



Rizzetta & Company

Willow Walk Community Development District

**Board of Supervisors'
Regular Meeting
February 17, 2026**

**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

February 10, 2026

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

FINAL AGENDA

Dear Board Members:

The special meeting of the Board of Supervisors of Willow Walk Community Development District will be held on **Tuesday, February 17, 2026, at 4:00 p.m. in Room 123, at Parrish United Methodist Church, 12180 US-301, Parrish FL 34219 (Corner of U.S. 301 North & C.R. 675 (Rutland Rd.) Parrish, Florida 34219)**

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT**
- 3. STAFF REPORTS**
 - A. District Counsel**
 - B. Aquatic Maintenance**
 1. Presentation of Sitex Aquatics Reports.....Tab 1
 - C. District Engineer**
 - D. Landscape Inspection.....Tab 2**
 1. Consideration of Bloomings Proposal Removing PalmsTab 3
 - E. District Manager**
- 4. BUSINESS ITEMS**
 - A. Establish Audit Committee**
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors Meeting held on December 12, 2025.....Tab 4**
 - B. Consideration of the Operations and Maintenance Expenditures for September, October, November, and December 2025Tab 5**
- 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



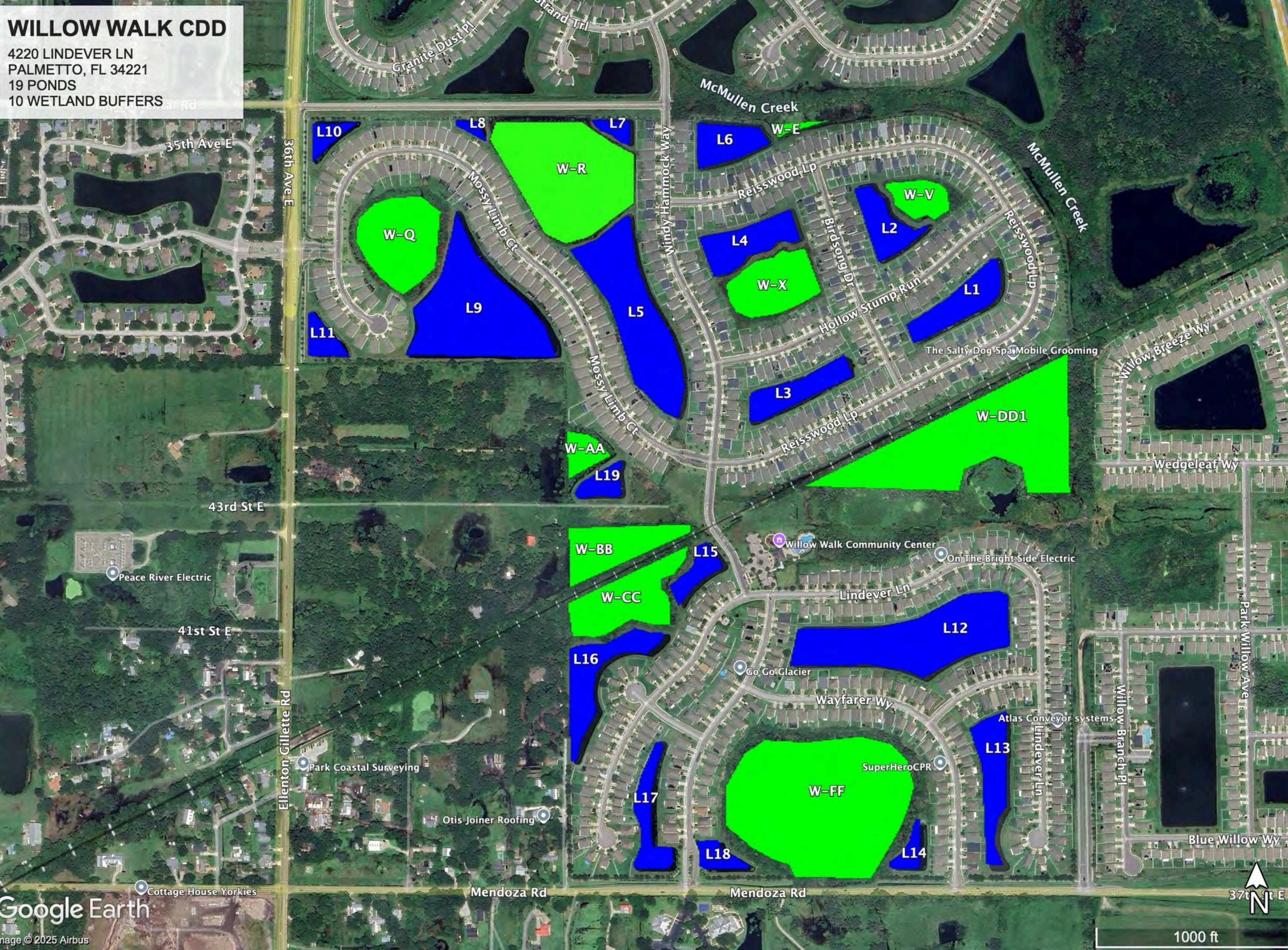
MONTHLY REPORT

