IC PI#7609.1640/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760916459	BROOKLEY, JOSHUABROOKLEY, MARTHA	4526 LINDEVER LN	LOT 110 WILLOW WALK SUB PH IC PI#7609.1645/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760916509	DILANDRO, THOMAS	4530 LINDEVER LN	LOT 111 WILLOW WALK SUB PH IC PI#7609.1650/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760916559	SFR JV-2 2022-1 BORROWER LLC	4534 LINDEVER LN	LOT 112 WILLOW WALK SUB PH IC PI#7609.1655/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760916609	LANE, ANDREA	4538 LINDEVER LN	LOT 113 WILLOW WALK SUB PH IC PI#7609.1660/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760916659	VELARDI, ANTHONYBULLOCK, SAVANNAH	4542 LINDEVER LN	LOT 114 WILLOW WALK SUB PH IC PI#7609.1665/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760916709	WITKOWSKI, TERESA I	4546 LINDEVER LN	LOT 115 WILLOW WALK SUB PH IC PI#7609.1670/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760916759	EWORTH, MATTHEW JAMESSHUTTLEWORTH, JENNIFER	4550 LINDEVER LN	LOT 116 WILLOW WALK SUB PH IC PI#7609.1675/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760916809	VALENTINO, TIFFANY	4606 LINDEVER LN	LOT 117 WILLOW WALK SUB PH IC PI#7609.1680/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760916859	VERTICH, JOHN LVERTICH, STACEY L	4608 LINDEVER LN	LOT 118 WILLOW WALK SUB PH IC PI#7609.1685/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760916909	DEMARCO, ANTHONY JOSEPH JR	4612 LINDEVER LN	LOT 119 WILLOW WALK SUB PH IC PI#7609.1690/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760916959	DEL SOCORRO PENA, GLORIAFANDINO, MOISES	4616 LINDEVER LN	LOT 120 WILLOW WALK SUB PH IC PI#7609.1695/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85

WILLOW WALK COMMUNITY DEVELOPMENT DISTRICT
SUPPLEMENTAL SPECIAL ASSESSMENT ALLOCATION REPORT
SPECIAL ASSESSMENT REFUNDING BOND, SERIES 2025

SERIES 2025 ASSESSMENT LIEN ROLL								
PARCEL ID	OWNER	SITE ADDRESS	LEGAL DESCRIPTION	LU	SERIES 2025 PRINCIPAL	SERIES 2025 ANNUAL INSTALLMENT	SERIES 2015 REMAINING PRINCIPAL	SERIES 2015 ANNUAL INSTALLMENT
760917009	MAYHEW, CHRISTOPHER JMAYHEW, MARILYN M	4620 LINDEVER LN	LOT 121 WILLOW WALK SUB PH IC PI#7609.1700/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760917059	LAMCO ASSET COMPANY 1 LLC	4624 LINDEVER LN	LOT 122 WILLOW WALK SUB PH IC PI#7609.1705/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760917109	THOMAS, NATALIE ANNTHOMAS, ALEX HARRY	4628 LINDEVER LN	LOT 123 WILLOW WALK SUB PH IC PI#7609.1710/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760917159	SEIDE, PIERRE ADUFRENE, MANASHA	4632 LINDEVER LN	LOT 124 WILLOW WALK SUB PH IC PI#7609.1715/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760917209	PARRINO, JOSEPH PPARRINO, MELISSA A	4636 LINDEVER LN	LOT 125 WILLOW WALK SUB PH IC PI#7609.1720/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760917259	DOLLBAUM, ANDREW JAMES	4640 LINDEVER LN	LOT 126 WILLOW WALK SUB PH IC PI#7609.1725/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760917309	SEIDE, CLEANTA	4644 LINDEVER LN	LOT 127 WILLOW WALK SUB PH IC PI#7609.1730/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760917359	SFR II BORROWER 2021-3 LLC	4648 LINDEVER LN	LOT 128 WILLOW WALK SUB PH IC PI#7609.1735/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760917409	IH6 PROPERTY FLORIDA LP	4652 LINDEVER LN	LOT 129 WILLOW WALK SUB PH IC PI#7609.1740/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760917459	HOPKINS, MARIA MHOPKINS, ALEC W	4656 LINDEVER LN	LOT 130 WILLOW WALK SUB PH IC, PI#7609.1745/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760917509	FEVRIER, INNOCENTFEVRIER, MEDILLA	4660 LINDEVER LN	LOT 131 WILLOW WALK SUB PH IC PI#7609.1750/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760917559	PIERRE-LOUIS, MIRACLEMETAYER, KERLANGE	4664 LINDEVER LN	LOT 132 WILLOW WALK SUB PH IC PI#7609.1755/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760917609	ZUPPINGER, WILLIAM ERICZUPPINGER, JENNIFER LYNN	4668 LINDEVER LN	LOT 133 WILLOW WALK SUB PH IC PI#7609.1760/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760917659	CONNER, MEGAN P	4706 LINDEVER LN	LOT 134 WILLOW WALK SUB PH IC PI#7609.1765/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760917709	FKH SFR PROPCO D LP	4710 LINDEVER LN	LOT 135 WILLOW WALK SUB PH IC PI#7609.1770/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760917759	MCROBERTS, RYAN SMCROBERTS, DANIELLE M	4714 LINDEVER LN	LOT 136 WILLOW WALK SUB PH IC PI#7609.1775/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760917809	IH6 PROPERTY FLORIDA L P	4718 LINDEVER LN	LOT 137 WILLOW WALK SUB PH IC PI#7609.1780/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760917859	LANCASTER, COLLEEN A	4722 LINDEVER LN	LOT 138 WILLOW WALK SUB PH IC PI#7609.1785/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760917909	FRAGA, MAYDELIN	4726 LINDEVER LN	LOT 139 WILLOW WALK SUB PH IC, PI#7609.1790/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760917959	MCNEELY, BRITTNEY L	4730 LINDEVER LN	LOT 140 WILLOW WALK SUB PH IC, PI#7609.1795/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760918009	SCHWANZER, OMARWISHON, NICOLE	4734 LINDEVER LN	LOT 141 WILLOW WALK SUB PH IC PI#7609.1800/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760918059	WU, CARMENLIAO, XIANBIN	4736 LINDEVER LN	LOT 142 WILLOW WALK SUB PH IC PI#7609.1805/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760918109	BEESLEY, HAL J IIILEE, JESSE J	4738 LINDEVER LN	LOT 143 WILLOW WALK SUB PH IC PI#7609.1810/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760918159	CARTER, MARQUIS DMOBLEY, ASHLEY S	4742 LINDEVER LN	LOT 144 WILLOW WALK SUB PH IC PI#7609.1815/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760918209	BEKKERUS, TYLERBEKKERUS, EMILY	4748 LINDEVER LN	LOT 145 WILLOW WALK SUB PH IC PI#7609.1820/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760918259	CORTES, NELSONHERNANDEZ, WANDA C VALLE	4747 LINDEVER LN	LOT 146 WILLOW WALK SUB PH IC PI#7609.1825/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760918309	WESTER, WILLIE A JRFREEMAN, RASHEIA	4743 LINDEVER LN	LOT 147 WILLOW WALK SUB PH IC PI#7609.1830/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760918359	WILFINGER, KENNETH M	4739 LINDEVER LN	LOT 148 WILLOW WALK SUB PH IC PI#7609.1835/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760918409	LEE, MALINDA E	4735 LINDEVER LN	LOT 149 WILLOW WALK SUB PH IC PI#7609.1840/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760918459	HEATON, JACOB DANIELFIX, NICHOLE LYNN	4731 LINDEVER LN	LOT 150 WILLOW WALK SUB PH IC PI#7609.1845/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760918509	LARSEN, ANNASVETLANOV, ANTON	4727 LINDEVER LN	LOT 151 WILLOW WALK SUB PH IC PI#7609.1850/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760918559	FEARON, ROBERT FRANCIS III	4723 LINDEVER LN	LOT 152 WILLOW WALK SUB PH IC PI#7609.1855/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760918609	DOORS HOLDINGS 2025-1 LLC	4719 LINDEVER LN	LOT 153 WILLOW WALK SUB PH IC PI#7609.1860/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760918659	GARCIA, VALENTIN	4715 LINDEVER LN	LOT 154 WILLOW WALK SUB PH IC PI#7609.1865/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760918709	BAF ASSETS 3 LLC	4711 LINDEVER LN	LOT 155 WILLOW WALK SUB PH IC PI#7609.1870/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760918759	AMPO, RAUL EDUARDOHERNANDEZ, MARIA TERESA LOP	4707 LINDEVER LN	LOT 156 WILLOW WALK SUB PH IC PI#7609.1875/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760918809	LOCKHART, PAMALA JLOCKHART, GARY D	4667 LINDEVER LN	LOT 157 WILLOW WALK SUB PH IC PI#7609.1880/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760918859	COLON, CARRISA GENNIE	4663 LINDEVER LN	LOT 158 WILLOW WALK SUB PH IC PI#7609.1885/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760918909	JOSEPH, FLAUBERTJOSEPH, RUTH FRANCOIS	4659 LINDEVER LN	LOT 159 WILLOW WALK SUB PH IC PI#7609.1890/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760918959	SFR CROWN JEWEL BORROWER L P	4655 LINDEVER LN	LOT 160 WILLOW WALK SUB PH IC PI#7609.1895/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760919009	BARAJAS, ASTRID	4651 LINDEVER LN	LOT 161 WILLOW WALK SUB PH IC PI#7609.1900/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760919059	CARSON, JENNIFER J	4647 LINDEVER LN	LOT 162 WILLOW WALK SUB PH IC PI#7609.1905/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760919109	ROBBINS, RENEE MICHELLEOLVERA, ALBERTO GRANDE	4545 LONG BRANCH LN	LOT 163 WILLOW WALK SUB PH IC PI#7609.1910/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85

WILLOW WALK COMMUNITY DEVELOPMENT DISTRICT
SUPPLEMENTAL SPECIAL ASSESSMENT ALLOCATION REPORT
SPECIAL ASSESSMENT REFUNDING BOND, SERIES 2025

SERIES 2025 ASSESSMENT LIEN ROLL								
PARCEL ID	OWNER	SITE ADDRESS	LEGAL DESCRIPTION	LU	SERIES 2025 PRINCIPAL	SERIES 2025 ANNUAL INSTALLMENT	SERIES 2015 REMAINING PRINCIPAL	SERIES 2015 ANNUAL INSTALLMENT
760919159	JENKOVER, DANIEL STEVEN	4541 LONG BRANCH LN	LOT 164 WILLOW WALK SUB PH IC PI#7609.1915/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760919209	CONDELLO, EDWARD JOHN JRCONDELLO, MISTY RENE	4533 LONG BRANCH LN	LOT 165 WILLOW WALK SUB PH IC PI#7609.1920/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760919259	BARRERA, MIGUELBARRERA, MARIA ANGELES	4529 LONG BRANCH LN	LOT 166 WILLOW WALK SUB PH IC PI#7609.1925/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760919309	THORNTON, PALMER LTHORNTON, CINDY	4525 LONG BRANCH LN	LOT 167 WILLOW WALK SUB PH IC PI#7609.1930/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760919359	HESTER, ALICE R	4517 LONG BRANCH LN	LOT 168 WILLOW WALK SUB PH IC PI#7609.1935/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760919409	GAVILANES, JUAN F	4511 LONG BRANCH LN	LOT 169 WILLOW WALK SUB PH IC PI#7609.1940/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760919459	GAVILANES, JUAN F	4507 LONG BRANCH LN	LOT 170 WILLOW WALK SUB PH IC PI#7609.1945/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760919509	EVANS, CARSHAEVANS, SUSIE	4506 LONG BRANCH LN	LOT 171 WILLOW WALK SUB PH IC PI#7609.1950/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760919559	AGANA, JUANA AMAGANA, JUANA ARELI REVOCABLE TRU	4510 LONG BRANCH LN	LOT 172 WILLOW WALK SUB PH IC PI#7609.1955/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760919609	GONZALEZ, JOANNNGONZALEZ-IZAGUIRRE, JORGE LUIS	4514 LONG BRANCH LN	LOT 173 WILLOW WALK SUB PH IC PI#7609.1960/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760919659	RISE ABOVE PROPERTIES 3 LLC	4518 LONG BRANCH LN	LOT 174 WILLOW WALK SUB PH IC, PI#7609.1965/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760919709	KALICHARAN, MARK LKALICHARAN, ELIZABETH A	4522 LONG BRANCH LN	LOT 175 WILLOW WALK SUB PH IC PI#7609.1970/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760919759	MANDRI, OMARMANDRI, NAJLAA	4526 LONG BRANCH LN	LOT 176 WILLOW WALK SUB PH IC PI#7609.1975/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760919809	LOWE, RACHAEL NICOLEMAULFAIR, NICHOLAS PATRICK	4530 LONG BRANCH LN	LOT 177 WILLOW WALK SUB PH IC PI#7609.1980/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760919859	STOOPS, CHAD WILLIAMEMERSON, HEATHER ANN	4534 LONG BRANCH LN	LOT 178 WILLOW WALK SUB PH IC PI#7609.1985/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760919909	FLEURISSAINT, SERILUS	4538 LONG BRANCH LN	LOT 179 WILLOW WALK SUB PH IC PI#7609.1990/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760919959	YONGE, LUKE ANTHONYYONGE, LAUREN ASHLEY	4542 LONG BRANCH LN	LOT 180 WILLOW WALK SUB PH IC PI#7609.1995/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760920009	DAKIN, ALEXANDRA TATIANA	4546 LONG BRANCH LN	LOT 181 WILLOW WALK SUB PH IC PI#7609.2000/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760920059	RAYMOND, CHARLES JR	4613 LINDEVER LN	LOT 182 WILLOW WALK SUB PH IC PI#7609.2005/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760920109	MAKAR, DOSHA DANYELLE	4609 LINDEVER LN	LOT 183 WILLOW WALK SUB PH IC PI#7609.2010/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760920159	DAVLIN, BROOKE ELIZABETH	4605 LINDEVER LN	LOT 184 WILLOW WALK SUB PH IC PI#7609.2015/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760920209	AGUIRRE, TOMAS ENRIQUE AGUIRREDE AGUIRRE, SANDRA G M	4549 LINDEVER LN	LOT 185 WILLOW WALK SUB PH IC PI#7609.2020/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760920259	LEE, ARTHUR R IIWLASIUK, DEANNA K	4545 LINDEVER LN	LOT 186 WILLOW WALK SUB PH IC PI#7609.2025/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760920309	NGUYEN, HANH THI KIEUHUYNH, HANH THI KIEU REV TRUST U	4541 LINDEVER LN	LOT 187 WILLOW WALK SUB PH IC PI#7609.2030/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760920359	ANTOLIK, GWEN	4527 LINDEVER LN	LOT 188 WILLOW WALK SUB PH IC PI#7609.2035/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760920409	BARNGROVER, KERWIN L	4515 LINDEVER LN	LOT 189 WILLOW WALK SUB PH IC PI#7609.2040/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760920459	LYMAN, GEORGE E	4507 LINDEVER LN	LOT 190 WILLOW WALK SUB PH IC PI#7609.2045/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760920509	MOSEDER, ROBERTMOSEDER, NICHOLAS	4503 LINDEVER LN	LOT 191 WILLOW WALK SUB PH IC PI#7609.2050/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
760920559	WISER, DONNA	4455 LINDEVER LN	LOT 192 WILLOW WALK SUB PH IC PI#7609.2055/9	Single Family	\$10,083.92	\$849.86	\$10,734.27	\$966.85
					\$2,884,000.00	\$243,060.48	\$3,070,000.00	\$276,519.72

Tab 7



Offices: Jacksonville | Tallahassee | Tampa

517 E. College Avenue
Tallahassee, Florida 32301
377-350-0372

DISTRICT COUNSEL'S OPINION

September 17, 2025

Willow Walk Community Development District, as District
Manatee County, Florida

Regions Bank, as Trustee
Jacksonville, Florida
(solely for reliance upon Sections C.1, C.2, and C.3)

Seacoast National Bank, as Bond Purchaser
Sarasota, Florida

Re: \$2,884,000 Willow Walk Community Development District Special Assessment
Refunding Bond, Series 2025 (South Parcel Assessment Area)

Ladies and Gentlemen:

We serve as counsel to the Willow Walk Community Development District (“**District**”), a local unit of special-purpose government established pursuant to the laws of the State of Florida, particularly Chapter 190, *Florida Statutes*, as amended (“**Act**”), in connection with the sale by the District of its \$2,884,000 Willow Walk Community Development District Special Assessment Refunding Bond, Series 2025 (South Parcel Assessment Area) (“**Series 2025 Refunding BondsBond**”). In that capacity we are familiar with matters relating to the preparation, execution and delivery of the Trust Indenture, dated as of September 1, 2025 (“**Indenture**”) by and between the District and Regions Bank, as trustee (“**Trustee**” and “**Escrow Agent**”). This letter is delivered to you pursuant to Section 3.01(iii) of the Indenture and is effective as of the date first written above. Each capitalized term not otherwise defined herein has the meaning given to it in the Indenture.

A. DOCUMENTS EXAMINED

In rendering the opinions set forth below, we have examined and/or relied upon the following documents and have made such examination of law as we have deemed necessary or appropriate:

1. Ordinance No. 15-11 enacted by the Board of County Commissioners of Manatee County, Florida on February 24, 2015 and effective February 26, 2015;
2. the Indenture;
3. Resolutions Nos. 2015-18 and 2025-11, adopted by the District on March 5, 2015, and September 9, 2025, respectively (collectively, “**Bond Resolution**”);
4. the *Engineer's Report for the Willow Walk Community Development District*, dated June 8, 2015 (“**Engineer's Report**”);
5. the *Supplemental Special Assessment Allocation Report, Special Assessment Refunding Bond, Series 2025*, dated September 9, 2025 (“**Assessment Methodology**”);
6. the *Verification Report*, dated September 17, 2025;
7. Resolutions Nos. 2015-22, 2015-24, 2015-29, 2015-35, and 2025-12 (collectively, “**Assessment Resolutions**”), establishing the debt service special assessments (“**Debt Assessments**”) securing the Series 2025 Refunding BondsBond;

8. the *Final Judgment* issued May 6, 2015, by the Circuit Court in and for Manatee County, Florida, in Case No. 2015-CA-001044-CAAX-MA;
9. certain certifications of Rizzetta & Company, Inc. as District Manager and Assessment Consultant;
10. the executed proposal letter, dated August 12, 2025, (~~“Bank Proposal”~~), between the District and Seacoast National Bank, as ~~bond purchaser~~ (~~“Bond Purchaser”~~);
11. the Bond Placement Agreement, dated September 17, 2025, between the District and ~~Seacoast National Bank~~ Bond Purchaser (~~“Bond Placement Agreement”~~);
12. certain certifications of the Trustee;
13. general and closing ~~certificate~~ certificates of the District;
14. opinions of Greenberg Traurig P.A. (~~“Bond Counsel”~~) issued ~~for reliance thereon by the District~~ in connection with the sale and issuance of the Series 2025 Refunding ~~Bonds~~ Bond;
15. Opinion of Squire Patton Boggs (US) LLP, as counsel to the Trustee; and
16. such other documents as we have deemed necessary or appropriate in rendering the opinions set forth below.

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We have also attended various meetings of the District and have participated in conferences from time to time with representatives of the District, the District Manager and Assessment Consultant, FMSbonds, Inc., as placement agent, Bond Counsel, and others relative to the related documents described herein.

B. RELIANCE

This opinion is solely for the benefit of (i) the District; (ii) the Bond Purchaser and (iii) the Trustee; however, the Trustee may only rely on this opinion for the limited purposes of the opinions stated in Sections C.1, C.2 and C.3. Notwithstanding the foregoing, no attorney-client relationship has existed or exists between the undersigned and the Bond Purchaser, or Trustee in connection with the Series 2025 Refunding ~~Bonds~~ Bond by virtue of this opinion. This opinion may not be relied on by any other party or for any other purpose without our prior written consent.

C. OPINIONS

Based on the foregoing, and subject to the qualifications and assumptions set forth herein, we are of the opinion that:

1. **Authority** – Under the Florida Constitution and laws of the State, the District has been duly established and validly exists as a local unit of special purpose government and a community development district under Chapter 190, *Florida Statutes* (the “**Act**”), with such powers as set forth in the Act, and with good, right and lawful authority: (a) to enter into and to consummate the transactions contemplated by the Bond Resolution, the Assessment ~~Resolution~~ Resolutions, the Indenture, the Bond Placement Agreement, the ~~Bonds~~ Series 2025 Refunding Bond and the Bank Proposal; (b) to issue the ~~Bonds~~ Series 2025 Refunding Bond for the purposes for which they are issued; (c) to impose, levy, collect and enforce the Debt Assessments and pledge the ~~Series 2025~~ Pledged Revenues to secure the ~~Bonds~~ Series 2025 Refunding Bond as provided in the Indenture; (d) to adopt the Bond Resolution and the Assessment ~~Resolution~~ Resolutions; and (e) to perform its obligations under the terms and conditions of the Bond Resolution, the Assessment ~~Resolution~~ Resolutions, the Bank Proposal, the Bond Placement Agreement, the ~~Bonds~~ Series 2025 Refunding Bond and the Indenture.