FEBRUARY, 2026



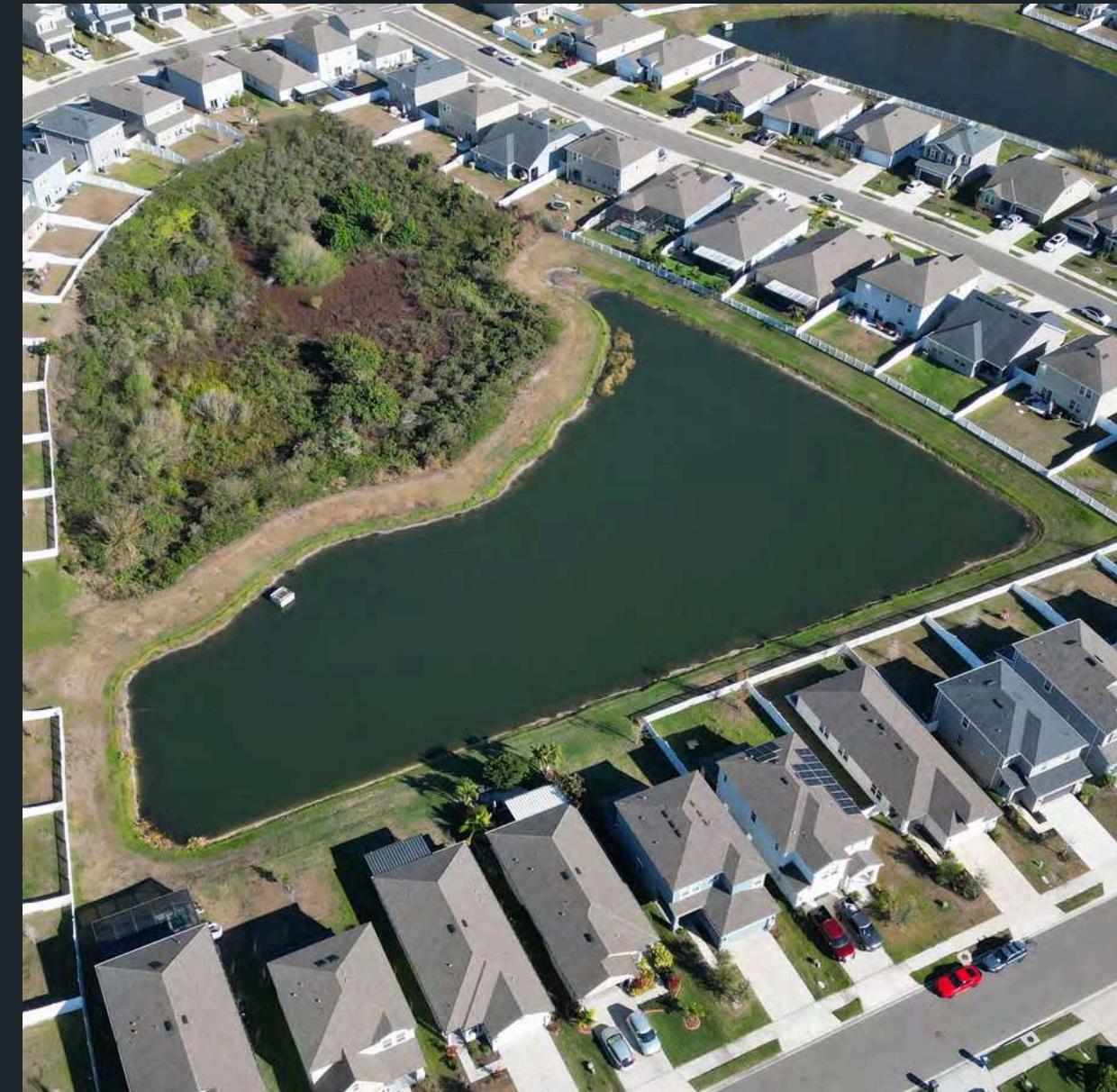
WILLOW WALK CDD

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



SUMMARY:

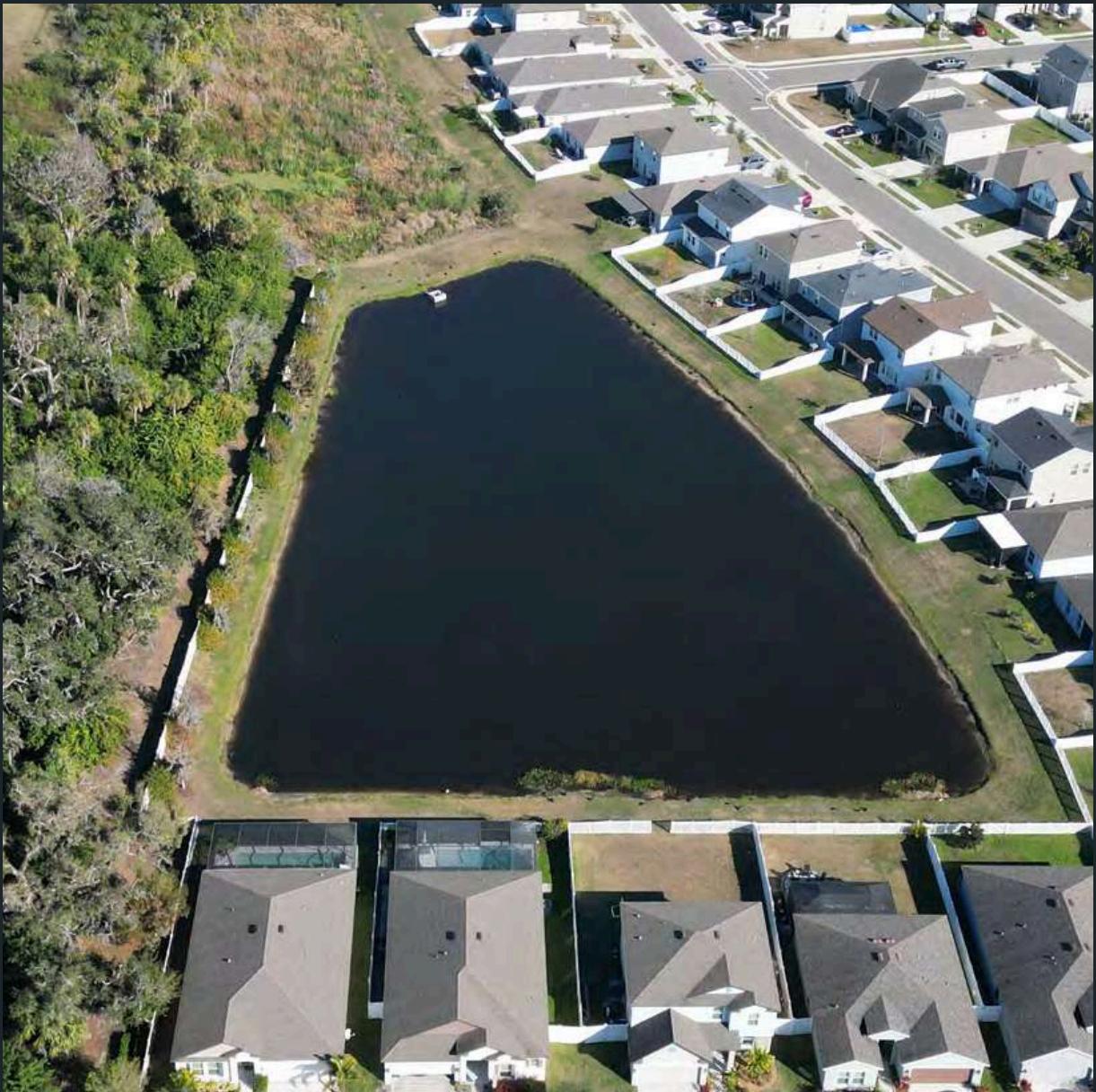
Very nice having the cold temperatures this year. Points to remember when having these cold days in Florida in regards to storm water ponds. Algae, plants, and larvae go dormant during these times so expect that when warm days come we will receive a bloom or some sort. Algae and larvae pop during warm winter days. Our teams will be diligent in algae service calls out side of contractual visits. Hope fully this cool air sticks around for a bit as summer is right around the corner.



Pond #L1 Treated for Algae and Shoreline Vegetation.

Pond #L2 Treated for Algae and Shoreline Vegetation.

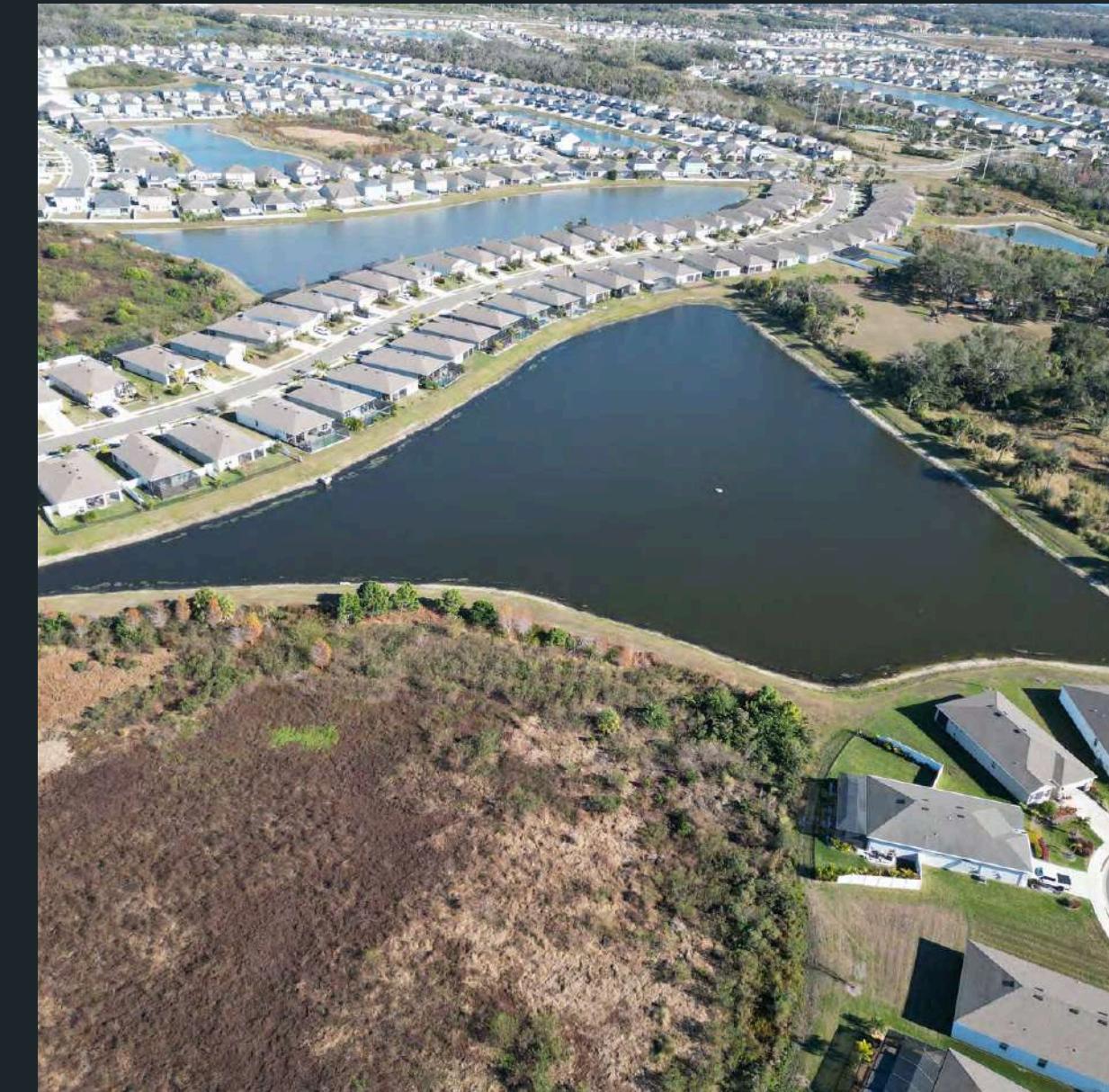
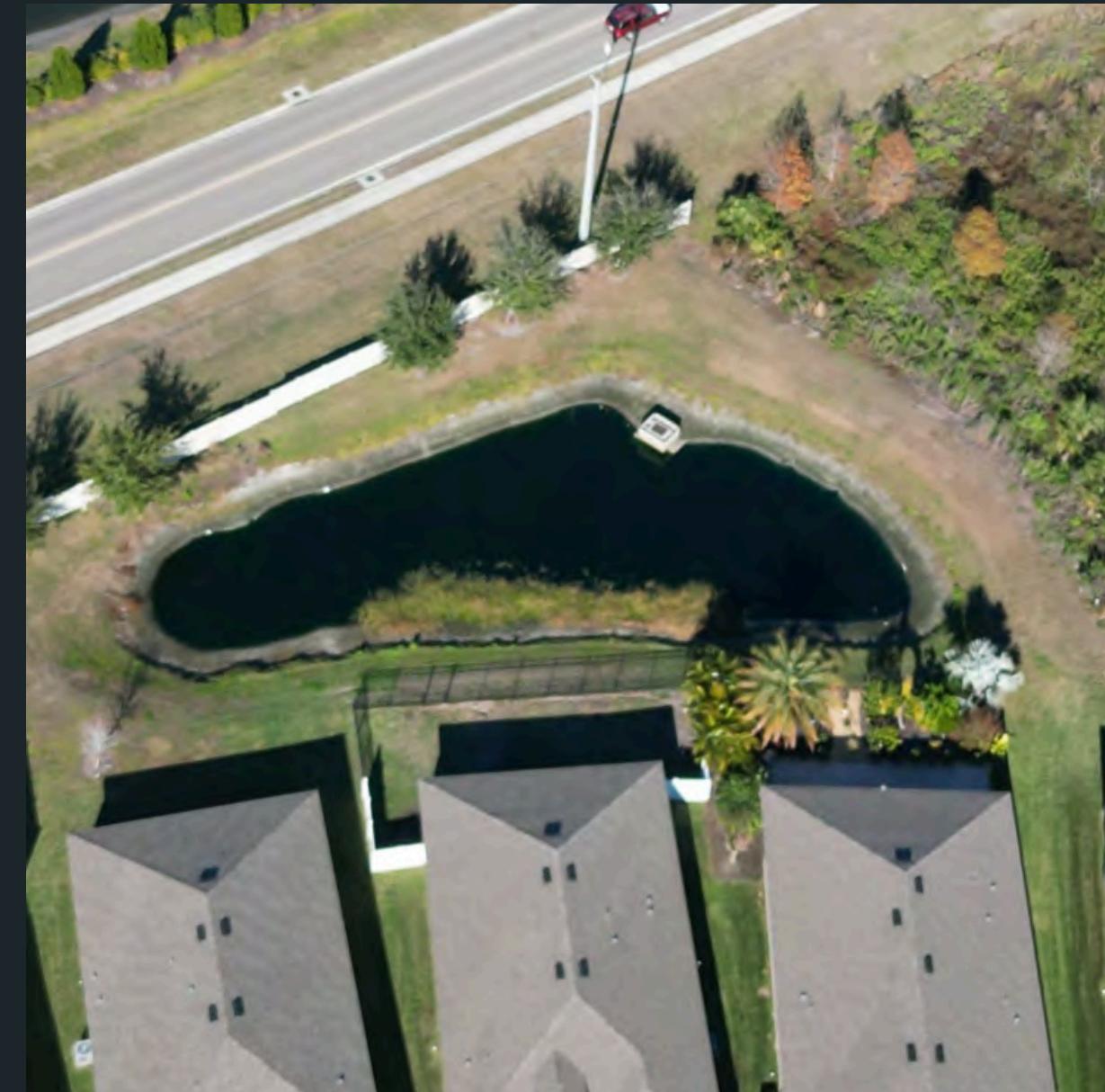