2. **Assessments** – The proceedings by the District with respect to the Debt Assessments have been in accordance with Florida law. The District has taken all action necessary to levy and impose the Debt Assessments as set forth in the Assessment ~~Resolution~~Resolutions, Assessment Methodology, and/or other applicable documents. The Debt Assessments constitute legal, valid, binding and enforceable first liens upon the property against which such Debt Assessments are assessed, co-equal with the lien of all ~~state~~State, county, district and municipal taxes and assessments, and superior in dignity to all other liens, titles and claims, until paid.
3. **Agreements** – The (a) Bond Resolution, (b) Assessment ~~Resolution~~Resolutions, (c) ~~Bonds~~Series 2025 Refunding Bond, (d) Indenture, (e) Bank Proposal, and (f) Bond Placement Agreement (assuming due authorization, execution and delivery of documents listed herein by any parties thereto other than the District) have been duly and validly authorized, executed and delivered by the District, have been duly approved and adopted and/or issued by the District, are in full force and effect, constitute legal, valid and binding obligations of the District, and are enforceable against the District in accordance with their respective terms. All conditions prescribed in the Indenture as precedent to the issuance of the ~~Bonds~~Series 2025 Refunding Bond have been fulfilled.
4. **Validation** – ~~The ~~Bonds~~Series 2025 Refunding Bond refunds bonds which have been validated by a final judgment of the Circuit Court in and for Manatee County, Florida, of which no timely appeal was filed. The Series 2025 Refunding Bond is not required to be validated.~~
5. **Litigation** - Based on inquiry of the District's Registered Agent, there is no litigation pending or, to the best of our knowledge, threatened against the District: (a) seeking to restrain or enjoin the issuance or delivery of the Series 2025 Refunding ~~Bonds~~Bond or the application of the proceeds thereof, or the imposition, levy or collection of the Debt Assessments or the ~~Trust~~
~~Estate~~Pledged Revenues pledged for the payment of the debt service on the Series 2025 Refunding ~~Bonds~~Bond; (b) contesting or affecting the authority for the Debt Assessments, the authority for the issuance of the Series 2025 Refunding ~~Bonds~~Bond or the validity or enforceability of the Series 2025 Refunding ~~Bonds~~Bond, and the Indenture, or the transactions contemplated thereunder; (c) contesting or affecting the establishment or existence of the District or any of its officers or employees, or contesting or affecting any of the powers of the District including its power to enter into the Indenture, or its power to determine, assess, levy, collect and pledge the Debt Assessments for the payment of the debt service on the Series 2025 Refunding ~~Bonds~~Bond; or (d) which may result in any material adverse change in the business, property, assets or financial condition of the District or materially impair the ability of the District to perform its obligations under the Series 2025 Refunding ~~Bonds~~Bond, the Bond Resolution, the Bond Placement Agreement, the Assessment Resolutions, or the Indenture.
6. **Compliance with Laws** – To the best of our knowledge, the District is not, in any manner material to the issuance of the ~~Bonds~~Series 2025 Refunding Bond or the Debt Assessments, in breach of or default under any applicable provision of the Act or constitutional provision, statute, or administrative regulation of the State of Florida, or any applicable judgment or decree, any loan agreement, indenture, bond, note, resolution, agreement (including the Bond Placement Agreement and Indenture), or any other material instrument to which the District is a party or to which the District or any of its property or assets is otherwise subject, and to the best of our knowledge, no event has occurred and is continuing which with the passage of time or the giving of notice, or both, would constitute a material default or event of default by the District under any such instrument; provided, however, that no opinion is expressed as to

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compliance with any [stateState](#) or federal tax or securities laws or with any [stateState](#) “Blue Sky” or other securities laws, as may be applicable.

7. **Conditions Precedent** - All conditions prescribed in the Indenture and the Bond Placement Agreement to be performed by the District as precedent to the issuance of the Series 2025 Refunding [BondsBond](#) have been fulfilled.

D. CERTAIN ASSUMPTIONS

In rendering the foregoing opinions, we have assumed the following: (1) that all public records, certifications, agreements and other documents examined by us that have been executed or certified by public officials acting within the scope of their official capacities are authentic, truthful and accurate; (2) that copies of such public records, certifications, agreements, and other documents furnished to us are authentic and conform to the originals; (3) that all signatures on executed public records, certifications, agreements and other documents are genuine, [except the signatures of the Board of Supervisors which we have not assumed to be genuine as to which no assumptions are made](#); and (4) that all public records, certifications, agreements and other documents have been properly authorized and are binding on each of the other parties thereto. Such assumptions do not apply to District documents.

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E. CERTAIN QUALIFICATIONS

The foregoing opinions are subject to the following qualifications:

1. The opinions or statements expressed above are based solely on the laws of Florida in effect at the time of issuance of the Series 2025 Refunding [BondsBond](#). Accordingly, we express no opinion nor make any statement regarding the effect or application of the laws of the federal government (including but not limited to the Internal Revenue Code or any proposed changes thereto), or any other state or other jurisdiction.
2. Our opinion as to enforceability of any document is subject to limitations imposed by bankruptcy, insolvency, reorganization, moratorium, liquidation, readjustment of debt, or similar laws, relating to or affecting creditors’ rights generally and general principles of equity (regardless of whether such enforceability is considered in a proceeding in equity or at law), and to the exercise of judicial discretion in appropriate cases, including the fact that specific performance and other equitable remedies are granted only in the discretion of a court.
3. Nothing herein shall be construed as an opinion regarding the possible applicability of [stateState](#) securities or “blue sky” laws or federal securities laws, as to which no opinion is expressed.
4. We further express no opinion as to the necessity for an interest rate waiver under Florida law, or the applicability of any provision or section of the Internal Revenue Code.
5. We express no opinion and make no representations with regard to financial information or statistical data. We express no opinion as to compliance with any [stateState](#) or federal tax laws.
6. We have not reviewed, and therefore express no opinion, regarding any land use, real property or other related items, including but not limited to whether the District has good and marketable title to any particular real property or interest therein or other related items except for the opinions set forth herein.
7. With respect to any of the opinions set forth in this letter which are based on or qualified by the phrase “to our knowledge,” the words “to our knowledge” signify that, in the course of our representation of the District, no facts have come to our attention that would give us actual knowledge that

any such opinions or other matters are not accurate. Except to the extent expressly set forth herein, we have not undertaken any independent investigation to determine the existence or absence of any such facts, and no inference as to our knowledge of the existence of such facts should be drawn from the fact of our representation of the District.

8. The opinions set forth herein are based in part on factual representations made to us as of the date hereof. We assume no duty to update or supplement our opinions to reflect any facts or circumstances that may thereafter come to our attention, or to reflect any changes in law that may thereafter occur or become effective. Moreover, our opinions are not a guarantee of a particular result and are not binding on the courts or any other entity; rather, our opinions represent our professional judgment based on our review of existing law, and in reliance on the representations and covenants that we deem relevant to such opinions.

Very truly yours,

For the Firm
KILINSKI | VAN WYK PLLC

Tab 8

DISTRICT COUNSEL'S OPINION

September 17, 2025

Willow Walk Community Development District, as District
Manatee County, Florida

Regions Bank, as Trustee
Jacksonville, Florida
(solely for reliance upon Sections C.1, C.2, and C.3)

Seacoast National Bank, as Bond Purchaser
Sarasota, Florida

Re: \$2,884,000 Willow Walk Community Development District Special Assessment
Refunding Bond, Series 2025 (South Parcel Assessment Area)

Ladies and Gentlemen:

We serve as counsel to the Willow Walk Community Development District (“**District**”), a local unit of special-purpose government established pursuant to the laws of the State of Florida, particularly Chapter 190, *Florida Statutes*, as amended (“**Act**”), in connection with the sale by the District of its \$2,884,000 Willow Walk Community Development District Special Assessment Refunding Bond, Series 2025 (South Parcel Assessment Area) (“**Series 2025 Refunding Bond**”). In that capacity we are familiar with matters relating to the preparation, execution and delivery of the Trust Indenture, dated as of September 1, 2025 (“**Indenture**”) by and between the District and Regions Bank, as trustee (“**Trustee**”). This letter is delivered to you pursuant to Section 3.01(iii) of the Indenture and is effective as of the date first written above. Each capitalized term not otherwise defined herein has the meaning given to it in the Indenture.

A. DOCUMENTS EXAMINED

In rendering the opinions set forth below, we have examined and/or relied upon the following documents and have made such examination of law as we have deemed necessary or appropriate:

1. Ordinance No. 15-11 enacted by the Board of County Commissioners of Manatee County, Florida on February 24, 2015 and effective February 26, 2015;
2. the Indenture;
3. Resolutions Nos. 2015-18 and 2025-11, adopted by the District on March 5, 2015, and September 9, 2025, respectively (collectively, “**Bond Resolution**”);
4. the *Engineer’s Report for the Willow Walk Community Development District*, dated June 8, 2015 (“**Engineer’s Report**”);
5. the *Supplemental Special Assessment Allocation Report, Special Assessment Refunding Bond, Series 2025*, dated September 9, 2025 (“**Assessment Methodology**”);
6. the *Verification Report*, dated September 17, 2025;
7. Resolutions Nos. 2015-22, 2015-24, 2015-29, 2015-35, and 2025-12 (collectively, “**Assessment Resolutions**”), establishing the debt service special assessments (“**Debt Assessments**”) securing the Series 2025 Refunding Bond;
8. the *Final Judgment* issued May 6, 2015, by the Circuit Court in and for Manatee County, Florida, in Case No. 2015-CA-001044-CAAX-MA;

9. certain certifications of Rizzetta & Company, Inc. as District Manager and Assessment Consultant;
10. the executed proposal letter, dated August 12, 2025 (“**Bank Proposal**”), between the District and Seacoast National Bank, as bond purchaser (“**Bond Purchaser**”);
11. the Bond Placement Agreement, dated September 17, 2025, between the District and Bond Purchaser (“**Bond Placement Agreement**”);
12. certain certifications of the Trustee;
13. general and closing certificates of the District;
14. opinions of Greenberg Traurig P.A. (“**Bond Counsel**”) issued in connection with the sale and issuance of the Series 2025 Refunding Bond;
15. Opinion of Squire Patton Boggs (US) LLP, as counsel to the Trustee; and
16. such other documents as we have deemed necessary or appropriate in rendering the opinions set forth below.

We have also attended various meetings of the District and have participated in conferences from time to time with representatives of the District, the District Manager and Assessment Consultant, FMSbonds, Inc., as placement agent, Bond Counsel, and others relative to the related documents described herein.

B. RELIANCE

This opinion is solely for the benefit of (i) the District; (ii) the Bond Purchaser and (iii) the Trustee; however, the Trustee may only rely on this opinion for the limited purposes of the opinions stated in Sections C.1, C.2 and C.3. Notwithstanding the foregoing, no attorney-client relationship has existed or exists between the undersigned and the Bond Purchaser, or Trustee in connection with the Series 2025 Refunding Bond by virtue of this opinion. This opinion may not be relied on by any other party or for any other purpose without our prior written consent.

C. OPINIONS

Based on the foregoing, and subject to the qualifications and assumptions set forth herein, we are of the opinion that:

1. **Authority** – Under the Florida Constitution and laws of the State, the District has been duly established and validly exists as a local unit of special purpose government and a community development district under Chapter 190, *Florida Statutes* (the “**Act**”), with such powers as set forth in the Act, and with good, right and lawful authority: (a) to enter into and to consummate the transactions contemplated by the Bond Resolution, the Assessment Resolutions, the Indenture, the Bond Placement Agreement, the Series 2025 Refunding Bond and the Bank Proposal; (b) to issue the Series 2025 Refunding Bond for the purposes for which they are issued; (c) to impose, levy, collect and enforce the Debt Assessments and pledge the Pledged Revenues to secure the Series 2025 Refunding Bond as provided in the Indenture; (d) to adopt the Bond Resolution and the Assessment Resolutions; and (e) to perform its obligations under the terms and conditions of the Bond Resolution, the Assessment Resolutions, the Bank Proposal, the Bond Placement Agreement, the Series 2025 Refunding Bond and the Indenture.
2. **Assessments** – The proceedings by the District with respect to the Debt Assessments have been in accordance with Florida law. The District has taken all action necessary to levy and impose the Debt Assessments as set forth in the Assessment Resolutions, Assessment Methodology, and/or other applicable documents. The Debt Assessments constitute legal, valid, binding and enforceable first liens upon the property against which such Debt Assessments are assessed,

co-equal with the lien of all State, county, district and municipal taxes and assessments, and superior in dignity to all other liens, titles and claims, until paid.

3. **Agreements** – The (a) Bond Resolution, (b) Assessment Resolutions, (c) Series 2025 Refunding Bond, (d) Indenture, (e) Bank Proposal, and (f) Bond Placement Agreement (assuming due authorization, execution and delivery of documents listed herein by any parties thereto other than the District) have been duly and validly authorized, executed and delivered by the District, have been duly approved and adopted and/or issued by the District, are in full force and effect, constitute legal, valid and binding obligations of the District, and are enforceable against the District in accordance with their respective terms. All conditions prescribed in the Indenture as precedent to the issuance of the Series 2025 Refunding Bond have been fulfilled.
4. **Validation** – The Series 2025 Refunding Bond refunds bonds which have been validated by a final judgment of the Circuit Court in and for Manatee County, Florida, of which no timely appeal was filed.
5. **Litigation** - Based on inquiry of the District’s Registered Agent, there is no litigation pending or, to the best of our knowledge, threatened against the District: (a) seeking to restrain or enjoin the issuance or delivery of the Series 2025 Refunding Bond or the application of the proceeds thereof, or the imposition, levy or collection of the Debt Assessments or the Pledged Revenues pledged for the payment of the debt service on the Series 2025 Refunding Bond; (b) contesting or affecting the authority for the Debt Assessments, the authority for the issuance of the Series 2025 Refunding Bond or the validity or enforceability of the Series 2025 Refunding Bond, and the Indenture, or the transactions contemplated thereunder; (c) contesting or affecting the establishment or existence of the District or any of its officers or employees, or contesting or affecting any of the powers of the District including its power to enter into the Indenture, or its power to determine, assess, levy, collect and pledge the Debt Assessments for the payment of the debt service on the Series 2025 Refunding Bond; or (d) which may result in any material adverse change in the business, property, assets or financial condition of the District or materially impair the ability of the District to perform its obligations under the Series 2025 Refunding Bond, the Bond Resolution, the Bond Placement Agreement, the Assessment Resolutions, or the Indenture.
6. **Compliance with Laws** – To the best of our knowledge, the District is not, in any manner material to the issuance of the Series 2025 Refunding Bond or the Debt Assessments, in breach of or default under any applicable provision of the Act or constitutional provision, statute, or administrative regulation of the State of Florida, or any applicable judgment or decree, any loan agreement, indenture, bond, note, resolution, agreement (including the Bond Placement Agreement and Indenture), or any other material instrument to which the District is a party or to which the District or any of its property or assets is otherwise subject, and to the best of our knowledge, no event has occurred and is continuing which with the passage of time or the giving of notice, or both, would constitute a material default or event of default by the District under any such instrument; provided, however, that no opinion is expressed as to compliance with any State or federal tax or securities laws or with any State “Blue Sky” or other securities laws, as may be applicable.

7. **Conditions Precedent** - All conditions prescribed in the Indenture and the Bond Placement Agreement to be performed by the District as precedent to the issuance of the Series 2025 Refunding Bond have been fulfilled.

D. CERTAIN ASSUMPTIONS

In rendering the foregoing opinions, we have assumed the following: (1) that all public records, certifications, agreements and other documents examined by us that have been executed or certified by public officials acting within the scope of their official capacities are authentic, truthful and accurate; (2) that copies of such public records, certifications, agreements, and other documents furnished to us are authentic and conform to the originals; (3) that all signatures on executed public records, certifications, agreements and other documents are genuine, **except the signatures of the Board of Supervisors as to which no assumptions are made;** and (4) that all public records, certifications, agreements and other documents have been properly authorized and are binding on each of the other parties thereto. Such assumptions do not apply to District documents.

E. CERTAIN QUALIFICATIONS

The foregoing opinions are subject to the following qualifications:

1. The opinions or statements expressed above are based solely on the laws of Florida in effect at the time of issuance of the Series 2025 Refunding Bond. Accordingly, we express no opinion nor make any statement regarding the effect or application of the laws of the federal government (including but not limited to the Internal Revenue Code or any proposed changes thereto), or any other state or other jurisdiction.
2. Our opinion as to enforceability of any document is subject to limitations imposed by bankruptcy, insolvency, reorganization, moratorium, liquidation, readjustment of debt, or similar laws, relating to or affecting creditors' rights generally and general principles of equity (regardless of whether such enforceability is considered in a proceeding in equity or at law), and to the exercise of judicial discretion in appropriate cases, including the fact that specific performance and other equitable remedies are granted only in the discretion of a court.
3. Nothing herein shall be construed as an opinion regarding the possible applicability of State securities or "blue sky" laws or federal securities laws, as to which no opinion is expressed.
4. We further express no opinion as to the necessity for an interest rate waiver under Florida law, or the applicability of any provision or section of the Internal Revenue Code.
5. We express no opinion and make no representations with regard to financial information or statistical data. We express no opinion as to compliance with any State or federal tax laws.
6. We have not reviewed, and therefore express no opinion, regarding any land use, real property or other related items, including but not limited to whether the District has good and marketable title to any particular real property or interest therein or other related items except for the opinions set forth herein.
7. With respect to any of the opinions set forth in this letter which are based on or qualified by the phrase "to our knowledge," the words "to our knowledge" signify that, in the course of our representation of the District, no facts have come to our attention that would give us actual knowledge that any such opinions or other matters are not accurate. Except to the extent expressly set forth herein, we have not undertaken any independent investigation to determine the existence or absence of any such facts, and

no inference as to our knowledge of the existence of such facts should be drawn from the fact of our representation of the District.

8. The opinions set forth herein are based in part on factual representations made to us as of the date hereof. We assume no duty to update or supplement our opinions to reflect any facts or circumstances that may thereafter come to our attention, or to reflect any changes in law that may thereafter occur or become effective. Moreover, our opinions are not a guarantee of a particular result and are not binding on the courts or any other entity; rather, our opinions represent our professional judgment based on our review of existing law, and in reliance on the representations and covenants that we deem relevant to such opinions.

Very truly yours,

For the Firm
KILINSKI | VAN WYK PLLC

Tab 9



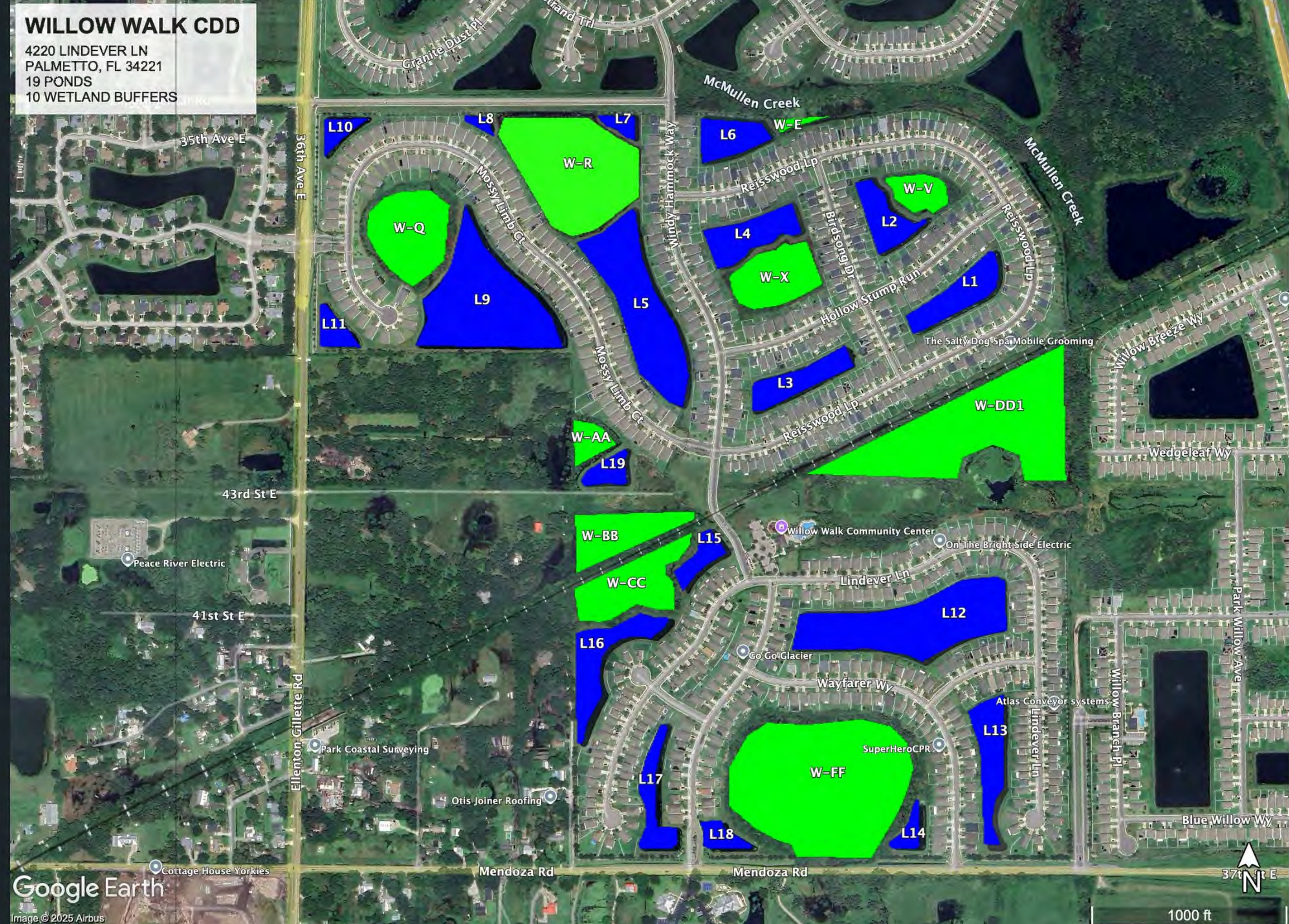
MONTHLY REPORT

AUGUST, 2025



WILLOW WALK CDD

4220 LINDEVER LN
PALMETTO, FL 34221
19 PONDS
10 WETLAND BUFFERS



Prepared for:

Prepared By: Devon Craig

SUMMARY:

The air temperatures and periodic rain falls are definitely taking its toll through out Florida right now. Sweltering heats and high water temps are causing blooms. This is temporary and are expected. Storm water retention ponds are catching all the runoff from the rainfall by design and prevent maintenance is tough to maintain during this time. Between dilution and overflow it is tough to keep in the ponds. Technicians are on-site a lot more this time of year and are reactive to these blooms.



Pond #L1 Treated for Algae and Shoreline Vegetation.



Pond #L2 Treated for Algae and Shoreline Vegetation.



Pond #L3 Treated for Algae and Shoreline Vegetation.



Pond #L4 Treated for Algae and Shoreline vegetation.



Pond #L5 Treated for Algae and Shoreline Vegetation.



Pond #L6 Treated for Algae and Shoreline vegetation.



Pond #L7 Treated for Algae and Shoreline Vegetation.



Pond #L8 Treated for Algae and Shoreline Vegetation.



Pond #L9 Treated for Algae and Shoreline Vegetation.



Pond #L10 Treated for Algae and Shoreline Vegetation.

Pond #L11 Treated for Algae and Shoreline Vegetation.

Pond #L12 Treated for Algae and Shoreline Vegetation.



Pond #L13 Treated for Algae and Shoreline Vegetation.



Pond #L14 Treated for Shoreline Vegetation.



Pond #L15 Treated for Shoreline Vegetation.



Pond #L16 Treated for Shoreline Vegetation.



Pond #L17 Treated for Algae and Shoreline Vegetation.



Pond #L18 Treated for Algae and Shoreline Vegetation.



Pond #L19 Treated for Shoreline Vegetation.



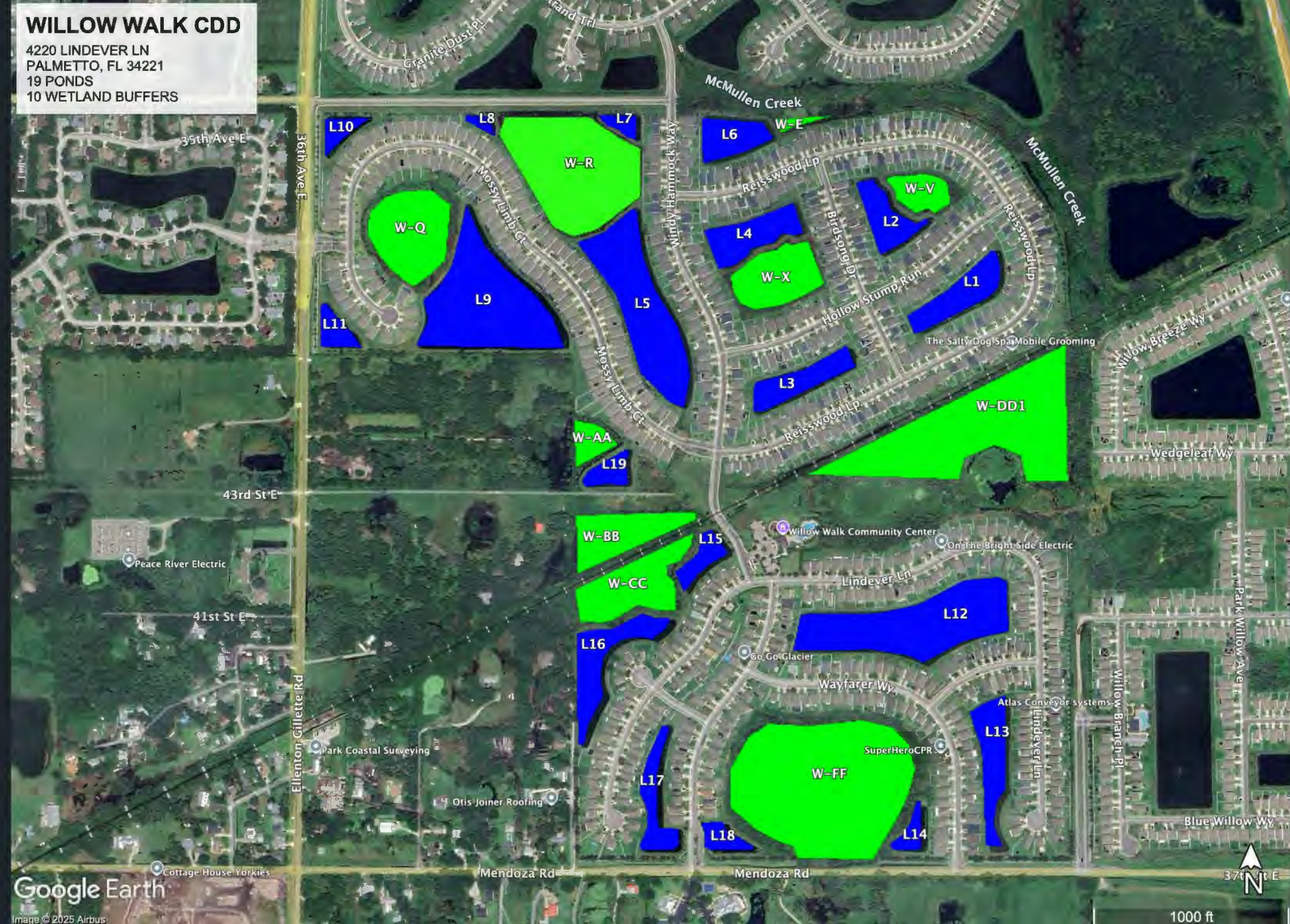
MONTHLY REPORT

SEPTEMBER, 2025



WILLOW WALK CDD

4220 LINDEVER LN
PALMETTO, FL 34221
19 PONDS
10 WETLAND BUFFERS



Prepared for:

Prepared By: Devon Craig

SUMMARY:

Hopefully cooler air temps are just around the corner. But right now we are still experiencing high temps and this is keeping water temps high as well. With the large amount of rainfall pond turn over is possible which could result in fish loss. Our applications are being conducted in a way to prevent dissolved oxygen loss. However with this hot water dissolved oxygen is low and algae growth is high. So applications are being done strategically in places to prevent fish loss as well. Fingers crossed September brings us a little cooler air temps.



Pond #L1 Treated for Algae and Shoreline Vegetation.



Pond #L2 Treated for Algae and Shoreline Vegetation.



Pond #L3 Treated for Algae and Shoreline Vegetation.



Pond #L4 Treated for Algae and Shoreline vegetation.



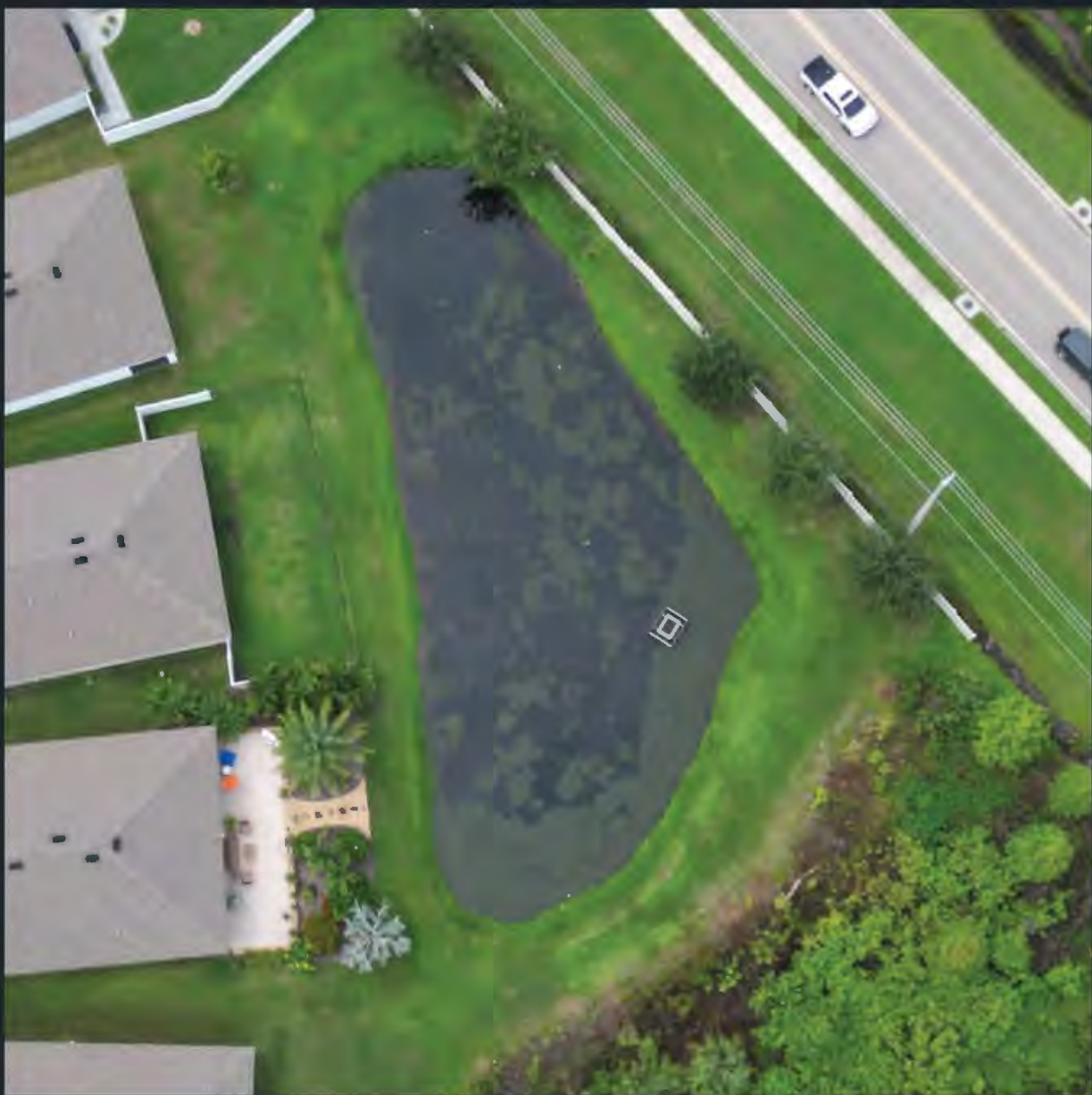
Pond #L5 Treated for Algae and Shoreline Vegetation.



Pond #L6 Treated for Algae and Shoreline vegetation.



Pond #L7 Treated for Algae and Shoreline Vegetation.



Pond #L8 Treated for Algae and Shoreline Vegetation.



Pond #L9 Treated for Algae and Shoreline Vegetation.



Pond #L10 Treated for Algae and Shoreline Vegetation.



Pond #L11 Treated for Algae and Shoreline Vegetation.



Pond #L12 Treated for Algae and Shoreline Vegetation.



Pond #L13 Treated for Algae and Shoreline Vegetation.



Pond #L14 Treated for Algae and Shoreline Vegetation.



Pond #L15 Treated for Shoreline Vegetation.



Pond #L16 Treated for Shoreline Vegetation.



Pond #L17 Treated for Algae and Shoreline Vegetation.



Pond #L18 Treated for Algae and Shoreline Vegetation.



Pond #L19 Treated for Shoreline Vegetation.

Tab 10

Willow Walk

LANDSCAPE INSPECTION REPORT



August 25, 2025
Rizzetta & Company
Hunter Mimbs— Landscape Specialist



Rizzetta & Company
Professionals in Community Management

Summary & Amenity Center, Windy Hammock

General Updates, Recent & Upcoming Maintenance Events

- There are several areas in the community that are not getting regularly serviced, the lakes and landscaped areas behind homes/along wetland areas are to be serviced with the rest of the areas.

The following are action items for **Duval Landscaping** 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. A majority of the plant materials at the clubhouse and amenity center are growing into each other and into walk ways. These need to be cut back and maintained with proper plant separation. (Pic 1)



3. Most of the mulch beds at the clubhouse and in the parking lot are filled with weeds. These need to be treated and/or hand pulled. (Pics 3a, 3b)



2. In front of the club house we have areas of turf that are mostly weeds or dirt. Please identify and treat these weeds accordingly. (Pic 2)



Amenity Center, Mossy Limb, Experimental Farm Rd.

4. The turf in the round-a-bout in the parking lot has several areas of weeds, please identify and treat these weeds accordingly.

5. The playground area is beginning to fill up with weeds, these need to be sprayed and/or hand-pulled. (Pic 5)



6. The dead jasmine plants along the sidewalk to the right of the amenity center need to be removed. (Pic 6)



7. The large oak in front of the playground area has not been removed yet, (proposal to remove was approved at last meeting)
8. Large dead sabal palm inside playground area has not been removed yet either.

9. The plant beds at the entrance of the community on Mossy Limb need to be treated for weeds, (Pic 9)



10. The plant materials in this area of Mossy Limb need to be trimmed and detailed. Any dead plants should be removed.

11. The ligustrum trees in the center median need to have the sucker growth from the base removed. (Pic 11)



40th, 36th St, Experimental Farm

12. The viburnum hedgerow along the fence line that runs parallel to Experimental Farm still has a lot of weeds in the bed that need to be treated. (Pic 12)



13. The hedgerow that runs along Experimental Farm Rd to 36th Ave needs to be trimmed and sprayed for weeds.
14. The hedgerow that runs along 36th ave needs to be trimmed. It is getting out of control.
15. The mulch beds along 36th need to be treated for weeds.
16. The oak trees along 40th need to be lifted, some of them are touching the privacy fence. (pic 16)



17. The hedgerow along 40th needs to be trimmed, vines on hedgerow need to be removed as well. (Pic 17)



18. The hedgerow on 40th needs to have large weeds hand pulled.. (Pic 18)



19. The dead sable palm on Willow Walk dr at the entrance needs to be removed.
20. The dead ligustrums in the plant bed on Willow Walk Dr need to be removed.



Tab 11

FIFTH ADDENDUM TO THE CONTRACT FOR PROFESSIONAL DISTRICT SERVICES

This Fifth Addendum to the Contract for Professional District Services (this **"Addendum"**), is made and entered into as of the 1st day of October, 2025 (the **"Effective Date"**), by and between **Willow Walk Community Development District**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in Manatee County, Florida (the **"District"**), and **Rizzetta & Company, Inc.**, a Florida corporation (the **"Consultant"**).

RECITALS

WHEREAS, the District and the Consultant entered into the Contract for Professional District Services dated October 1, 2018 (the **"Contract"**), incorporated by reference herein; and

WHEREAS, the District and the Consultant desire to amend **Exhibit B** - Schedule of Fees of the Fees and Expenses, section of the Contract as further described in this Addendum; and

WHEREAS, the District and the Consultant desire to add **Exhibit E** – Human Anti-trafficking Affidavit, section of the Contract as further described in this Addendum; and

WHEREAS, the District and the Consultant each has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Consultant agree to the changes to amend **Exhibit B** - Schedule of Fees attached and add **Exhibit E** – Human Anti-trafficking Affidavit attached.

The amended **Exhibit B** - Schedule of Fees and add **Exhibit E** – Human Anti-trafficking Affidavit are hereby ratified and confirmed. All other terms and conditions of the Contract remain in full force and effect.

IN WITNESS WHEREOF the undersigned have executed this Addendum as of the Effective Date.

Therefore, the Consultant and the District each intend to enter this Contract, understand the terms set forth herein, and hereby agree to those terms.

ACCEPTED BY:

RIZZETTA & COMPANY, INC.

BY: William J. Rizzetta
 PRINTED NAME: William J. Rizzetta
 TITLE: President
 DATE: Aug 15, 2025

WILLOW WALK COMMUNITY DEVELOPMENT DISTRICT

BY: _____
 PRINTED NAME: _____
 TITLE: Chairman/Vice Chairman
 DATE: _____

ATTEST:

 Vice Chairman/Assistant Secretary
 Board of Supervisors

 Print Name

Exhibit B – Schedule of Fees
Exhibit E – Human Trafficking Affidavit

EXHIBIT B
Schedule of Fees

STANDARD ON-GOING SERVICES:

Standard On-Going Services will be billed in advance monthly pursuant to the following schedule:

	MONTHLY	ANNUALLY
Management:	\$2,045.92	\$24,551
Administrative:	\$505.50	\$6,066
Accounting:	\$1,796.25	\$21,555
Financial & Revenue Collections:	\$344.17	\$4,130
Assessment Roll: ⁽¹⁾		\$5,736
Total Standard On-Going Services:	\$4,691.83	\$62,038

(1) Assessment Roll is to paid in one lump-sum upon completion.

ADDITIONAL SERVICES:	FREQUENCY	RATE
Extended and Continued Meetings	Hourly	\$ 400
Additional Meetings (includes meeting prep, attendance and drafting of minutes)	Hourly	\$ 400
Estoppel Requests (billed to requestor):		
One Lot (on tax roll)	Per Occurrence	\$ 125
Two+ Lots (on tax roll)	Per Occurrence	\$ 150
One Lot (direct billed by the District)	Per Occurrence	\$ 150
Two–Five Lots (direct billed by the District)	Per Occurrence	\$ 200
Six-Ten Lots (direct billed by the District)	Per Occurrence	\$ 250
Elevent+ Lots (direct billed by the District)	Per Occurrence	\$ 300
Long Term Bond Debt Payoff Requests	Per Occurrence	\$ 150/Lot
Two+ Lots	Per Occurrence	Upon Request
Short Term Bond Debt Payoff Requests &		
Long Term Bond Debt Partial Payoff Requests		
One Lot	Per Occurrence	\$ 150
Two – Five Lots	Per Occurrence	\$ 200
Six – Ten Lots	Per Occurrence	\$ 300
Eleven – Fifteen Lots	Per Occurrence	\$ 400
Sixteen+ Lots	Per Occurrence	\$ 500
Bond Amortization Schedules	Per Occurrence	\$ 600
Special Assessment Allocation Report	Per Occurrence	Upon Request
True-Up Analysis/Report	Per Occurrence	Upon Request
Re-Financing Analysis	Per Occurrence	Upon Request
Bond Validation Testimony	Per Occurrence	Upon Request
Bond Issue Certifications/Closing Documents	Per Occurrence	Upon Request
Electronic communications/E-blasts	Per Occurrence	Upon Request
Special Information Requests	Hourly	Upon Request
Amendment to District Boundary	Hourly	Upon Request
Grant Applications	Hourly	Upon Request
Escrow Agent	Hourly	Upon Request
Continuing Disclosure/Representative/Agent	Annually	Upon Request
Community Mailings	Per Occurrence	Upon Request
Response to Extensive Public Records Requests	Hourly	Upon Request
Litigation Support Services	Hourly	Upon Request

PUBLIC RECORDS REQUESTS FEES:

Public Records Requests will be billed hourly to the District pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:
Regional Manager	\$ 52.00
District Manager	\$ 40.00
Accounting & Finance Staff	\$ 28.00
Administrative Support Staff	\$ 21.00

LITIGATION SUPPORT SERVICES:

Litigation Support Services shall be billed hourly to the District pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:
President	\$ 500.00
Chief Financial Officer	\$ 450.00
Vice President	\$ 400.00
Controller	\$ 350.00
Regional District Manager	\$ 300.00
Accounting Director	\$ 300.00
Finance Manager	\$ 300.00
Senior District Manager	\$ 275.00
District Manager	\$ 250.00
Amenity Services Manager	\$ 250.00
Business Development Manager	\$ 250.00
Landscape Inspection Services Manager	\$ 250.00
Financial Analyst	\$ 250.00
Senior Accountant	\$ 225.00
Landscape Specialist	\$ 200.00
Administrative Support Manager	\$ 200.00
Senior Financial Associate	\$ 200.00
Senior Administrative Assistant	\$ 200.00
Staff Accountant II	\$ 200.00
District Coordinator	\$ 175.00
Administrative Assistant II	\$ 150.00
District Compliance Associate	\$ 150.00
Staff Accountant	\$ 150.00
Financial Associate	\$ 150.00
Administrative Assistant	\$ 100.00
Accounting Clerk	\$ 100.00
Client Relations Specialist	\$ 100.00

EXHIBIT E

Nongovernmental Entity
Human Trafficking Affidavit
Section 787.06(13), Florida Statutes

I, the undersigned, am an officer or representative of Rizzetta & Company, Incorporated and attest that Rizzetta & Company, Incorporated does not use coercion for labor or services as defined in Section 787.06, Florida Statutes. Under penalty of perjury, I hereby declare and affirm that the above stated facts are true and correct.

FURTHER AFFIANT SAYETH NOT.

Rizzetta & Company, Incorporated, a
Florida Corporation

By: William J. Rizzetta
Name: William J. Rizzetta
Title: President

2025-10-01 - Willow Walk - Fifth Addendum - Contract for Professional District Services

Final Audit Report

2025-08-15

Created:	2025-08-15
By:	Scott Brizendine (sbrizendine@rizzetta.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA_m6lRWTDXstm37ZIV2JfUHHvEYWyd_I

"2025-10-01 - Willow Walk - Fifth Addendum - Contract for Professional District Services" History

-  Document created by Scott Brizendine (sbrizendine@rizzetta.com)
2025-08-15 - 6:48:35 PM GMT
-  Document emailed to Bill Rizzetta (brizzetta@rizzetta.com) for signature
2025-08-15 - 6:48:39 PM GMT
-  Email viewed by Bill Rizzetta (brizzetta@rizzetta.com)
2025-08-15 - 6:50:09 PM GMT
-  Document e-signed by Bill Rizzetta (brizzetta@rizzetta.com)
Signature Date: 2025-08-15 - 6:50:31 PM GMT - Time Source: server
-  Agreement completed.
2025-08-15 - 6:50:31 PM GMT



Tab 12

LAKE OR POND AREAS

The lakes and ponds (used interchangeably, and reference to one shall implicate the other) throughout the community are not designed for recreational activities. The purpose of the ponds is to help facilitate the District's natural storm water system for drainage runoff and overflow. As a result, contaminants may be present in the water. These policies are intended to limit contact with such contaminants and ensure the continued operations of the ponds.

The following additional guidelines apply:

1. Please be respectful of the privacy of the residents living near the ponds.
2. Pets must be leashed at all times around ponds and are not permitted in the pond water.
3. Parking along the county right of way or on any grassed area near the ponds is prohibited.
4. Wildlife, including alligators, snakes, and other potentially dangerous species, may be present. Please use caution and be aware of your surroundings. Report any nuisance alligators to the Florida Fish and Wildlife Conservation Commission's Nuisance Alligator Hotline.
5. Do not leave any litter.
6. Do not feed the wildlife anything, ever, and do not approach wildlife.
7. Recreational activities, including fishing, wading, and swimming, are prohibited in all ponds.
8. No watercrafts (motorized or non-motorized) of any kind are allowed in any of the ponds.
9. No pipes, pumps or other devices used for irrigation or the withdrawal of water shall be placed in or around the ponds, except by the District.
10. No foreign materials may be disposed of in the ponds, including, but not limited to: tree branches, landscape clippings, paint, cement, oils, soap suds, building materials, chemicals, fertilizers, or any other material that is not naturally occurring or which may be detrimental to the pond environment.
11. Please immediately report any hazardous condition to the District Manager and the proper authorities.

Tab 13

***Willow Walk
Community Development District***

c/o Rizzetta & Company, Inc.
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614

August 13, 2025

Via U.S. Mail and E-Mail

Spearem Enterprises LLC
7842 Land O Lakes Boulevard, Suite 335
Land O Lakes, Florida 34638
Attn: James Butler
spearem.jmb@gmail.com

***Re: Willow Walk Community Development District
Notice of Termination of Agreement for Janitorial Maintenance Services***

Dear Mr. Butler,

I am writing to notify you that on August 12, 2025, the Board of Supervisors for the Willow Walk Community Development District ("District") voted to terminate the *Agreement for Janitorial Maintenance Services* between the Willow Walk Community Development District and Spearem Enterprises LLC, dated September 1, 2017, as amended ("Agreement"). As such, please allow this letter to serve as thirty (30) days' notice of termination pursuant to Section 13 of the Agreement. The last day of service shall be September 12, 2025.