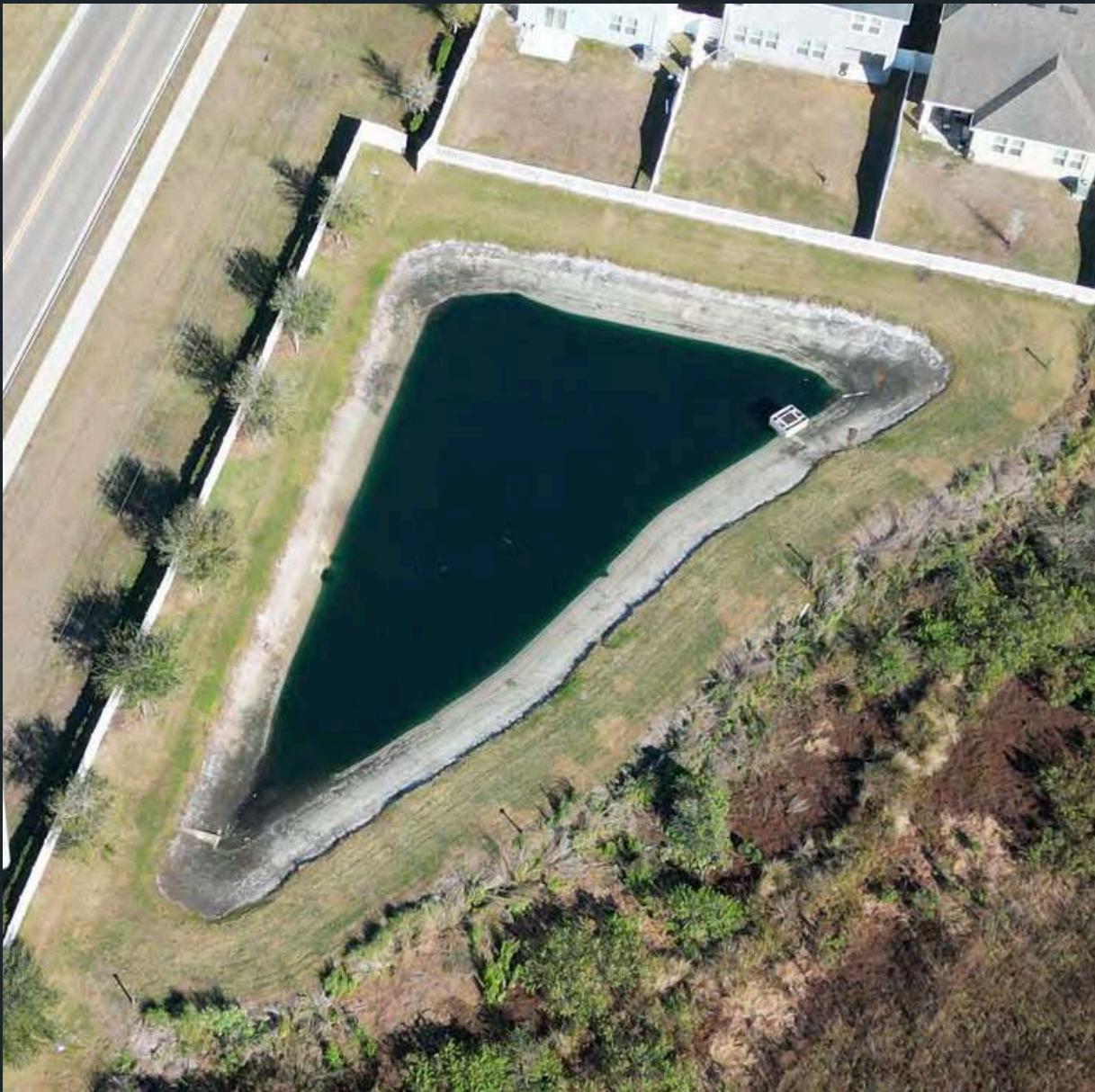
Pond #L3 Treated for Algae and Shoreline Vegetation.