The District appreciates your services. Please do not hesitate to contact me at (813) 933-5571 should you have any questions.

Sincerely,



Stephanie DeLuna
District Manager

cc: District Counsel

Tab 14

AGREEMENT FOR JANITORIAL MAINTENANCE SERVICES

THIS AGREEMENT (the “**Agreement**”) is made effective this 15th day of September 2025, by and between:

WILLOW WALK COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Manatee County, Florida, with an address of c/o District Manager, Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 (the “**District**”); and

TOTAL COMMUNITY MAINTENANCE LLC, a Florida limited liability company with a mailing address of 29642 Birds Eye Drive, Wesley Chapel, Florida 33543 (the “**Contractor**,” together with District, the “**Parties**”).

RECITALS

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

WHEREAS, the District owns, operates and/or maintains a recreation area inclusive of restrooms, pool deck, and clubhouse (together, the “**Facilities**”); and

WHEREAS, the District desires to enter into an agreement with an independent contractor to provide janitorial maintenance services for the Facilities (the “**Services**”); and

WHEREAS, the Parties now desire to enter into this Agreement for the Services; and

WHEREAS, Contractor represents that it is qualified to provide janitorial maintenance services and has agreed to provide to the District those services identified in Contractor’s Proposal attached hereto as **Exhibit A** and incorporated by reference herein; and

WHEREAS, the District and Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

SECTION 1. INCORPORATION OF RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

SECTION 2. DESCRIPTION OF WORK AND SERVICES.

- A.** The District desires that the Contractor provide professional janitorial maintenance services within presently accepted standards, three (3) times per week, as further outlined in **Exhibit A**, and provide necessary materials as needed. To the extent any of the provisions of this Agreement are in conflict with the provisions of **Exhibit A**, this Agreement controls.
- B.** While providing the Services, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services.
- C.** Contractor shall solely be responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District.
- D.** This Agreement grants Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, and regulations.

SECTION 3. MANNER OF CONTRACTOR'S PERFORMANCE. The Contractor agrees, as an independent contractor, to undertake work and/or perform such services as specified in this Agreement or any addendum executed by the Parties or in any authorized written work order by the District issued in connection with this Agreement and accepted by the Contractor. All work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with industry standards. The performance of the Services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.

- A.** Should any work and/or services be required which are not specified in this Agreement or any addenda, but which are nevertheless necessary for the proper provision of services to the District, such work or services shall be fully performed by the Contractor as if described and delineated in this Agreement.
- B.** The Contractor agrees that the District shall not be liable for the payment of any work or services not included in **Exhibit A** unless the District, through an authorized representative of the District, authorizes the Contractor, in writing, to perform such work.
- C.** The District shall designate in writing a person to act as the District's representative with respect to the services to be performed under this Agreement. The District's representative shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and

systems pertinent to the Contractor's services.

- (1) The District hereby designates the District Manager to act as its representative.
- (2) Upon request by the District Manager, the Contractor agrees to meet **with the District's representative to walk the property to discuss** conditions, schedules, and items of concern regarding this Agreement.

- D.** Contractor shall use all due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair any **damage resulting from Contractor's activities and work within twenty-four (24) hours.**

SECTION 4. COMPENSATION; TERM.

- A.** As compensation for the Services described in this Agreement, the District agrees to pay the Contractor One Thousand Five Hundred Dollars and No Cents (\$1,500.00) per month for an annual total not to exceed Eighteen Thousand Dollars and No Cents (\$18,000.00) in accordance with **Exhibit A**. Additional services shall be performed at the prices stated in **Exhibit A**. **All invoices are due and payable in accordance with Florida's Local Government Prompt Payment Act, Sections 218.70 through 218.80, *Florida Statutes*.**
- B.** The initial term of this Agreement shall be from the effective date written above through **September 30, 2026**, unless terminated earlier by either party in accordance with the provisions of this Agreement. This Agreement may automatically renew for up to four (4) additional one (1) year terms, unless written notice is provided by either party thirty (30) days prior to the expiration of this Agreement. Any increase in price or change in scope of services must be approved in writing, executed by both Parties, prior to implementation of same; any change in price with such executed, written agreement shall be null and void.
- C.** If the District should desire additional work or services, or to add additional areas to be maintained, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the Parties shall agree in writing to an addendum, addenda, or change order to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the Parties and agreed to in writing.
- D.** The District may require, as a condition precedent to making any payment to the Contractor that all subcontractors, materialmen, suppliers or laborers be paid and require evidence, in the form of Lien Releases or partial

Waivers of Lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

- E. The Contractor shall maintain records conforming to usual accounting practices. As soon as may be practicable at the beginning of each month, the Contractor shall invoice the District for all services performed in the prior month and any other sums due to the Contractor. The District shall pay the invoice amount within thirty (30) days after the invoice date. The Contractor may cease performing services under this Agreement if any payment due hereunder is not paid within thirty (30) days of the invoice date. Each monthly invoice will include such supporting information as the District may reasonably require the Contractor to provide.

SECTION 5. INSURANCE.

- A. The Contractor shall maintain throughout the term of this Agreement the following insurance:
 - (1) Workers' Compensation Insurance in accordance with the laws of the State of Florida.
 - (2) **Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability, and covering at least the following hazards:**
 - (i) Independent Contractors Coverage for bodily injury and **property damage in connection with any subcontractors' operation.**
 - (3) **Employer's Liability Coverage with limits of at least \$1,000,000 (one million dollars) per accident or disease.**
 - (4) Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers,

or other equipment required to be licensed.

- B. The District, its staff, consultants and supervisors shall be named as additional insured on the above-referenced policies, **except Workers' Compensation and Employer's Liability coverages**. All above-referenced insurance policies shall be considered primary and non-contributory with respect to the additional insureds, and all required insurance policies shall **be endorsed to provide for a waiver of underwriter's rights of subrogation** in favor of the additional insureds. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.
- C. If the Contractor fails to have secured and maintained the required insurance, the District has the right but not the obligation to secure such required insurance in which event the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may **be required in connection with the District's obtaining the required insurance**.

SECTION 6. INDEMNIFICATION.

- A. Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Services to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. Contractor further agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, *Florida Statutes*, or other statute.
- B. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, fines, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation **expenses, attorneys' fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings)**, any interest actually incurred.

SECTION 7. SOVEREIGN IMMUNITY. Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third-party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

SECTION 8. COMPLIANCE WITH GOVERNMENTAL REGULATION. The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

SECTION 9. LIENS AND CLAIMS. The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

SECTION 10. DEFAULT AND PROTECTION AGAINST THIRD-PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third-party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third-party to this Agreement.

SECTION 11. CUSTOM AND USAGE. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

SECTION 12. SUCCESSORS. This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

SECTION 13. TERMINATION. The District agrees that the Contractor may terminate this Agreement with cause by providing thirty (30) days' written notice of termination to the District stating a failure of the District to perform according to the terms of this Agreement; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.

SECTION 14. PERMITS AND LICENSES. All permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

SECTION 15. ASSIGNMENT. Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without such approval shall be void.

SECTION 16. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

SECTION 17. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 18. ENFORCEMENT OF AGREEMENT. A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity. In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 19. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the Parties relating to the subject matter of this Agreement. None of the provisions of **Exhibit A** shall apply to this Agreement and **Exhibit A** shall not be incorporated herein, except that **Exhibit A** is applicable to the extent that it states the scope of services for the labor and materials to be provided under this Agreement.

SECTION 20. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the Parties.

SECTION 21. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the Parties, the Parties have complied with all the requirements of law, and the Parties have full power and authority to comply with the terms and provisions of this Agreement.

SECTION 22. NOTICES. All notices, requests, consents and other communications under this Agreement (“Notice” or “Notices”) shall be in writing and shall be hand delivered, mailed by First Class Mail, postage prepaid, or sent by overnight delivery service, to the Parties, as follows:

A. If to District: Willow Walk CDD
Rizzetta & Company, Inc.
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614
Attn: District Manager

With a copy to: Kilinski Van Wyk, PLLC
517 East College Avenue
Tallahassee, Florida 32301
Attn: District Counsel, Willow Walk CDD

B. If to Contractor: Total Community Maintenance LLC
29642 Birds Eye Drive
Wesley Chapel, Florida 33543
Attn: _____

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

SECTION 23. THIRD-PARTY BENEFICIARIES. This Agreement is solely for the benefit of the Parties hereto and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third-party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors, and assigns.

SECTION 24. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be in Manatee County, Florida.

SECTION 25. COMPLIANCE WITH PUBLIC RECORDS LAWS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including, but not limited, to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Stephanie DeLuna** ("**Public Records Custodian**"). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in the Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Contractor, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 933-5571, SDELUNA@RIZZETTA.COM, OR AT 3434 COLWELL AVENUE, SUITE 200, TAMPA, FLORIDA 33614.

SECTION 26. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining

portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 27. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

SECTION 28. COUNTERPARTS. This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

SECTION 29. E-VERIFY. The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*. If the Contractor anticipates entering into agreements with a subcontractor for the Work, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request. In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated Section 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

SECTION 30. FOREIGN INFLUENCE. Contractor understands that under Section 286.101, *Florida Statutes*, that Contractor must disclose any current or prior interest, any contract with, or any grant or gift from a foreign country of concern as that term is defined within the above referenced statute.

SECTION 31. SCRUTINIZED COMPANIES STATEMENT. In accordance with Section 287.135, *Florida Statutes*, Contractor represents that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, members, or agents is on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities

in the Iran Terrorism Sectors List, or the Scrutinized Companies that Boycott Israel List created pursuant to Sections 215.4725 and 215.473, *Florida Statutes*, and in the event such status changes, Contractor shall immediately notify the District. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate this Agreement.

SECTION 32. ANTI-HUMAN TRAFFICKING REQUIREMENTS. Contractor certifies, by acceptance of this Agreement, that neither it nor its principals utilize coercion for labor or services as defined in Section 787.06, *Florida Statutes*. Contractor agrees to execute an affidavit, in compliance with Section 787.06(13), *Florida Statutes*.

[Signatures on Following Page]

**WILLOW WALK COMMUNITY
DEVELOPMENT DISTRICT**

Jasen Milenkowski

Jasen Milenkowski (Aug 18, 2025 22:46:57 EDT)

Chairperson, Board of Supervisors

**TOTAL COMMUNITY
MAINTENANCE LLC,**
a Florida limited liability company



Sam Ogden (Aug 20, 2025 14:06:28 EDT)

By: _____

Its: _____

EXHIBIT A: Contractor's Proposal

EXHIBIT A
Contractor's Proposal

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








250815 Agreement for Janitorial Services (Total Community Maintenance) - Willow Walk

Final Audit Report

2025-08-20

Created:	2025-08-18
By:	Christy Gargaro (cgargaro@rizzetta.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAMqtPv_924WIDJbS7eAyUlyRrT5so8QWD

"250815 Agreement for Janitorial Services (Total Community Maintenance) - Willow Walk" History

-  Document created by Christy Gargaro (cgargaro@rizzetta.com)
2025-08-18 - 7:55:22 PM GMT
-  Document emailed to Jasen Milenkovski (jmlenkovski@willowwalkcdd.org) for signature
2025-08-18 - 7:55:26 PM GMT
-  Document emailed to Sam Ogden (samogden@tcmaintenance.org) for signature
2025-08-18 - 7:55:27 PM GMT
-  Email viewed by Jasen Milenkovski (jmlenkovski@willowwalkcdd.org)
2025-08-19 - 2:44:32 AM GMT
-  Document e-signed by Jasen Milenkovski (jmlenkovski@willowwalkcdd.org)
Signature Date: 2025-08-19 - 2:44:57 AM GMT - Time Source: server
-  Email viewed by Sam Ogden (samogden@tcmaintenance.org)
2025-08-20 - 6:05:55 PM GMT
-  Document e-signed by Sam Ogden (samogden@tcmaintenance.org)
Signature Date: 2025-08-20 - 6:06:25 PM GMT - Time Source: server
-  Agreement completed.
2025-08-20 - 6:06:25 PM GMT

Tab 15

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, August 12, 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	Board Supervisor, Chairman
Ali Mustafa	Board Supervisor, Vice Chairman
Kathy Adams	Board Supervisor, Assistant Secretary
Shaun Chapdelaine	Board Supervisor, Assistant Secretary

Also present were:

Stephanie DeLuna	District Manager, Rizzetta & Company, Inc.
Savannah Hancock	District Counsel, Kilinski Van Wyk
Lauren Gentry	District Counsel, Kilinski Van Wyk
Hunter Mimbs	Landscape Inspection Manager, Rizzetta & Co.
Devon Craig	Sitex Aquatics
Dylan Schwartz	Representative, FMS Bonds
Taylor Cain	Duval Landscaping
Austin Grady	Duval Landscaping

Audience	Present
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FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Public Comment

Public comments were heard.

THIRD ORDER OF BUSINESS

Staff Reports

A. District Counsel

1. Refinancing of Series 2015 Bonds

a. Proforma

b. Seacoast Bank Term Sheet

On a Motion by Mr. Milenkovski, seconded by Mr. Chapdelaine, with all in favor, the Board approved to moving forward with Bonds term Sheet with Seacoast Bank, for the Willow Walk Community Development District.

c. Refunding Summary

The summary was reviewed.

2. Consideration of Direction Letter

On a Motion by Mr. Milenkovski, seconded by Ms. Adams, with all in favor, the Board approved the direction letter and accept as present, for the Willow Walk Community Development District.

B. Aquatic Maintenance

1. Presentation of Aquatics Report

Sitex Aquatics was not present. Ms. DeLuna stated the weather is causing increased algae.

C. Landscape Inspection

1. Presentation of Landscape Inspection Report

Mr. Mimbs reviewed the landscape inspection for the Board. He stated Duval Landscaping is working hard to bring the Community up to par.

2. Presentation of Irrigation Report

3. Consideration of Duval July Irrigation Repairs #38385

This proposal for \$6265.00 was tabled.

4. Consideration of Duval Landscape Cleanup Proposal #38154

The Board approved Proposal #38154 in the amount of \$14,266.00.

On a Motion by Mr. Milenkovski, seconded by Mr. Mustafa, with all in favor, the Board approved the Duval Landscape Cleanup Proposal #38154 in the amount not to exceed \$14,266.00, for the Willow Walk Community Development District.

D. District Engineer

1. Consulting Engineer's Report

Mr. Morris was not present.

On a Motion by Mr. Milenkovski, seconded by Mr. Mustafa, with all in favor, the Board accepted the Consulting Engineers Report, for the final budget public hearing, for the Willow Walk Community Development District.

E. District Counsel, Continued

Ms. Hancock reminded the Board to do their Ethics training by December 1 2025.

F. District Manager

1. District Manager's Report

Ms. DeLuna asked for a motion to work outside of a meeting for insurance renewal.

On a Motion by Mr. Milenkovski, seconded by Ms. Adams, with all in favor, the Board approved for District Management to work with the Chair / Vice Chair outside of a meeting for insurance renewal, for the final budget public hearing, for the Willow Walk Community Development District.

Ms. DeLuna asked for a date to add a meeting on or before September 15, 2025.

On a Motion by Mr. Milenkovski, seconded by Mr. Mustafa, with all in favor, the Board approved adding a meeting on Tuesday, September 9, 2025, at 4:00 p.m., for the Willow Walk Community Development District.

1. Consideration of 2024-2025 Goals & Objectives Report

Ms. DeLuna stated the goals and objectives need to be completed by December 1, 2025.

FOURTH ORDER OF BUSINESS

Business Items

A. Ratification of Fiscal Year 2024 Audit

On a Motion by Mr. Milenkovski, seconded by Mr. Mustafa, with all in favor, the Board accepted the 2024 Audit, for the Willow Walk Community Development District.

B. Consideration of Total Community Maintenance LLC Proposal

Service is three times a week starting October 1, 2025 at \$1500.00 per month. A proposal for dog stations was requested.

On a Motion by Mr. Milenkovski, seconded by Mr. Mustafa, with all in favor, the Board approved the Total Community Maintenance proposal for amenity maintenance services, for the Willow Walk Community Development District.

C. Acceptance of Second Quarter Website Audit

On a Motion by Mr. Milenkovski, seconded by Mr. Mustafa, with all in favor, the Board accepted the Second Quarter Website Audit, for the Willow Walk Community Development District.

D. Public Hearing on Fiscal Year 2025-2026 Final Budget

On a Motion by Mr. Milenkovski, seconded by Mr. Mustafa, with all in favor, the Board approved to open the public hearing for the fiscal year 2025-2026 final budget, for the Willow Walk Community Development District.

Public comments were heard.

On a Motion by Mr. Milenkovski, seconded by Mr. Mustafa, with all in favor, the Board approved to close the public hearing for the fiscal year 2025-2026 final budget, for the Willow Walk Community Development District.

1. Consideration of Resolution 2025-08; Adopting Fiscal Year 2025-2026 Final Budget

On a Motion by Mr. Milenkovski, seconded by Mr. Mustafa, with all in favor, the Board approved to adopt Resolution 2025-08; Adopting Fiscal Year 2025-2026 Final Budget, for the Willow Walk Community Development District.

E. Public Hearing on Fiscal Year 2025-2026 Assessments for Fiscal Year 2025-2026

On a Motion by Mr. Milenkovski, seconded by Mr. Mustafa, with all in favor, the Board approved to open the public hearing on fiscal year 2025-2026 assessments, for the Willow Walk Community Development District.

1. Consideration of Resolution 2025-09; Levying O&M Assessments for Fiscal Year 2025-2026

On a Motion by Mr. Milenkovski, seconded by Ms. Adams, with all in favor, the Board approved to adopt Resolution 2025-09; Levying O&M Assessments for Fiscal Year 2025-2026, for the Willow Walk Community Development District.

F. Consideration of Resolution 2025-10; Setting the Meeting Schedule for Fiscal Year 2025-2026

On a Motion by Mr. Milenkovski, seconded by Mr. Mustafa, with all in favor, the Board approved to adopt Resolution 2025-10; Setting the Meeting Schedule for Fiscal Year 2025-2026, 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 June 2, 2025

On a Motion by Mr. Milenkovski, seconded by Ms. Adams, with all in favor, the Board approved the minutes of the Board of Supervisors meeting held on June 2, 2025, as presented, for the Willow Walk Community Development District.

B. Consideration of the Operations and Maintenance Expenditures for May and June 2025

On a Motion by Mr. Mustafa, seconded by Mr. Milenkovski, with all in favor, the Board ratified the May 2025 (\$55,535.54) and June (\$40,607.08) expenditures, for the Willow Walk Community Development District.

SIXTH ORDER OF BUSINESS Supervisor Requests

Ms. DeLuna stated she will obtain no swimming/no trespassing sign quotes.

Mr. Milenkovski inquired about County signs that left stumps that need to be removed.

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 5:39 p.m., for the Willow Walk Community Development District.

Secretary / Assistant Secretary

Chairman / Vice Chairman

Tab 16

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

Operations and Maintenance Expenditures

July 2025

For Board Approval

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

The total items being presented: **\$26,010.94**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Willow Walk Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
ADT Commercial	300078	159015189	Security Services 07/17/25-08/16/25	\$ 179.92
Ameri Solutions, Inc.	300079	INV037	Community Center Repairs 07/25	\$ 1,565.00
Florida Department of Revenue	20250721-1	39-8019576718-4 06/25	Sales Tax 04/25-06/25	\$ 11.45
Frontier Florida, LLC	300074	941-722-1788-111920-5 07/25	Internet Services 07/25	\$ 236.66
Jerry Richardson Trapper	300085	2051	Monthly Wildlife Services 07/25	\$ 1,500.00
Kilinski Van Wyk, PLLC	300094	12755	Legal Services 06/25	\$ 4,067.88
Manatee County Sheriff's Office False Alarm Reduction	300095	574736	False Alarm Fine-4220 Lindever LN 07/25	\$ 200.00
Manatee County Sheriff's Office False Alarm Reduction	300095	574829	False Alarm Fine-4220 Lindever LN 07/25	\$ 400.00
Manatee County Sheriff's Office False Alarm Reduction	300095	574846	False Alarm Fine-4220 Lindever LN 07/25	\$ 400.00
Manatee County Sheriff's Office False Alarm Reduction	300095	574946	False Alarm Fine-4220 Lindever LN 07/25	\$ 400.00
Manatee County Sheriff's Office False Alarm Reduction	300095	575000	False Alarm Fine-4220 Lindever LN 07/25	\$ 400.00
Manatee County Sheriff's Office False Alarm Reduction	300095	575102	False Alarm Fine-4220 Lindever LN 07/25	\$ 400.00

Willow Walk Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Manatee County Utilities Department	300083	100024903 6/25	4220 Lindever Ln 06/25	\$ 1,091.08
Morris Engineering and Consulting, LLC	300086	INV-12232	Engineering Services 06/25	\$ 1,700.00
New Life Well and Pump, Inc.	300096	1245790240	Service Call -Replaced Drop Pipe and Drop Cable 06/25	\$ 1,040.00
Peace River Electric Cooperative, Inc.	20250729-1	Peace River Summary 06/25 ACH	Peace River Summary 06/25 ACH	\$ 1,362.31
Rizzetta & Company, Inc.	300077	INV0000100451		\$ 5,976.26
Rizzetta & Company, Inc.	300084	INV0000100679	Mass Mailing 07/25	\$ 1,341.43
SafeTouch, LLC	300080	20411	Monthly Clubhouse Security Monitoring 0725	\$ 500.00
School Now	300097	INV-SN-860	ADA Website Quarterly 07/25	\$ 388.13
Spearem Enterprise, LLC	300087	6245	Clubhouse Cleaning Service 06/16/25-07/15/2025	\$ 760.00
Sunshine Pools of Bradenton, LLC	300081	23321	Monthly Pool Services 07/25	\$ 1,250.00
Sunshine Pools of Bradenton, LLC	300098	23643	Service Call 07/25	\$ 274.25
The Observer Group, Inc.	300082	25-01124M	Legal Advertising 07/25	\$ 72.19

Willow Walk Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
The Observer Group, Inc.	300088	25-01230M	Legal Advertising 07/25	\$ <u>494.38</u>
Report Total				\$ <u>26,010.94</u>



Invoice 159015189

everonsolutions.com

Account Number	Invoice Date	Payment Due Date	PO Number	Amount Due
70097365	06/18/2025	07/13/2025		\$179.92

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Payment Options

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Update billing information,
view past invoices and more

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Email:

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 (07/17/25 - 08/16/25)

Includes: Extended Service Plan, Secure Access

Total Tax

Sub Total

INVOICE AMOUNT DUE

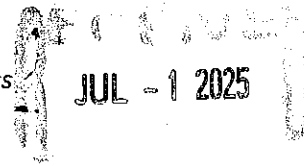
Amount

\$168.13

\$11.79

\$179.92

\$179.92



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P.O. Box 49292 | Wichita, KS 67201

Invoice Number 159015189
Account Number 70097365
Invoice Date 06/18/2025
Payment Due Date 07/13/2025
Amount Due \$179.92

Amount Enclosed \$

SEND CORRESPONDENCE TO ▲

REMIT PAYMENT TO ▼

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1oz - #10 - 1632 - 1846

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 159015189 8



Ameri Solutions Inc.

701 Stillview Cir.

Brandon, FL 33510

8134513400

ameri3solutions@gmail.com

INVOICE

INV037

DATE

Jul 8, 2025

DUE

On Receipt

BALANCE DUE

USD \$1,565.00

BILL TO

Willow Walk CDD

Willow Walk Community Center 4220 Lindever Ln Palmetto, FL 34221

DESCRIPTION	RATE	QTY	AMOUNT
Rebuild women's bathroom toilet Flapper / fill valve / toilet bowl gasket / wax ring kit / caulk toilet base	\$325.00	4	\$1,300.00
Reattach baby changing station	\$50.00	1	\$50.00
Reattach men's urinal divider wall	\$75.00	1	\$75.00
Light bulb replacement 2 fluorescent bulbs 5 LED	\$140.00	1	\$140.00

TOTAL

\$1,565.00

Payment Info

BY CHECK

Ameri Solutions Inc.

BALANCE DUE

USD \$1,565.00

Home repairs

Payment terms 20% deposit upon starting remaining balance due upon completion.

Make all checks payable to Ameri Solutions Inc.

Thank you for your business!

RECEIVED
07/08/2025



State of Florida
Department of Revenue

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Original Return

FOR YOUR RECORDS ONLY - DO NOT MAIL

Cancellations must be done before 5:00 p.m. ET on the submission date. If the submission is completed after 5:00 p.m. ET on the submission date, weekend, or holiday the cancellation must be done before 5:00 p.m. ET the next business day. All cancellations are permanently deleted from our database.

Access Source: 39-8019576718-4**Confirmation Number: 250718215074**

DR-15

Certificate Number

Collection Period

Confirm Date and Time

39-8019576718-4**04/2025 - 06/2025****07/18/2025 11:50:09 AM ET****Location Address**

3434 COLWELL AVE STE 200
TAMPA, FL 33614-8390

WILLOW WALK COMMUNITY
DEVELOPMENT DISTRI
3434 COLWELL AVE STE 200
TAMPA, FL 33614-8390

Contact Information

Name

Parker Jagert

Phone

(813) 533 - 2938

Email

pjagert@rizzetta.com

Debit Date: 7/21/2025

Amount for Check: \$11.45

Bank Routing Number:

Bank Account Number:

Bank Account Type:

Corporate/Personal:

Name on Bank Account:

Checking

Corporate

WILLOW WALK
COMMUNITY
DEVELOPMENT
DISTRI

Due to federal security requirements, we can not process international ACH transactions. If any portion of the money used in the payment you may be making today came from a financial institution located outside of the US or its territories for the purpose of funding this payment, please do not proceed and contact the Florida Department of Revenue at 850-488-6800 to make other payment arrangements. By continuing, you are confirming that this payment is not an international ACH transaction. If you are unsure, please contact your financial institution.

I hereby authorize the Department of Revenue to process this ACH transaction and to debit the checking account identified above. I understand there may be service charges assessed on any transactions not honored by my bank.

Signature:	Parker Jagert
Phone Number:	813-533-2938
Email Address:	pjagert@rizzetta.com

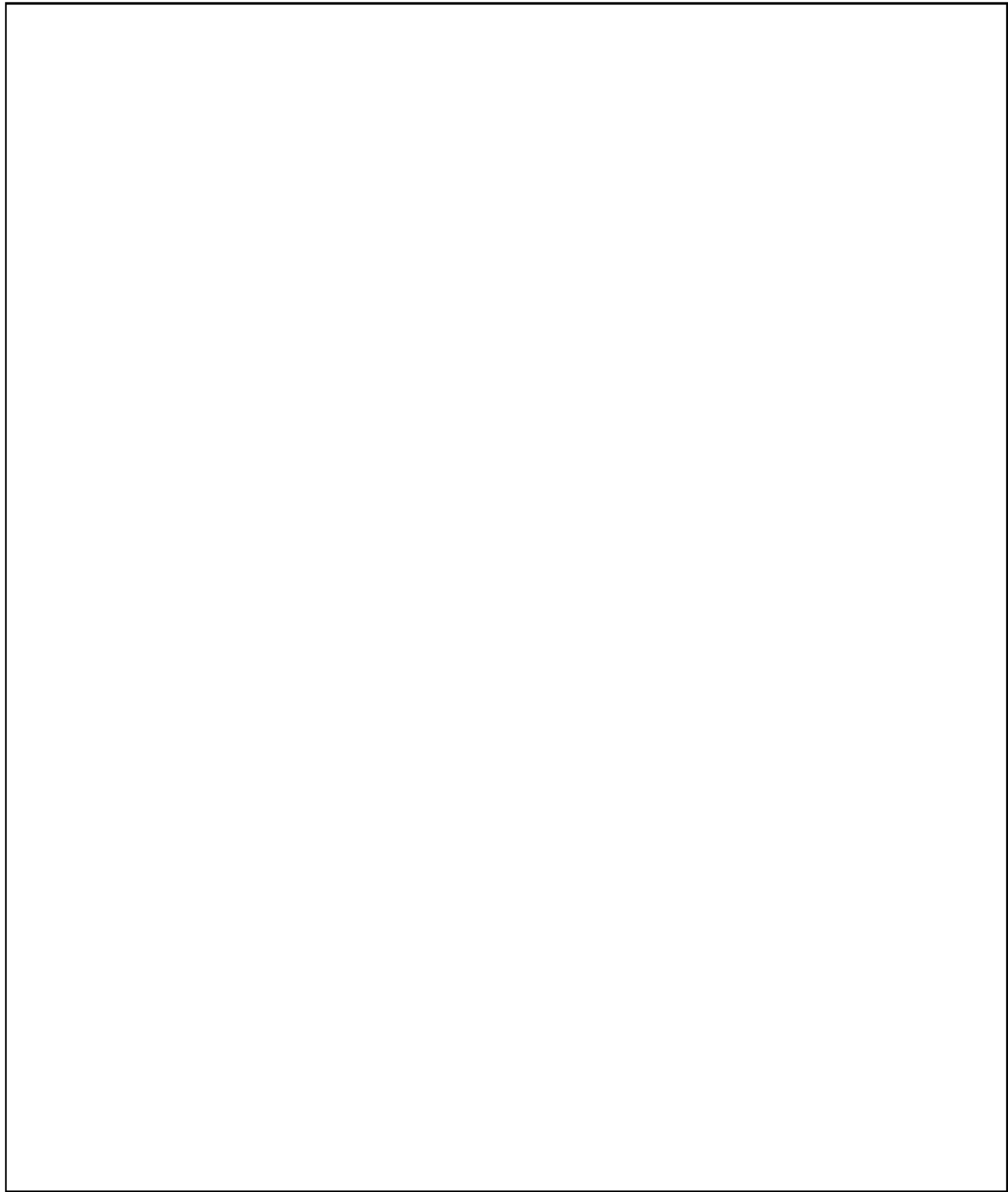
Florida	1. Gross Sales	2. Exempt Sales	3. Taxable Amount	4. Tax Due
A. Sales/Services/Electricity	\$ 163.55	\$ 0.00	\$ 163.55	\$ 11.45
B. Taxable Purchases			\$ 0.00	\$ 0.00
C. Commercial Rentals	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
C(a). Less Sales Tax Scholarship Credits				\$ 0.00
D. Transient Rentals	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
E. Food & Beverage Vending	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00

5. Total Amount of Tax Due	\$ 11.45
6. Less Lawful Deductions	\$ 0.00
7. Net Tax Due	\$ 11.45
8. Less Est Tax Pd/DOR Cr Memo	\$ 0.00
9. Plus Est. Tax Due Current Month	\$ 0.00
10. Amount Due	\$ 11.45
11. Less Collection Allowance	\$ 0.00
12. Plus Penalty	\$ 0.00
13. Plus Interest	\$ 0.00
14. Amount Due with Return	\$ 11.45

You have chosen not to donate your collection allowance to education.

Payment you have authorized 11.45

15(a). Exempt Amount of Items Over \$5000 (included in Column 3)	15(a). \$	0.00
15(b). Other Taxable Amounts NOT Subject to Surtax (included in Column 3)	15(b). \$	0.00
15(c). Amounts Subject to Surtax at a Rate Different than Your County Surtax Rate (included in Column 3)	15(c). \$	0.00
15(d). Total Amount of Discretionary Sales Surtax Due (included in Column 4)	15(d). \$	1.64
16. Florida Tax Credit Scholarship Program Motor Vehicle Sales Tax Credits (included in Line 6)	16. \$	0.00
17. Taxable Sales/Untaxed Purchases or Uses of Electricity (included in Line A)	17. \$	0.00
18. Taxable Sales/Untaxed Purchases of Dyed Diesel Fuel (included in Line A)	18. \$	0.00
19. Taxable Sales from Amusement Machines (included in Line A)	19. \$	0.00
20. Rural or Urban High Crime Area Job Tax Credits	20. \$	0.00
21(a). Scholarship Funding Tax Credit	21(a). \$	0.00
21(b). Film and Entertainment Industry Credit	21(b). \$	0.00
21(c). Economic Energy Zone Credit	21(c). \$	0.00
21(d). Strong Families Tax Credit	21(d). \$	0.00
21(e). New Worlds Reading Initiative Tax Credit	21(e). \$	0.00
21(f). Child Care Tax Credits	21(f). \$	0.00
21. Other Authorized Credits	21. \$	0.00





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

PIN:

Billing Date:
Jun 19, 2025

Billing Period:
Jun 19 - Jul 18, 2025

Hi WILLOW WALK CDD,

Simplify your payments! Enroll in Auto Pay today to avoid missed payments and service interruptions.

Bill history

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

Service summary

	Previous month	Current month
Bundle	\$235.96	\$235.96
Taxes and Fees	\$0.70	\$0.70
Total services	\$236.66	\$236.66
Total balance		\$236.66

Total balance

\$236.66

due
Jul 14



Manage your account, payments, and services anytime, anywhere with the MyFrontier app. Download your free app today. To learn more visit frontier.com/myfrontierapp

Earn more. Get started with a business referral and earn up to \$325 per referral. Learn more: <https://www.businessreferralrewards.com>



P.O. Box 211579
Eagan, MN 55121-2879

6790 0107 NO RP 19 06202025 NNNNNNNY 01 992631

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

Total balance
\$236.66

Due by
Jul 14

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:
Jun 19, 2025

Billing Period:
Jun 19 - Jul 18, 2025

WAYS TO PAY YOUR BILL



Easy, simple, secure payments with
Auto Pay at frontier.com/autopay



Download the
MyFrontier[®] app



For help: Customer Service at frontier.com/helpcenter, chat at frontier.com/chat, or call us at 800-921-8102.
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.

IMPORTANT MESSAGES

You must pay all basic local service charges to avoid basic service disconnection. Failure to pay other charges will not cause disconnection of your basic service but this may cause other services to be terminated. Frontier Bundles may include charges for both basic and other services. Frontier periodically audits its bills to ensure accuracy which may result in a retroactive or future billing adjustment. Internet speed, if noted, is the maximum wired connection speed for selected tier; Wi-Fi speeds may vary; actual and average speed may be slower and depends on multiple factors. Performance details are at frontier.com/internetdisclosures.

SERVICE TERMS

Visit frontier.com/terms, frontier.com/tariffs or call Customer Service for information on tariffs, price lists and other important Terms, Conditions and Policies ("Terms") related to your voice, Internet and/or video services including limitations of liability, early termination fees, the effective date of and billing for the termination of service(s) and other important information about your rights and obligations, and ours. Frontier's Terms include a binding arbitration provision to resolve customer disputes (frontier.com/terms/arbitration). **Video and Internet services are subscription-based and are billed one full month in advance. Video and/or Internet service subscription cancellations and any early termination fees are effective on the last day of your Frontier billing cycle. No partial month credits or refunds will be provided for previously billed service subscriptions.** By using or paying for Frontier services, you are agreeing to these Terms and that disputes will be resolved by individual arbitration. By providing personal information to Frontier you are also agreeing to Frontier's Privacy Policy posted at frontier.com/privacy.



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

PIN:

Billing Date:
Jun 19, 2025

Billing Period:
Jun 19 - Jul 18, 2025

Don't let an unexpected outage stop your business. Get Frontier Internet Backup to keep your critical systems running. And for a limited time, you also get an 8-hour battery backup at no additional charge. Visit: business.frontier.com/internet-backup



Bundle

Monthly Charges

06.19-07.18	FiberOptic Internet 500 Static IP	\$140.98
	Business Fiber Internet 500	\$74.99
	1 Usable Static IP Address	\$19.99
Bundle Total		\$235.96



Taxes and Fees

	FL State Sales Tax	\$0.60
	County Sales Tax	\$0.10
	State Taxes	\$0.70
Taxes and Fees Total		\$0.70

Total current month charges **\$236.66**

NOTICE OF RATE INCREASE...

Effective with your next bill, your Static IP product will increase to \$25.00 per month, per line. Questions? Please contact customer service.



LET FRONTIER BE YOUR TECH SUPPORT

Tech issues won't wait until you have an IT team to fix them. Get the tech support you need without the overhead. Frontier Premium Tech Pro.

business.frontier.com



WILLOW WALK CDD

Account Number:

941-722-1788-111920-5

PIN:

Billing Date:

Jun 19, 2025

Billing Period:

Jun 19 - Jul 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 # 2051

DATE 07/15/2025

DUE DATE 08/01/2025

TERMS Net 15

ACTIVITY	QTY	RATE	AMOUNT
State Wildlife Trapping Monthly service for July 2025	1	1,500.00	1,500.00
2 Cameras/1 Trap on property			
LTD Hog removal: 33			
YTD Hog removal: 9			
MTD Hog Removal: 3			

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

\$1,500.00
RECEIVED
07/15/2025



KILINSKI | VAN WYK

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 # 12755
Date: 07/13/2025
Due On: 08/12/2025

RECEIVED
07/18/25

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$581.00	+ \$4,067.88) - (\$0.00) = \$4,648.88

WWKCDD-01

Willow Walk CDD - General

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	SH	06/02/2025	Attend monthly Board of Supervisors meeting.	4.40	\$285.00	\$1,254.00
Expense	KB	06/02/2025	Travel: Mileage - SH.	68.00	\$0.70	\$47.60
Service	SH	06/03/2025	Draft notice of intent to award landscaping services.	0.30	\$285.00	\$85.50
Service	LG	06/04/2025	Review notices of intent to award landscaping contract.	0.20	\$330.00	\$66.00
Service	LG	06/05/2025	Review legal follow-up from Board meeting.	0.20	\$330.00	\$66.00
Service	LG	06/06/2025	Advise regarding pump repair.	0.20	\$330.00	\$66.00
Service	SH	06/06/2025	Draft mailed and published notice for Fiscal Year 2026 budget public hearing.	0.60	\$285.00	\$171.00
Service	LG	06/09/2025	Review communication regarding landscape vendor change.	0.30	\$330.00	\$99.00
Service	LG	06/11/2025	Respond to auditor letter request;	0.30	\$330.00	\$99.00

advise regarding notice for special meeting and review same.						
Service	SH	06/11/2025	Draft notice of regular meeting for July Board of Supervisors meeting.	0.30	\$285.00	\$85.50
Service	KB	06/11/2025	Prepare auditor letter response; transmit same.	0.30	\$190.00	\$57.00
Service	LG	06/12/2025	Confer with Hancock regarding drainage issues on private lots and start date for new landscaping agreement.	0.30	\$330.00	\$99.00
Service	SH	06/12/2025	Research lot ownership and homebuilder responsible for developing; draft letter to homebuilders regarding lot grading issues.	1.10	\$285.00	\$313.50
Service	LG	06/13/2025	Review and revise letters to homebuilders regarding lot grading violations.	0.60	\$330.00	\$198.00
Service	SH	06/16/2025	Finalize letter to DR Horton and AMH regarding lot grading issues and circulate to District staff for comments.	0.30	\$285.00	\$85.50
Service	SH	06/18/2025	Call with District staff to discuss outstanding projects.	0.30	\$285.00	\$85.50
Service	SH	06/19/2025	Draft landscape agreement with Duval; draft termination letter to Sun State to terminate existing landscape agreement.	1.40	\$285.00	\$399.00
Service	LG	06/20/2025	Review and revise landscape termination letter and new landscape agreement.	0.50	\$330.00	\$165.00
Service	SH	06/20/2025	Circulate termination letter to Sun State to District staff; finalize and circulate landscaping agreement with Duval Landscape.	0.40	\$285.00	\$114.00
Service	SH	06/23/2025	Finalize lot grading issue letters to AMH Development LLC and DR Horton Inc. and circulate to appropriate parties; review correspondence from DR Horton representative to coordinate meeting.	0.50	\$285.00	\$142.50
Service	CD	06/23/2025	Review and respond to emails from District Staff; Finalize letter to DR Horton; Coordinate delivery of letter to DR Horton with District staff; Finalize letter to AMH and email to Mr. Liptak.	0.70	\$190.00	\$133.00

Service	CD	06/24/2025	Review and respond to emails from District Staff regarding letters to DR Horton and AMH Letter and calendar deadline dates.	0.50	\$190.00	\$95.00
Expense	IK	06/24/2025	Certified Mail: Certified Mail to DR Horton and AMH Development	2.00	\$6.89	\$13.78
Service	LG	06/24/2025	Review meeting notes and legal follow-up items.	0.20	\$330.00	\$66.00
Service	SH	06/26/2025	Follow up with District staff on execution of landscaping agreement.	0.10	\$285.00	\$28.50
Service	LG	06/30/2025	Review and revise materials necessary for implementation of 2025 legislative changes.	0.10	\$330.00	\$33.00
Non-billable entries						
Service	LG	06/02/2025	Call in for Board meeting.	0.40	\$330.00	\$132.00

Total \$4,067.88

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

Please pay within 30 days.

Manatee County False Alarm Reduction Program

PO Box 109261 Atlanta, Ga 30384

833-998-9070

CrywolfServices.com/manateecountyfl manateecountyfl@Alarm-Billing.com

Monday – Friday | 9:00am to 5:00pm

INVOICE

Date: 7/23/2025

Invoice #: 574736

Billed To:

WILLOW WALK CDD

3434 COLWELL AVE STE 200

TAMPA, FL 33614

Case #	Violation Date	Violation Time	Description
S2506131156	6/13/2025	8:35 PM	FALSE ALARM 3+

Amount Charged	Previous Balance Due	Date Due
\$200.00	\$400.00	Due Upon Receipt

Violation Description:
Violation Location: 4220 LINDEVER LN
Alarm Count: 10

RECEIVED
07/23/2025

Comments

Return this portion with your payment. All payments must be received within 30 days. To Go Paperless, please call [800Number].WILLOW WALK CDD
3434 COLWELL AVE STE 200
TAMPA, FL 33614

Due By:	Due Upon Receipt
Permit #	47447
Invoice #	574736
Outstanding:	\$2,600.00

Remit To: Mantee County False Alarm Reduction Program
PO Box 109261
Atlanta, Ga 30384



Manatee County False Alarm Reduction Program

PO Box 109261 Atlanta, Ga 30384

833-998-9070

CrywolfServices.com/manateecountyfl manateecountyfl@Alarm-Billing.com

Monday – Friday | 9:00am to 5:00pm

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

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

7/25/2025

Re: Notification of 10 False Alarm Activation

On 6/13/2025 at 8:35 PM, the Manatee County sheriff's Department responded to the address shown above for your 10th false alarm activation. Pursuant to the Manatee County Alarm Ordinance this activation was determined to be false, and an alarm charge of \$200.00 has been assessed. Failure to pay the alarm fine or having excessive false alarms is a violation of County Ordinance and may result in suspended police response. False burglar alarm activation fines are counted on a permit year basis as follows:

False Alarm Count	Charge
1 to 2	\$0
3 to 4	\$25
5 to 6	\$50
7 to 8	\$100
9 to 10	\$200
11	\$400
Subsequent Alarms	\$400

Manatee County's False Alarm Reduction Program's Alarm Ordinance defines a false alarm activation as: *"the activation of an alarm system for any reason other than a bona fide incident and a subsequent response by the sheriff to that alarm site."*

Payment may be remitted with a credit card, debit card, or e-check at <https://www.crywolfservices.com/manateecountyfl>. To access your account online, you will need your account number and either an invoice number or your password. If you do not know your password, you may reset it via our website if you have an email address on file or contact us for further assistance. Your account number is (47447). To pay online, please follow these steps:

1. Sign in to your account.
2. Select "Pay Online".
3. Select the invoice(s) you wish to pay. Invoice(s) **MUST** be paid in full.
4. Enter your credit card information and then click "Submit".

You may also remit payment via mail. Please make your check payable to the Manatee County False Alarm Reduction Program and mail your payment using the enclosed envelope.

If you feel this activation was not a false alarm, you may file a written appeal within ten (10) days of the date this notification was mailed. For more information on how to appeal, you may visit our website at: <https://www.crywolfservices.com/manateecounty> and click on Appeal Guidelines. If you have any questions, please contact Manatee County False Alarm Reduction Program, Monday through Friday from 9 a.m. to 5 p.m., at (833) 998-9070 or by emailing manateecountyfl@alarm-billing.com.