Pond #L4 Treated for Shoreline vegetation.

Pond #L5 Treated for Shoreline Vegetation.

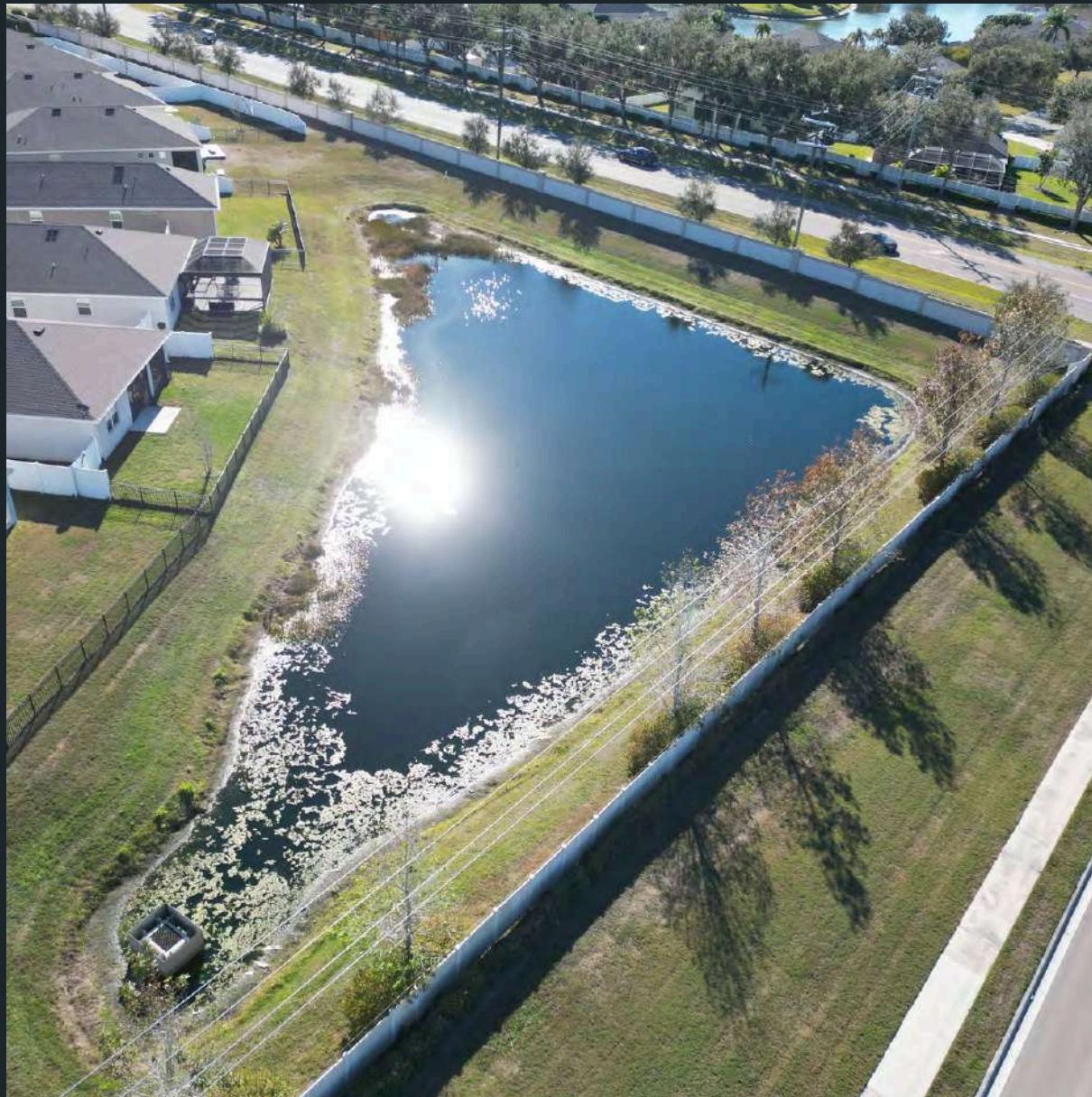
Pond #L6 Treated for Shoreline vegetation.