Thank you,

Manatee County False Alarm Reduction Program

Enclosure(s): Invoice, Envelope

Manatee County Government contracted with CryWolf, from CentralSquare Technologies. CryWolf provides administrative and online services related to security alarm permits, on behalf of the Manatee County False Alarm Reduction Program. For additional questions, please contact 833-998-9070.

Manatee County False Alarm Reduction Program

PO Box 109261 Atlanta, Ga 30384

833-998-9070

CrywolfServices.com/manateecountyfl manateecountyfl@Alarm-Billing.com

Monday – Friday | 9:00am to 5:00pm

INVOICE

Date: 7/23/2025

Invoice #: 574829

Billed To:

WILLOW WALK CDD

3434 COLWELL AVE STE 200

TAMPA, FL 33614

Case #	Violation Date	Violation Time	Description
S2506171087	6/17/2025	8:11 PM	FALSE ALARM 3+
Amount Charged	Previous Balance Due	Date Due	
\$400.00	\$600.00	Due Upon Receipt	
Violation Description:			
Violation Location:	4220 LINDEVER LN	<div>RECEIVED</div> <div>07/23/2025</div>	
Alarm Count:	11		
Comments			

Return this portion with your payment. All payments must be received within 30 days. To Go Paperless, please call [800Number].

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

Due By:	Due Upon Receipt
Permit #	47447
Invoice #	574829
Outstanding:	\$2,600.00

Remit To: Manatee County False Alarm Reduction Program
PO Box 109261
Atlanta, Ga 30384



Manatee County False Alarm Reduction Program

PO Box 109261 Atlanta, Ga 30384

833-998-9070

CrywolfServices.com/manateecountyfl manateecountyfl@Alarm-Billing.com

Monday – Friday | 9:00am to 5:00pm

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

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

7/25/2025

Re: Notification of 11 False Alarm Activation

On 6/17/2025 at 8:11 PM, the Manatee County sheriff's Department responded to the address shown above for your 11th false alarm activation. Pursuant to the Manatee County Alarm Ordinance this activation was determined to be false, and an alarm charge of \$400.00 has been assessed. Failure to pay the alarm fine or having excessive false alarms is a violation of County Ordinance and may result in suspended police response. False burglar alarm activation fines are counted on a permit year basis as follows:

False Alarm Count	Charge
1 to 2	\$0
3 to 4	\$25
5 to 6	\$50
7 to 8	\$100
9 to 10	\$200
11	\$400
Subsequent Alarms	\$400

Manatee County's False Alarm Reduction Program's Alarm Ordinance defines a false alarm activation as: *"the activation of an alarm system for any reason other than a bona fide incident and a subsequent response by the sheriff to that alarm site."*

Payment may be remitted with a credit card, debit card, or e-check at <https://www.crywolfservices.com/manateecountyfl>. To access your account online, you will need your account number and either an invoice number or your password. If you do not know your password, you may reset it via our website if you have an email address on file or contact us for further assistance. Your account number is (47447). To pay online, please follow these steps:

1. Sign in to your account.
2. Select "Pay Online".
3. Select the invoice(s) you wish to pay. Invoice(s) **MUST** be paid in full.
4. Enter your credit card information and then click "Submit".

You may also remit payment via mail. Please make your check payable to the Manatee County False Alarm Reduction Program and mail your payment using the enclosed envelope.

If you feel this activation was not a false alarm, you may file a written appeal within ten (10) days of the date this notification was mailed. For more information on how to appeal, you may visit our website at: <https://www.crywolfservices.com/manateecounty> and click on Appeal Guidelines. If you have any questions, please contact Manatee County False Alarm Reduction Program, Monday through Friday from 9 a.m. to 5 p.m., at (833) 998-9070 or by emailing manateecountyfl@alarm-billing.com.

Thank you,

Manatee County False Alarm Reduction Program

Enclosure(s): Invoice, Envelope

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Manatee County False Alarm Reduction Program

PO Box 109261 Atlanta, Ga 30384

833-998-9070

CrywolfServices.com/manateecountyfl manateecountyfl@Alarm-Billing.com

Monday – Friday | 9:00am to 5:00pm

INVOICE

Date: 7/23/2025

Invoice #: 574846

Billed To:

WILLOW WALK CDD

3434 COLWELL AVE STE 200

TAMPA, FL 33614

Case #	Violation Date	Violation Time	Description
S2506200015	6/20/2025	12:11 AM	FALSE ALARM 3+

Amount Charged	Previous Balance Due	Date Due
\$400.00	\$1,000.00	Due Upon Receipt

Violation Description:
Violation Location: 4220 LINDEVER LN
Alarm Count: 12

RECEIVED
07/23/2025

Comments

Return this portion with your payment. All payments must be received within 30 days. To Go Paperless, please call [800Number].WILLOW WALK CDD
3434 COLWELL AVE STE 200
TAMPA, FL 33614

Due By:	Due Upon Receipt
Permit #	47447
Invoice #	574846
Outstanding:	\$2,600.00

Remit To: Mantee County False Alarm Reduction Program
PO Box 109261
Atlanta, Ga 30384



Manatee County False Alarm Reduction Program

PO Box 109261 Atlanta, Ga 30384

833-998-9070

CrywolfServices.com/manateecountyfl manateecountyfl@Alarm-Billing.com

Monday – Friday | 9:00am to 5:00pm

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

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

7/25/2025

Re: Notification of 12 False Alarm Activation

On 6/20/2025 at 12:11 AM, the Manatee County sheriff's Department responded to the address shown above for your 12th false alarm activation. Pursuant to the Manatee County Alarm Ordinance this activation was determined to be false, and an alarm charge of \$400.00 has been assessed. Failure to pay the alarm fine or having excessive false alarms is a violation of County Ordinance and may result in suspended police response. False burglar alarm activation fines are counted on a permit year basis as follows:

False Alarm Count	Charge
1 to 2	\$0
3 to 4	\$25
5 to 6	\$50
7 to 8	\$100
9 to 10	\$200
11	\$400
Subsequent Alarms	\$400

Manatee County's False Alarm Reduction Program's Alarm Ordinance defines a false alarm activation as: *"the activation of an alarm system for any reason other than a bona fide incident and a subsequent response by the sheriff to that alarm site."*

Payment may be remitted with a credit card, debit card, or e-check at <https://www.crywolfservices.com/manateecountyfl>. To access your account online, you will need your account number and either an invoice number or your password. If you do not know your password, you may reset it via our website if you have an email address on file or contact us for further assistance. Your account number is (47447). To pay online, please follow these steps:

1. Sign in to your account.
2. Select "Pay Online".
3. Select the invoice(s) you wish to pay. Invoice(s) **MUST** be paid in full.
4. Enter your credit card information and then click "Submit".

You may also remit payment via mail. Please make your check payable to the Manatee County False Alarm Reduction Program and mail your payment using the enclosed envelope.

If you feel this activation was not a false alarm, you may file a written appeal within ten (10) days of the date this notification was mailed. For more information on how to appeal, you may visit our website at: <https://www.crywolfservices.com/manateecounty> and click on Appeal Guidelines. If you have any questions, please contact Manatee County False Alarm Reduction Program, Monday through Friday from 9 a.m. to 5 p.m., at (833) 998-9070 or by emailing manateecountyfl@alarm-billing.com.

Thank you,

Manatee County False Alarm Reduction Program

Enclosure(s): Invoice, Envelope

Manatee County Government contracted with CryWolf, from CentralSquare Technologies. CryWolf provides administrative and online services related to security alarm permits, on behalf of the Manatee County False Alarm Reduction Program. For additional questions, please contact 833-998-9070.

Manatee County False Alarm Reduction Program

PO Box 109261 Atlanta, Ga 30384

833-998-9070

CrywolfServices.com/manateecountyfl manateecountyfl@Alarm-Billing.com

Monday – Friday | 9:00am to 5:00pm

INVOICE

Date: 7/23/2025

Invoice #: 574946

Billed To:

WILLOW WALK CDD

3434 COLWELL AVE STE 200

TAMPA, FL 33614

Case #	Violation Date	Violation Time	Description
S2506250043	6/25/2025	12:36 AM	FALSE ALARM 3+
Amount Charged	Previous Balance Due		Date Due
\$400.00	\$1,400.00		Due Upon Receipt
Violation Description:			
Violation Location:	4220 LINDEVER LN		RECEIVED 07/23/2025
Alarm Count:	13		
Comments			

Return this portion with your payment. All payments must be received within 30 days. To Go Paperless, please call [800Number].

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

Due By:	Due Upon Receipt
Permit #	47447
Invoice #	574946
Outstanding:	\$2,600.00

Remit To: Manatee County False Alarm Reduction Program
PO Box 109261
Atlanta, Ga 30384



Manatee County False Alarm Reduction Program

PO Box 109261 Atlanta, Ga 30384

833-998-9070

CrywolfServices.com/manateecountyfl manateecountyfl@Alarm-Billing.com

Monday – Friday | 9:00am to 5:00pm

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

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

7/25/2025

Re: Notification of 13 False Alarm Activation

On 6/25/2025 at 12:36 AM, the Manatee County sheriff's Department responded to the address shown above for your 13th false alarm activation. Pursuant to the Manatee County Alarm Ordinance this activation was determined to be false, and an alarm charge of \$400.00 has been assessed. Failure to pay the alarm fine or having excessive false alarms is a violation of County Ordinance and may result in suspended police response. False burglar alarm activation fines are counted on a permit year basis as follows:

False Alarm Count	Charge
1 to 2	\$0
3 to 4	\$25
5 to 6	\$50
7 to 8	\$100
9 to 10	\$200
11	\$400
Subsequent Alarms	\$400

Manatee County's False Alarm Reduction Program's Alarm Ordinance defines a false alarm activation as: *"the activation of an alarm system for any reason other than a bona fide incident and a subsequent response by the sheriff to that alarm site."*

Payment may be remitted with a credit card, debit card, or e-check at <https://www.crywolfservices.com/manateecountyfl>. To access your account online, you will need your account number and either an invoice number or your password. If you do not know your password, you may reset it via our website if you have an email address on file or contact us for further assistance. Your account number is (47447). To pay online, please follow these steps:

1. Sign in to your account.
2. Select "Pay Online".
3. Select the invoice(s) you wish to pay. Invoice(s) **MUST** be paid in full.
4. Enter your credit card information and then click "Submit".

You may also remit payment via mail. Please make your check payable to the Manatee County False Alarm Reduction Program and mail your payment using the enclosed envelope.

If you feel this activation was not a false alarm, you may file a written appeal within ten (10) days of the date this notification was mailed. For more information on how to appeal, you may visit our website at: <https://www.crywolfservices.com/manateecounty> and click on Appeal Guidelines. If you have any questions, please contact Manatee County False Alarm Reduction Program, Monday through Friday from 9 a.m. to 5 p.m., at (833) 998-9070 or by emailing manateecountyfl@alarm-billing.com.

Thank you,

Manatee County False Alarm Reduction Program

Enclosure(s): Invoice, Envelope

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Manatee County False Alarm Reduction Program

PO Box 109261 Atlanta, Ga 30384

833-998-9070

CrywolfServices.com/manateecountyfl manateecountyfl@Alarm-Billing.com

Monday – Friday | 9:00am to 5:00pm

INVOICE

Date: 7/23/2025

Invoice #: 575000

Billed To:

WILLOW WALK CDD

3434 COLWELL AVE STE 200

TAMPA, FL 33614

Case #	Violation Date	Violation Time	Description
S2506271010	6/27/2025	8:06 PM	FALSE ALARM 3+
Amount Charged	Previous Balance Due		Date Due
\$400.00	\$1,800.00		Due Upon Receipt
Violation Description:			
Violation Location:	4220 LINDEVER LN		
Alarm Count:	14		
<div>RECEIVED 07/23/2025</div>			
Comments			

Return this portion with your payment. All payments must be received within 30 days. To Go Paperless, please call [800Number].WILLOW WALK CDD
3434 COLWELL AVE STE 200
TAMPA, FL 33614

Due By:	Due Upon Receipt
Permit #	47447
Invoice #	575000
Outstanding:	\$2,600.00

Remit To: Mantee County False Alarm Reduction Program
PO Box 109261
Atlanta, Ga 30384



Manatee County False Alarm Reduction Program

PO Box 109261 Atlanta, Ga 30384

833-998-9070

CrywolfServices.com/manateecountyfl manateecountyfl@Alarm-Billing.com

Monday – Friday | 9:00am to 5:00pm

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

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

7/25/2025

Re: Notification of 14 False Alarm Activation

On 6/27/2025 at 8:06 PM, the Manatee County sheriff's Department responded to the address shown above for your 14th false alarm activation. Pursuant to the Manatee County Alarm Ordinance this activation was determined to be false, and an alarm charge of \$400.00 has been assessed. Failure to pay the alarm fine or having excessive false alarms is a violation of County Ordinance and may result in suspended police response. False burglar alarm activation fines are counted on a permit year basis as follows:

False Alarm Count	Charge
1 to 2	\$0
3 to 4	\$25
5 to 6	\$50
7 to 8	\$100
9 to 10	\$200
11	\$400
Subsequent Alarms	\$400

Manatee County's False Alarm Reduction Program's Alarm Ordinance defines a false alarm activation as: *"the activation of an alarm system for any reason other than a bona fide incident and a subsequent response by the sheriff to that alarm site."*

Payment may be remitted with a credit card, debit card, or e-check at <https://www.crywolfservices.com/manateecountyfl>. To access your account online, you will need your account number and either an invoice number or your password. If you do not know your password, you may reset it via our website if you have an email address on file or contact us for further assistance. Your account number is (47447). To pay online, please follow these steps:

1. Sign in to your account.
2. Select "Pay Online".
3. Select the invoice(s) you wish to pay. Invoice(s) **MUST** be paid in full.
4. Enter your credit card information and then click "Submit".

You may also remit payment via mail. Please make your check payable to the Manatee County False Alarm Reduction Program and mail your payment using the enclosed envelope.

If you feel this activation was not a false alarm, you may file a written appeal within ten (10) days of the date this notification was mailed. For more information on how to appeal, you may visit our website at: <https://www.crywolfservices.com/manateecounty> and click on Appeal Guidelines. If you have any questions, please contact Manatee County False Alarm Reduction Program, Monday through Friday from 9 a.m. to 5 p.m., at (833) 998-9070 or by emailing manateecountyfl@alarm-billing.com.

Thank you,

Manatee County False Alarm Reduction Program

Enclosure(s): Invoice, Envelope

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Manatee County False Alarm Reduction Program

PO Box 109261 Atlanta, Ga 30384

833-998-9070

CrywolfServices.com/manateecountyfl manateecountyfl@Alarm-Billing.com

Monday – Friday | 9:00am to 5:00pm

INVOICE

Date: 7/23/2025

Invoice #: 575102

Billed To:

WILLOW WALK CDD

3434 COLWELL AVE STE 200

TAMPA, FL 33614

Case #	Violation Date	Violation Time	Description
S2507031035	7/3/2025	8:27 PM	FALSE ALARM 3+

Amount Charged	Previous Balance Due	Date Due
\$400.00	\$2,200.00	Due Upon Receipt

Violation Description:
Violation Location: 4220 LINDEVER LN
Alarm Count: 15

RECEIVED
07/23/2025

Comments

Return this portion with your payment. All payments must be received within 30 days. To Go Paperless, please call [800Number].WILLOW WALK CDD
3434 COLWELL AVE STE 200
TAMPA, FL 33614

Due By:	Due Upon Receipt
Permit #	47447
Invoice #	575102
Outstanding:	\$2,600.00

Remit To: Mantee County False Alarm Reduction Program
PO Box 109261
Atlanta, Ga 30384



Manatee County False Alarm Reduction Program

PO Box 109261 Atlanta, Ga 30384

833-998-9070

CrywolfServices.com/manateecountyfl manateecountyfl@Alarm-Billing.com

Monday – Friday | 9:00am to 5:00pm

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

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

7/25/2025

Re: Notification of 15 False Alarm Activation

On 7/3/2025 at 8:27 PM, the Manatee County sheriff's Department responded to the address shown above for your 15th false alarm activation. Pursuant to the Manatee County Alarm Ordinance this activation was determined to be false, and an alarm charge of \$400.00 has been assessed. Failure to pay the alarm fine or having excessive false alarms is a violation of County Ordinance and may result in suspended police response. False burglar alarm activation fines are counted on a permit year basis as follows:

False Alarm Count	Charge
1 to 2	\$0
3 to 4	\$25
5 to 6	\$50
7 to 8	\$100
9 to 10	\$200
11	\$400
Subsequent Alarms	\$400

Manatee County's False Alarm Reduction Program's Alarm Ordinance defines a false alarm activation as: *"the activation of an alarm system for any reason other than a bona fide incident and a subsequent response by the sheriff to that alarm site."*

Payment may be remitted with a credit card, debit card, or e-check at <https://www.crywolfservices.com/manateecountyfl>. To access your account online, you will need your account number and either an invoice number or your password. If you do not know your password, you may reset it via our website if you have an email address on file or contact us for further assistance. Your account number is (47447). To pay online, please follow these steps:

1. Sign in to your account.
2. Select "Pay Online".
3. Select the invoice(s) you wish to pay. Invoice(s) **MUST** be paid in full.
4. Enter your credit card information and then click "Submit".

You may also remit payment via mail. Please make your check payable to the Manatee County False Alarm Reduction Program and mail your payment using the enclosed envelope.

If you feel this activation was not a false alarm, you may file a written appeal within ten (10) days of the date this notification was mailed. For more information on how to appeal, you may visit our website at: <https://www.crywolfservices.com/manateecounty> and click on Appeal Guidelines. If you have any questions, please contact Manatee County False Alarm Reduction Program, Monday through Friday from 9 a.m. to 5 p.m., at (833) 998-9070 or by emailing manateecountyfl@alarm-billing.com.

Thank you,

Manatee County False Alarm Reduction Program

Enclosure(s): Invoice, Envelope

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MCUD

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



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



WILLOW WALK COMMUNITY
4220 LINDEVER LN

Amount Due	\$1,091.08
Please Pay By	21-Jul-2025
Account Number	100024903

Account Summary	
Previous Amount Due	\$788.65
Payments Received	-\$788.65
Balance Forward	\$0.00
Contract Charges	\$1,091.08
Total Amount Due	\$1,091.08


Usage Profile (Consumption x 1000 = GAL)				
Meter Number 61334363				
Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
05/21	4151	06/22	4744	59.3 kgal

Important Information	
<ul style="list-style-type: none">This fall, Manatee County residents will receive a new 96-gal garbage bin. Garbage, recycling, & yard waste will all be picked up on the same day each week—three services, one day! Learn more at mymanatee.org/bigbin.	

Charge Details		Service Period 05/21 - 06/22 (33 Days)	
Master Metered Water Commercial (Meter # 61334363) (05/21 - 05/31)			
Water Base Rate	0.33 month(s) x \$45.05		\$15.02
Water Base Rate	0.67 month(s) x \$47.35		\$31.57
Master Meter Water Commercial	19.77 kgal x \$2.83		\$55.95
Master Meter Water Commercial	39.53 kgal x \$2.97		\$117.40
Master Metered Sewer Commercial (05/21 - 05/31)			
Sewer Base Rate	0.33 month(s) x \$125.16		\$41.72
Sewer Base Rate	0.67 month(s) x \$131.54		\$87.69
Master Metered Sewer Commercial	19.77 kgal x \$6.27		\$123.96
Master Metered Sewer Commercial	39.53 kgal x \$6.59		\$260.50
Commercial Rented Bins Service (05/23 - 06/22)			
4 Yard Rented Bin	1 month(s) x \$325.69		\$325.69
Gate Service (05/23 - 06/22)			
Gate Service	1 month(s) x \$31.58		\$31.58
Total New Charges			\$1,091.08
Total Amount Due			\$1,091.08

RECEIVED
06/30/2025

View & Pay Your Bill Online: Visit 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>	SERVICE ADDRESS	4220 LINDEVER LN
	ACCOUNT NUMBER	100024903
<input type="checkbox"/> CHANGE OF MAILING ADDRESS (Check Box and See Reverse Side)	BILLING DATE	30-Jun-2025
	DUE DATE	21-Jul-2025
	TOTAL AMOUNT DUE	\$1,091.08
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

100024903Z000010910800000000



MORRIS
ENGINEERING & CONSULTING LLC

6901 Professional Parkway East
Suite 103
Sarasota, FL 34240

INVOICE

Invoice #: INV-12232
Invoice Date: 07/09/2025
Service Period Ended: 06/27/2025
Due Date: 08/08/2025

BILL TO Willow Walk CDD
C/O Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa FL 33614

PROJECT	COMMENTS
Willow Walk CDD	

ITEM	UNIT PRICE	QTY	EXTENDED PRICE
Miscellaneous Consulting Coordination with homebuilders, developer and CDD for drainage/SWFWMD Certification issues	200.00	8.50	1,700.00
		TOTAL	\$1,700.00
		TOTAL PAID	\$0.00
		TOTAL DUE	\$1,700.00

RECEIVED
07/11/2025

PLEASE NOTE OUR NEW REMITTANCE ADDRESS and remit payment to: 6901 Professional Parkway E, Suite 103, Sarasota, FL 34240

Morris Engineering & Consulting
Morris Engineering & Consulting LLC
Progress Billing Statement
As of June 27, 2025

	<u>Contract Amt</u>	<u>Prior Amt</u>	<u>Prior %</u>	<u>Current Amt</u>	<u>Current %</u>	<u>Remaining Amt</u>	<u>Remaining %</u>
Item Totals							
Consulting Services							
Miscellaneous Consulting	<u>0.00</u>	<u>54,636.25</u>	<u>0.0 %</u>	<u>1,700.00</u>	<u>0.0 %</u>	<u>(56,336.25)</u>	<u>0.0 %</u>
Total Consulting Services	0.00	54,636.25	0.0 %	1,700.00	0.0 %	(56,336.25)	0.0 %
Billed Expenses	<u>0.00</u>	<u>9,500.00</u>	<u>0.0 %</u>	<u>0.00</u>	<u>0.0 %</u>	<u>(9,500.00)</u>	<u>0.0 %</u>
Item Totals	0.00	64,136.25	0.0 %	1,700.00	0.0 %	(65,836.25)	0.0 %



New Life Well and Pump, Inc
941-375-1065
6520 Beedla Street
North Port, FL 34291

RECEIVED
07/25/25

Billed To
Willow Walk CDD
Rizzetta And Company
2700 S Falkenburg Rd. Suite

Date of Issue
06/12/2025

Due Date
06/12/2025

Invoice Number
1245790240

Amount Due (USD)
\$1,040.00

Description	Rate	Qty	Line Total
Labor Labor	\$100.00	2	\$200.00
124 5x2 cast iron well seal	\$85.00	1	\$85.00
12/3 double jacket sub cable Per ft	\$2.00	60	\$120.00
622SB 2" bronze sub check Valve	\$189.00	1	\$189.00
Submersible splice kit	\$15.00	1	\$15.00
Service Call	\$65.00	1	\$65.00
2" Kwik Set Drop Pipe. Per stick	\$112.00	3	\$336.00
40 amp breaker	\$30.00	1	\$30.00

Subtotal 1,040.00

Tax 0.00

Total 1,040.00

Amount Paid 0.00

Amount Due (USD)

\$1,040.00

Notes

Pulled pump and replaced drop pipe and drop cable. old drop cable blown out 25' above pump. Drop pipe was rotted out in multiple places, replaced with 2" scd 80 pvc.

All work completed per proposal.

Well next to wall on 40th ave.

Willow walk palmetto

Terms

Due upon receipt. We accept cash, credit card or check for payment. All Invoices are due upon completion. A late fee of 3% of total invoice will apply after 30 days.

Willow Walk CDD
Peace River Electric Summary
Month: 06/25 Invoice Dated: 07/08/2025
For: 05/31/25 - 06/30/25 Due: 07/29/25

RECEIVED
07/11/25

<u>Account</u>	<u>Location</u>	<u>Service Address</u>	<u>Code</u>	<u>Amount</u>
152609001	Electric	Irrigation Pump	53100-4301	\$ 47.00
152609002	Electric	4220 Lindever LN Amenity Center	53100-4302	\$ 874.00
152609003	Electric	4110 41st St E IRR Pump	53100-4301	\$ 31.00
152609004	Electric	3707 Willow Walk Dr. Entry Sign	53100-4301	\$ 33.00
152609005	Electric	4541 Lindever LN Pond Aerator	53100-4301	\$ 108.00
152609006	Electric	3703 Wayfarer	53100-4301	\$ 31.00
152609007	Electric	4150 Mossy Limb Ct	53100-4301	\$ 141.00
152609008	Electric	4854 Ellenton Gillette	53100-4301	\$ 31.00
152609009	Electric	4705 Birdsong Dr	53100-4301	\$ 66.31

Summary

001 53100-4301 \$ 488.31

001 53100-4302 \$ 874.00

Total \$ 1,362.31



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

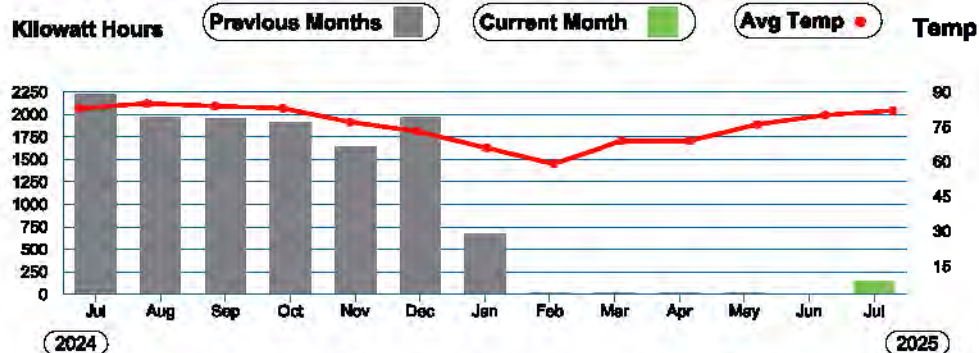
Bill Date 07/08/2025
 Account # 152609001
 Member # 152353

TOTAL
AMOUNT DUE

\$47.00

Bank Draft is
scheduled for
07/29/2025

Monthly Energy Use

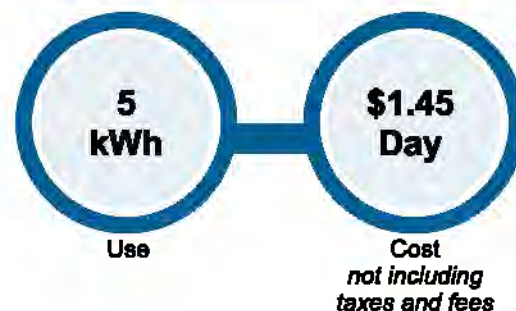


Detailed usage information is available on the SmarHub App or www.preco.coop

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 #

152609001

Bank Draft Amount
Is scheduled for 07/29/2025

\$47.00



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

4 3107

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



110260152609001000004700000005700070820257

Account
152609001

Service Description
PUMP

Board District
8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
32804344	05/31/2025	06/30/2025	79,575	79,713	1.0	138	2.428
Account Summary				Current Charges			GS-S
Previous Balance			\$31.00	Facilities Use Charge			\$28.00
Payment(s) Made			<u>-\$31.00</u>	Energy Charge			138 kWh @ 0.121 \$16.70
Balance Forward			\$0.00	CPA			138 kWh @ -0.008 -\$1.10
Current Charges			<u>\$47.00</u>	Property Tax Recovery Fee			\$1.36
Total Amount Due			\$47.00	Gross Receipts Tax			\$1.15
				Operation Round Up			\$0.89
				Total Current Charges			<u>\$47.00</u>
				Bank Draft Amount			\$47.00

Too much mail? Let us help you clear the clutter.
Sign up for Paperless Billing today for a chance to win an \$85 bill credit!

From July through August, members enrolled in paperless billing will be entered into weekly drawings for a chance to win one of three \$85 electric bill credits—two winners from new enrollees and one from existing paperless billing users!

Grand Prize Drawing – August 30

Three lucky members will win a \$100 bill credit—two new paperless members and one current paperless participant.

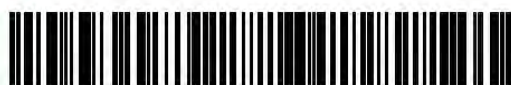


More ways to win. More reasons to switch. Enroll today for your chance at weekly and grand prize rewards!

Enroll in Paperless Billing or AutoPay today using SmartHub.



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



799366433650001102601526090014

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

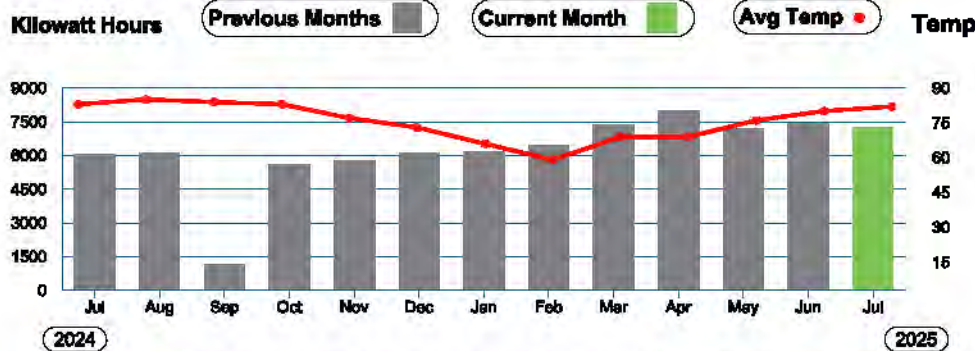
Bill Date 07/08/2025
 Account # 152609002
 Member # 152353

**TOTAL
AMOUNT DUE**

\$874.00

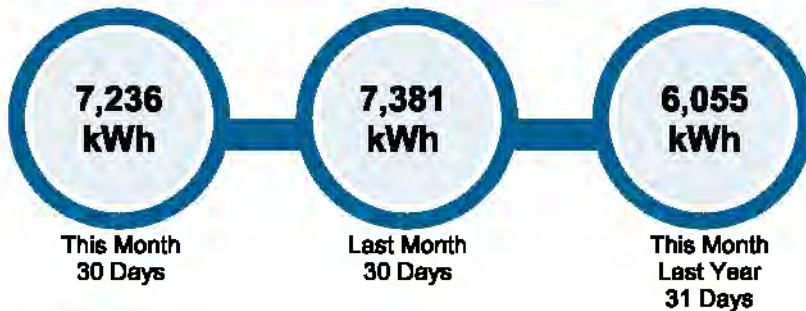
Bank Draft is
scheduled for
07/29/2025

Monthly Energy Use

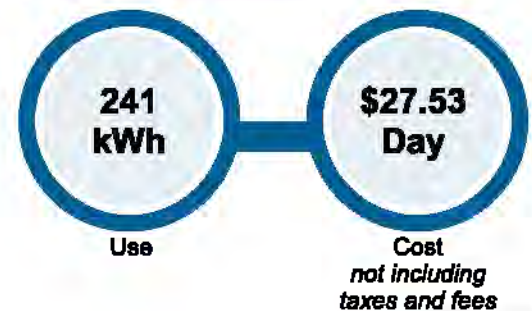


Detailed usage information is available on the SmarHub App or www.preco.coop

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 # 152609002
 Service Address 4220 LINDEVER LN

Bank Draft Amount \$874.00
 Is scheduled for 07/29/2025



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

4 3108

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



110260152609002000087400000090022070820250

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	05/31/2025	06/30/2025	924,236	931,472	1.0	7,236	12.768
Account Summary				Current Charges			
Previous Balance			\$878.00	Facilities Use Charge			GSD \$110.00
Payment(s) Made			-\$878.00	Energy Charge			7,236 kWh @ 0.083 \$600.59
Balance Forward			\$0.00	CPA			7,236 kWh @ -0.008 -\$57.89
Current Charges			\$874.00	Billed Demand			20,000 kW @ 8.660 \$173.20
Total Amount Due			\$874.00	Property Tax Recovery Fee			\$25.85
				Gross Receipts Tax			\$21.84
				Operation Round Up			\$0.41
				Total Current Charges			\$874.00
Bank Draft Amount						\$874.00	

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FAMILY DOLLAR

CVS

Walgreens

DOLLAR GENERAL





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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 #

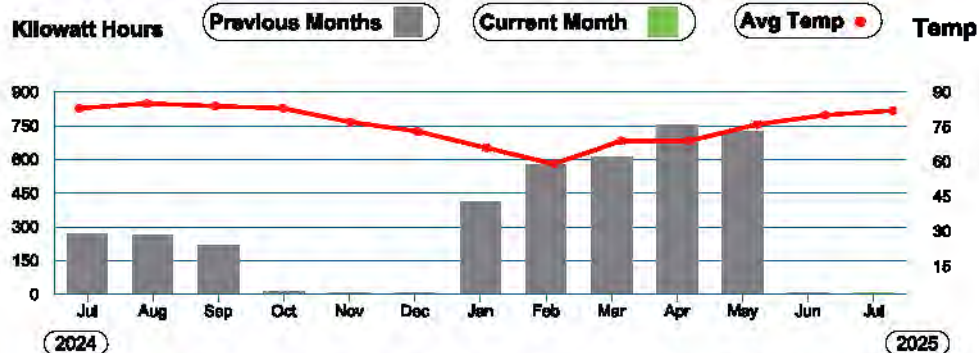
07/08/2025
152609003
152353

**TOTAL
AMOUNT DUE**

\$31.00

Bank Draft is
scheduled for
07/29/2025

Monthly Energy Use

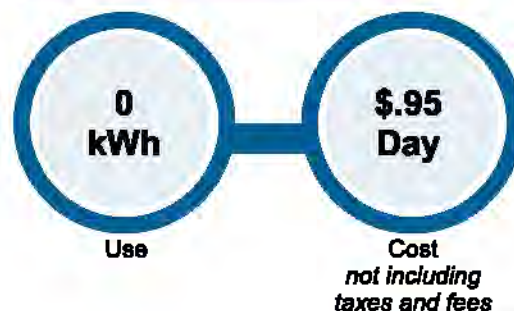


Detailed usage information is available on the SmarHub App or www.preco.coop

Monthly Energy Use Comparison



Your Average Daily Use



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Peace River Electric
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PO Box 1310
210 Metheny Road
Wauchula, Florida 33873
800.282.3824

Account #
Service Address

152609003
4110 41ST ST E

Bank Draft Amount **\$31.00**
Is scheduled for 07/29/2025



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

4 3109

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



110260152609003000003100000004100070820257

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	05/31/2025	06/30/2025	25,681	25,686	1.0	5	0.012
Account Summary				Current Charges			GS-S
Previous Balance			\$31.00	Facilities Use Charge			\$28.00
Payment(s) Made			-\$31.00	Energy Charge			5 kWh @ 0.121 \$0.61
Balance Forward			\$0.00	CPA			5 kWh @ -0.008 -\$0.04
Current Charges			\$31.00	Property Tax Recovery Fee			\$0.89
Total Amount Due			\$31.00	Gross Receipts Tax			\$0.76
				Operation Round Up			\$0.78
				Total Current Charges			\$31.00
				Bank Draft Amount			\$31.00

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FAMILY DOLLAR

CVS

Walgreens

DOLLAR GENERAL





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Pay by Phone 855-937-1752
Outage 800-282-3824 24/7
Website www.preco.coop



WILLOW WALK COMM DEV DIST
RIZZETTA & COMPANY

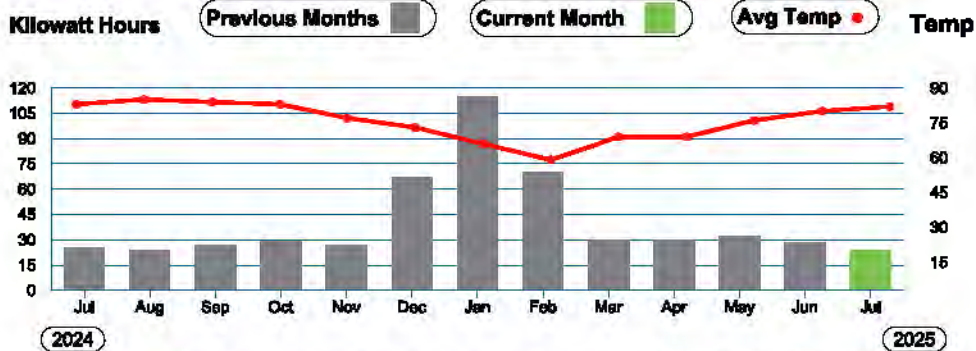
Bill Date 07/08/2025
 Account # 152609004
 Member # 152353

**TOTAL
AMOUNT DUE**

\$33.00

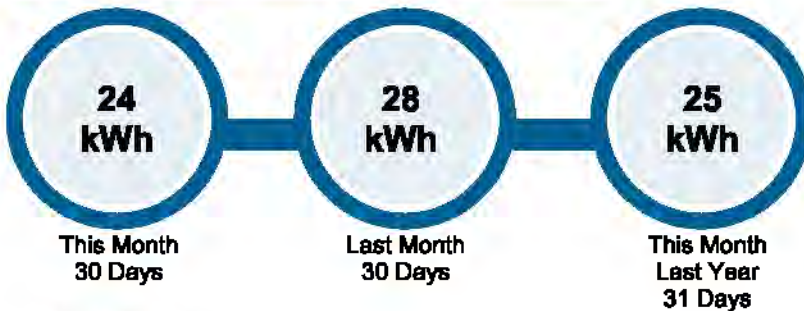
Bank Draft is
scheduled for
07/29/2025

Monthly Energy Use

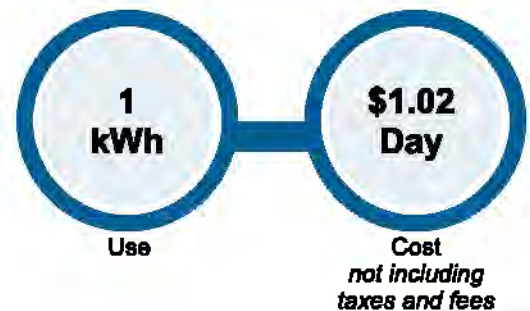


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Monthly Energy Use Comparison



Your Average Daily Use



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 Wauchula, Florida 33873
 800.282.3824

Account # 152609004
 Service Address 3707 WILLOW WALK DR

Bank Draft Amount \$33.00
 Is scheduled for 07/29/2025



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

4 3110

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



110260152609004000003300000004300070820250

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	05/31/2025	06/30/2025	5,731	5,755	1.0	24	0.082
Account Summary					Current Charges		
Previous Balance			\$33.00		Facilities Use Charge		
Payment(s) Made			-\$33.00		Energy Charge		
Balance Forward			\$0.00		CPA		
Current Charges			\$33.00		Property Tax Recovery Fee		
Total Amount Due			\$33.00		Gross Receipts Tax		
					Operation Round Up		
					Total Current Charges		
					GS-S		
					\$28.00		
					24 kWh @ 0.121		
					\$2.90		
					24 kWh @ -0.008		
					-\$0.19		
					\$0.96		
					\$0.81		
					\$0.52		
					\$33.00		
					Bank Draft Amount		
					\$33.00		

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FAMILY DOLLAR

CVS

Walgreens

DOLLAR GENERAL





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Website www.preco.coop



WILLOW WALK COMM DEV DIST
RIZZETTA & COMPANY

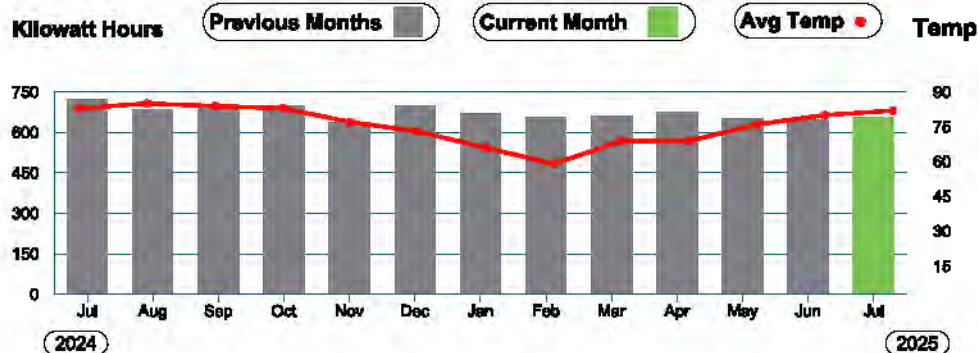
Bill Date 07/08/2025
Account # 152609005
Member # 152353

**TOTAL
AMOUNT DUE**

\$108.00

Bank Draft is
scheduled for
07/29/2025

Monthly Energy Use

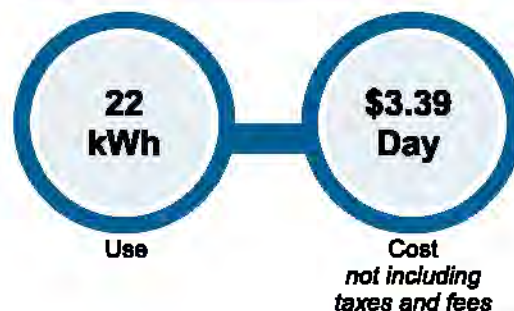


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Monthly Energy Use Comparison



Your Average Daily Use



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 800.282.3824

Account # 152609005
Service Address 4541 LINDEVER LN

Bank Draft Amount \$108.00
Is scheduled for 07/29/2025



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

4 3111

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



110260152609005000010800000011800070820253

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	05/31/2025	06/30/2025	48,245	48,898	1.0	653	0.928
Account Summary					Current Charges		
Previous Balance			\$107.00	Facilities Use Charge			GS-S \$28.00
Payment(s) Made			-\$107.00	Energy Charge			653 kWh @ 0.121 \$79.01
Balance Forward			\$0.00	CPA			653 kWh @ -0.008 -\$5.22
Current Charges			\$108.00	Property Tax Recovery Fee			\$3.19
Total Amount Due			\$108.00	Gross Receipts Tax			\$2.69
				Operation Round Up			\$0.33
				Total Current Charges			\$108.00
					Bank Draft Amount \$108.00		

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FAMILY DOLLAR

CVS

Walgreens

DOLLAR GENERAL





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WILLOW WALK COMM DEV DIST
RIZZETTA & COMPANY

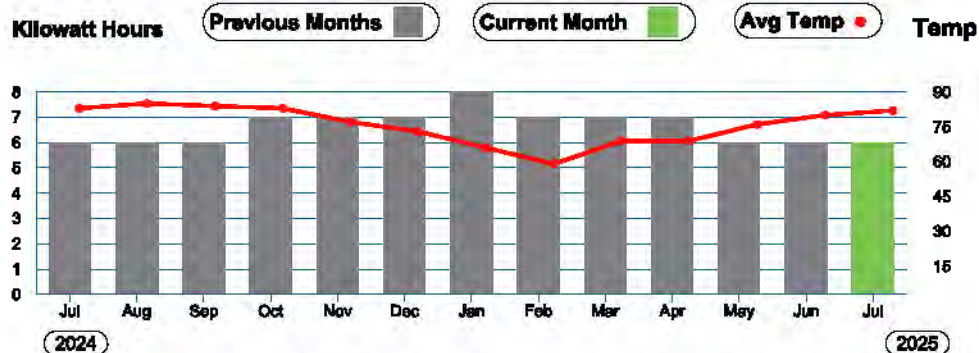
Bill Date 07/08/2025
 Account # 152609006
 Member # 152353

**TOTAL
AMOUNT DUE**

\$31.00

Bank Draft is
scheduled for
07/29/2025

Monthly Energy Use

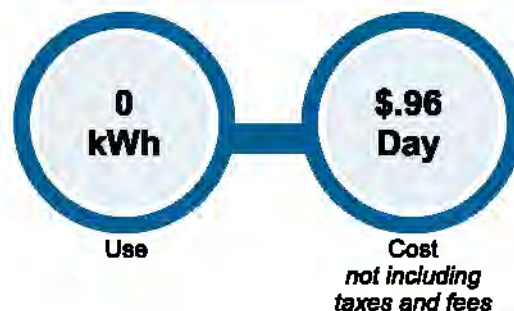


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Monthly Energy Use Comparison



Your Average Daily Use



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Account # 152609006
 Service Address 3703 WAYFARER WAY

Bank Draft Amount \$31.00
 Is scheduled for 07/29/2025



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

4 3112

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



110260152609006000003100000004100070820250

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	05/31/2025	06/30/2025	1,017	1,023	1.0	6	0.02
Account Summary					Current Charges		
Previous Balance			\$31.00	Facilities Use Charge			GS-S \$28.00
Payment(s) Made			-\$31.00	Energy Charge			6 kWh @ 0.121 \$0.73
Balance Forward			\$0.00	CPA			6 kWh @ -0.008 -\$0.05
Current Charges			\$31.00	Property Tax Recovery Fee			\$0.90
Total Amount Due			\$31.00	Gross Receipts Tax			\$0.76
				Operation Round Up			\$0.66
				Total Current Charges			\$31.00
					Bank Draft Amount \$31.00		

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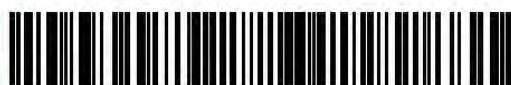


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FAMILY DOLLAR

CVS

Walgreens

DOLLAR GENERAL





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Outage 800-282-3824 24/7
Website www.preco.coop



WILLOW WALK COMM DEV DIST
RIZZETTA & COMPANY

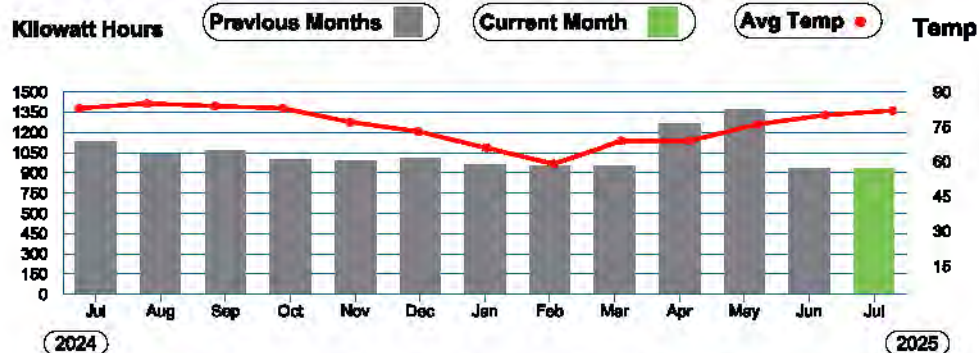
Bill Date 07/08/2025
 Account # 152609007
 Member # 152353

**TOTAL
AMOUNT DUE**

\$141.00

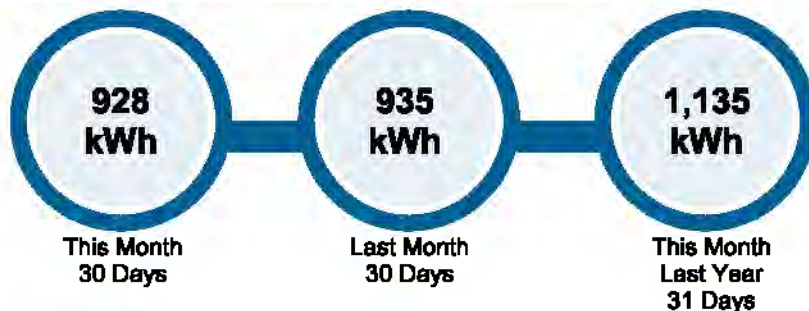
Bank Draft is
scheduled for
07/29/2025

Monthly Energy Use

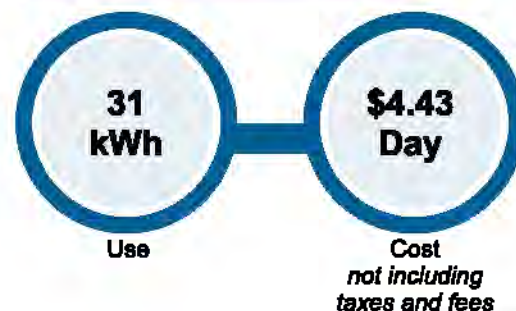


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Monthly Energy Use Comparison



Your Average Daily Use



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 800.282.3824

Account # 152609007
 Service Address 4150 MOSSY LIMB CT

Bank Draft Amount \$141.00
 Is scheduled for 07/29/2025



WILLOW WALK COMM DEV DIST
 RIZZETTA & COMPANY
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 TAMPA FL 33614-8390

4 3113

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 PO BOX 1547
 WAUCHULA FL 33873-1547



110260152609007000014100000015100070820257

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	05/31/2025	06/30/2025	60,778	61,706	1.0	928	1.514
Account Summary				Current Charges			
Previous Balance			\$141.00	Facilities Use Charge			GS-S \$28.00
Payment(s) Made			-\$141.00	Energy Charge			928 kWh @ 0.121 \$112.29
Balance Forward			\$0.00	CPA			928 kWh @ -0.008 -\$7.42
Current Charges			\$141.00	Property Tax Recovery Fee			\$4.16
Total Amount Due			\$141.00	Gross Receipts Tax			\$3.51
				Operation Round Up			\$0.46
				Total Current Charges			\$141.00
				Bank Draft Amount \$141.00			

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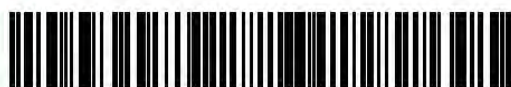


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FAMILY DOLLAR

CVS

Walgreens

DOLLAR GENERAL





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Website www.preco.coop



WILLOW WALK COMM DEV DIST
RIZZETTA & COMPANY

Bill Date
Account #
Member #

07/08/2025
152609008
152353

TOTAL
AMOUNT DUE

\$31.00

Bank Draft is
scheduled for
07/29/2025

Monthly Energy Use

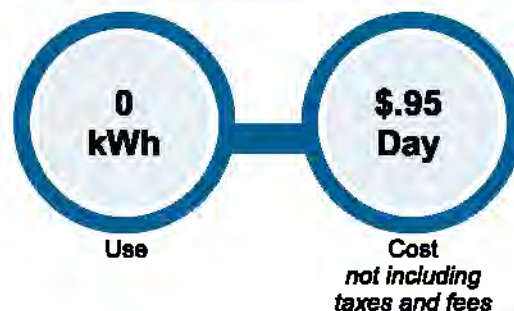


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Monthly Energy Use Comparison



Your Average Daily Use



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800.282.3824

Account # 152609008
Service Address 4854 ELLENTON GILLETTE RD

Bank Draft Amount \$31.00
Is scheduled for 07/29/2025



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

4 3114

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



110260152609008000003100000004100070820252

Account
152609008

Service Address
4854 ELLENTON GILLETTE RD

Service Description
PUMP

Board District
8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
36334890	From	To	Previous	Present			
	05/31/2025	06/30/2025	23,982	23,987	1.0	5	0.006
Account Summary					Current Charges		
Previous Balance			\$31.00	Facilities Use Charge			GS-S \$28.00
Payment(s) Made			-\$31.00	Energy Charge			5 kWh @ 0.121 \$0.61
Balance Forward			\$0.00	CPA			5 kWh @ -0.008 -\$0.04
Current Charges			\$31.00	Property Tax Recovery Fee			\$0.89
Total Amount Due			\$31.00	Gross Receipts Tax			\$0.76
				Operation Round Up			\$0.78
				Total Current Charges			\$31.00
					Bank Draft Amount		
					\$31.00		

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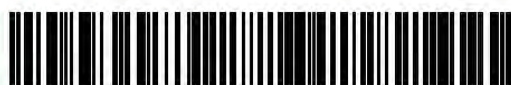


More ways to win. More reasons to switch. Enroll today for your chance at weekly and grand prize rewards!

Enroll in Paperless Billing or AutoPay today using SmartHub.



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



799366433650001102601526090089

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

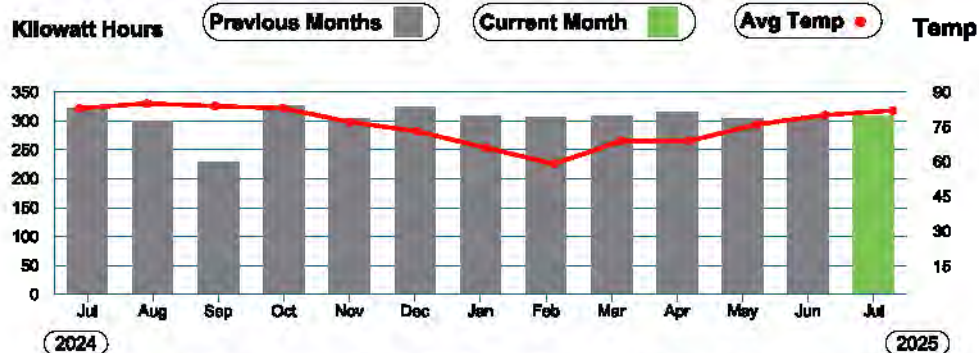
Bill Date 07/08/2025
 Account # 152609009
 Member # 152353

TOTAL
AMOUNT DUE

\$66.31

Bank Draft is
scheduled for
07/29/2025

Monthly Energy Use

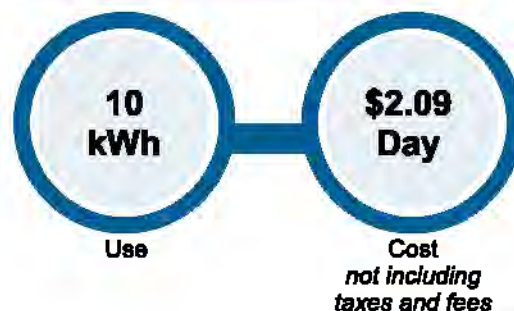


Detailed usage information is available on the SmarHub App or www.preco.coop

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 # 152609009
 Service Address 4705 BIRDSONG DR

Bank Draft Amount \$66.31
 Is scheduled for 07/29/2025



2619 0 MB 0.622
 WILLOW WALK COMM DEV DIST
 RIZZETTA & COMPANY
 3434 COLWELL AVE STE 200
 TAMPA FL 33614-8390

5 2619
 C-10

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



110260152609009000006631000007631070820259

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	05/31/2025	06/30/2025	11,509	11,816	1.0	307	0.436
Account Summary					Current Charges		GS-S
Previous Balance			\$65.51	Facilities Use Charge			\$28.00
Payment(s) Made			-\$65.51	Energy Charge		307 kWh @ 0.121	\$37.15
Balance Forward			\$0.00	CPA		307 kWh @ -0.008	-\$2.48
Current Charges			\$66.31	Property Tax Recovery Fee			\$1.96
Total Amount Due			\$66.31	Gross Receipts Tax			\$1.66
				Total Current Charges			\$66.31
				Bank Draft Amount			\$66.31

Too much mail? Let us help you clear the clutter.
Sign up for Paperless Billing today for a chance to win an \$85 bill credit!

From July through August, members enrolled in paperless billing will be entered into weekly drawings for a chance to win one of three \$85 electric bill credits—two winners from new enrollees and one from existing paperless billing users!

Grand Prize Drawing – August 30

Three lucky members will win a \$100 bill credit—two new paperless members and one current paperless participant.



More ways to win. More reasons to switch. Enroll today for your chance at weekly and grand prize rewards!

Enroll in Paperless Billing or AutoPay today using SmartHub.



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



799366433650001102601526090097

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FAMILY DOLLAR

CVS

Walgreens

DOLLAR GENERAL



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

Invoice

Date	Invoice #
7/2/2025	INV0000100451

Bill To:

Willow Walk CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
July	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

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

Invoice

Date	Invoice #
7/16/2025	INV0000100679

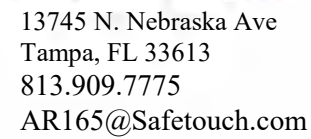
Bill To:

Willow Walk CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614

RECEIVED
07/16/25

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

Description	Qty	Rate	Amount
Mass Mailing - Budget Notice	1.00	\$1,341.43	\$1,341.43
Subtotal			\$1,341.43
Total			\$1,341.43



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 #
	07/01/2025	20411	07/31/2025	VID0643

Qty	Description								
	Monthly Monitoring								
1	Event Based Remote Video Monitoring at Clubhouse								
	Services are billed a month in advance.								
<div>RECEIVED</div> <div>07/01/2025</div>									
<table border="1"> <tr> <td>Subtotal</td><td>\$500.00</td></tr> <tr> <td>Sales Tax (0.0%)</td><td>\$0.00</td></tr> <tr> <td>Total</td><td>\$500.00</td></tr> <tr> <td>Balance Due</td><td>\$500.00</td></tr> </table>		Subtotal	\$500.00	Sales Tax (0.0%)	\$0.00	Total	\$500.00	Balance Due	\$500.00
Subtotal	\$500.00								
Sales Tax (0.0%)	\$0.00								
Total	\$500.00								
Balance Due	\$500.00								
<p><i>Securiteam is now a part of Safetouch!</i></p>									

Willow Walk CDD
2700 S. Falkenburg Rd. Suite 2745
Riverview FL 33578
United States

RECEIVED
07/28/25

Invoice # INV-SN-860
Invoice Date: 7/14/2025
Due Date: 8/13/2025
PO#: Quarterly Invoice

Item	Description	AMOUNT
SchoolNow CDD	Community Development District (CDD) governmental unit management company ADA-compliant website	\$153.75
SchoolNow CDD ADA-PDF		\$234.38

Subscription start: 10/21/2024
Subscription end: 10/20/2025

Subtotal: \$388.13
Tax Total:
Total: \$388.13
Amount Paid: \$0.00

Direct Deposit Instruction:	Amount Due:	\$388.13
------------------------------------	--------------------	-----------------

[Click Here to pay with Credit Card](#)

Check Remittance:

Innersync Studios Ltd
P.O. Box 771470
St. Louis, MO 63177-9816
United States

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.: 6245
Terms: Net 15
Invoice date: 07/21/2025
Due date: 08/05/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Labor	clubhouse cleaning services, 4 weeks at 3 times a/week 6/16/2025 to 7/15/2025	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
07/21/2025



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

Invoice 23321

BILL TO

Willow Walk Community
4220 Lindever Lane
Palmetto, FL. 34221

DATE
07/01/2025

PLEASE PAY
\$1,250.00

DUE DATE
07/19/2025

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.

RECEIVED
07/01/2025



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

Invoice 23643

BILL TO

Willow Walk Community
4220 Lindever Lane
Palmetto, FL. 34221

DATE
07/23/2025

PLEASE PAY
\$274.25

DUE DATE
08/10/2025

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Materials	Materials- 3 new pool ladder treads/steps 3 sets SS pool ladder hardware	1	189.25	189.25
	Service Charge	Service Charge/Install (<1 hr)	1	85.00	85.00
SUBTOTAL					274.25
TAX					0.00
TOTAL					274.25

TOTAL DUE **\$274.25**

THANK YOU.

RECEIVED
07/23/2025

Business Observer

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

INVOICE

Legal Advertising

Invoice # 25-01124M

Date 07/11/2025

RECEIVED
06/10/25

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 # 25-01124M Notice of Board Meeting RE: Meeting on July 30, 2025 at 4:30pm; Willow Walk CDD Published: 7/11/2025	\$72.19
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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 \$72.19

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

WILLOW WALK COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD MEETING

Notice is hereby given that the Board of Supervisors (the "**Board**") of the Willow-Walk Community Development District (the "**District**") will conduct a regular Board meeting on **July 30, 2025, at 4:30 p.m.** at the Harrison Ranch Clubhouse, 5755 Harrison Ranch Boulevard, Parrish, Florida 34219. The purpose of the meeting is to discuss the District's outstanding bonds and conduct any and all business coming before the Board. A copy of the agenda for the meeting may be obtained by contacting the office of the District Manager c/o Rizzetta & Company, Inc., 2700 South Falkenburg Road, Suite 2745, Riverview, Florida 33578 ("**District Manager's Office**").

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

At the meeting, staff or Board members may participate by speaker telephone. Any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Manager's Office at least three (3) business days prior to the meeting. 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), for aid in contacting the District Manager's Office.

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

Stephanie DeLuna
District Manager

July 11, 2025

25-01124M

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Serial Number
25-01124M

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 Board Meeting

in the matter of Meeting on July 30, 2025 at 4:30pm; Willow Walk CDD

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

issues of 7/11/2025

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,

11th day of July, 2025 A.D.

by Holly Botkin who is personally known to me.

Notary Public, State of Florida
(SEAL)

RECEIVED
JUL 14 2025

BY:

WILLOW WALK COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD MEETING

Notice is hereby given that the Board of Supervisors (the "Board") of the Willow Walk Community Development District (the "District") will conduct a regular Board meeting on **July 30, 2025, at 4:30 p.m.** at the Harrison Ranch Clubhouse, 6755 Harrison Ranch Boulevard, Parrish, Florida 34219. The purpose of the meeting is to discuss the District's outstanding bonds and conduct any and all business coming before the Board. A copy of the agenda for the meeting may be obtained by contacting the office of the District Manager c/o Rizzetta & Company, Inc., 2700 South Falkenburg Road, Suite 2745, Riverview, Florida 33578 ("District Manager's Office").

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Stephanie DeLuna
District Manager

July 11, 2025

25-01124M

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

FILE COPY

Serial Number
25-01124M

Business Observer

Published Weekly
Manatee, Manatee County, Florida

COUNTY OF MANATEE

RECEIVED
JUL 14 2025

BY:

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11th day of July, 2025 A.D.

by Holly Botkin who is personally known to me.


Notary Public, State of Florida
(SEAL)



Donna Condon
Comm.: HH 534210
Expires: Jun. 29, 2028
Notary Public - State of Florida

WILLOW WALK COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD MEETING

Notice is hereby given that the Board of Supervisors (the "Board") of the Willow Walk Community Development District (the "District") will conduct a regular Board meeting on **July 30, 2025, at 4:30 p.m.** at the Harrison Ranch Clubhouse, 5755 Harrison Ranch Boulevard, Parrish, Florida 34219. The purpose of the meeting is to discuss the District's outstanding bonds and conduct any and all business coming before the Board. A copy of the agenda for the meeting may be obtained by contacting the office of the District Manager c/o Rizzetta & Company, Inc., 2700 South Falkenburg Road, Suite 2745, Riverview, Florida 33578 ("District Manager's Office").

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Stephanie DeLuna
District Manager

July 11, 2025

25-01124M

Business Observer

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

INVOICE

Legal Advertising

Invoice # 25-01230M

Date 07/18/2025

RECEIVED
07/17/25

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 # 25-01230M

\$494.38

Notice of Public Hearing

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

Published: 7/18/2025, 7/25/2025

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 \$494.38

Payment is expected within 30 days of the
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

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Serial Number
25-01230M

Business Observer

Published Weekly
Manatee, Manatee County, Florida

COUNTY OF MANATEE



STATE OF FLORIDA

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being a Notice of Public Hearing

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

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

issues of 7/18/2025, 7/25/2025

See Attached

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Holly Botkin

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25th day of July, 2025 A.D.

by Holly Botkin who is personally known to me.

Notary Public, State of Florida
(SEAL)

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

FILE COPY

WILLOW WALK COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings and Regular Meeting

The Board of Supervisors ("Board") for the Willow Walk Community Development District ("District") will hold the following two public hearings and a regular meeting:

DATE: August 12, 2025
TIME: 4:00 p.m.
LOCATION: Harrison Ranch Clubhouse
5755 Harrison Ranch Boulevard
Parrish, Florida 34219

The first public hearing is being held pursuant to Chapter 190, *Florida Statutes*, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("Fiscal Year 2026"). The second public hearing is being held pursuant to Chapters 190 and 197, *Florida Statutes*, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2026; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units	EAU Factor	Proposed O&M Assessment (including collection costs / early payment discounts)
Single Family - South	287	1.00	1345.56
Single Family - North Phase 1	222	1.00	1345.56
Single Family - North Phase 2	203	1.00	1345.56

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Manatee County ("County") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice

provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), *Florida Statutes*, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District that are due to be collected for Fiscal Year 2026.

For Fiscal Year 2026, the District intends to have the County tax collector collect the assessments imposed on certain developed property. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

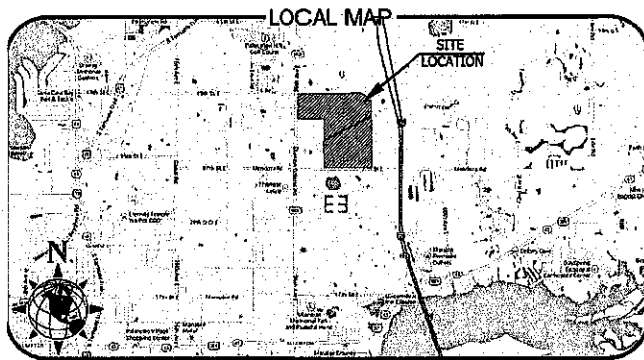
Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at Rizzetta & Company, Inc., 2700 South Falkenburg Road, Suite 2745, Riverview, Florida 33578, or by phone at (813) 933-5571 ("District Manager's Office"), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. 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), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Stephanie DeLuna
District Manager



July 18, 2025

25-01230M

FILE COPY

Serial Number
25-01230M

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 Public Hearing

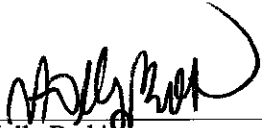
in the matter of Meeting on August 12, 2025 at 4:00pm; Willow Walk CDD

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

issues of 7/18/2025, 7/25/2025

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,

25th day of July, 2025 A.D.

by Holly Botkin who is personally known to me.



Notary Public, State of Florida
(SEAL)



Donna Condon
Comm.: HH 534210
Expires: Jun. 29, 2028
Notary Public - State of Florida

RECEIVED
JUL 28 2025

PS 1 of 2

WILLOW WALK COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings and Regular Meeting

The Board of Supervisors ("Board") for the Willow Walk Community Development District ("District") will hold the following two public hearings and a regular meeting:

DATE: August 12, 2025
TIME: 4:00 p.m.
LOCATION: Harrison Ranch Clubhouse
5755 Harrison Ranch Boulevard
Farrish, Florida 34219

The first public hearing is being held pursuant to Chapter 190, *Florida Statutes*, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("Fiscal Year 2026"). The second public hearing is being held pursuant to Chapters 190 and 197, *Florida Statutes*, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2026; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units	EAU Factor	Proposed O&M Assessment (including collection costs / early payment discounts)
Single Family - South	287	1.00	1345.56
Single Family - North Phase 1	222	1.00	1345.56
Single Family - North Phase 2	203	1.00	1345.56

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Manatee County ("County") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice

provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), *Florida Statutes*, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District that are due to be collected for Fiscal Year 2026.

For Fiscal Year 2026, the District intends to have the County tax collector collect the assessments imposed on certain developed property. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

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Stephanie DeLuna
District Manager

July 18, 25, 2025

25-01230M

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