Pond #L7 Treated for Algae and Shoreline Vegetation.

Pond #L8 Treated for Algae and Shoreline Vegetation.

Pond #L9 Treated for Algae and Shoreline Vegetation.



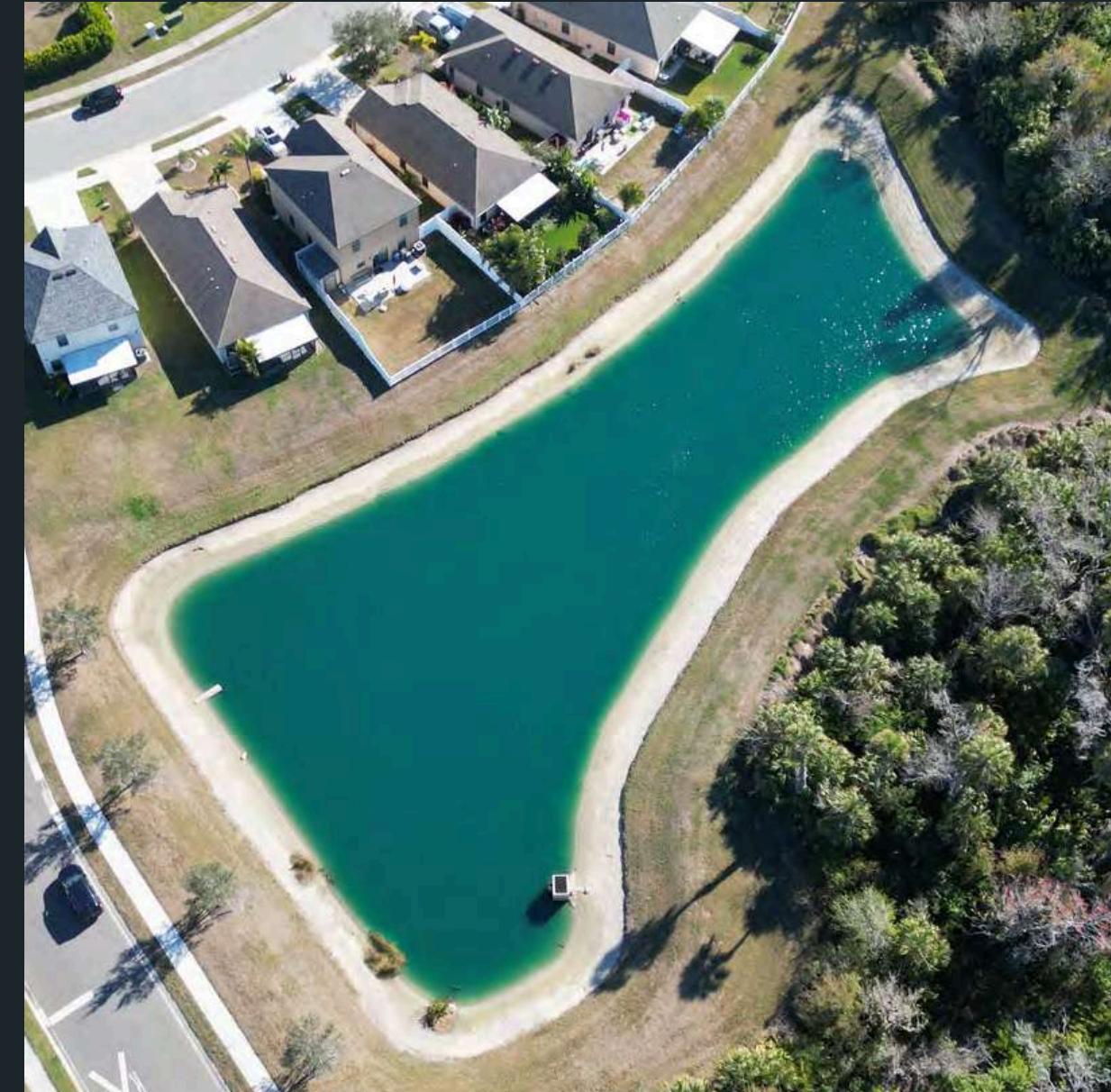
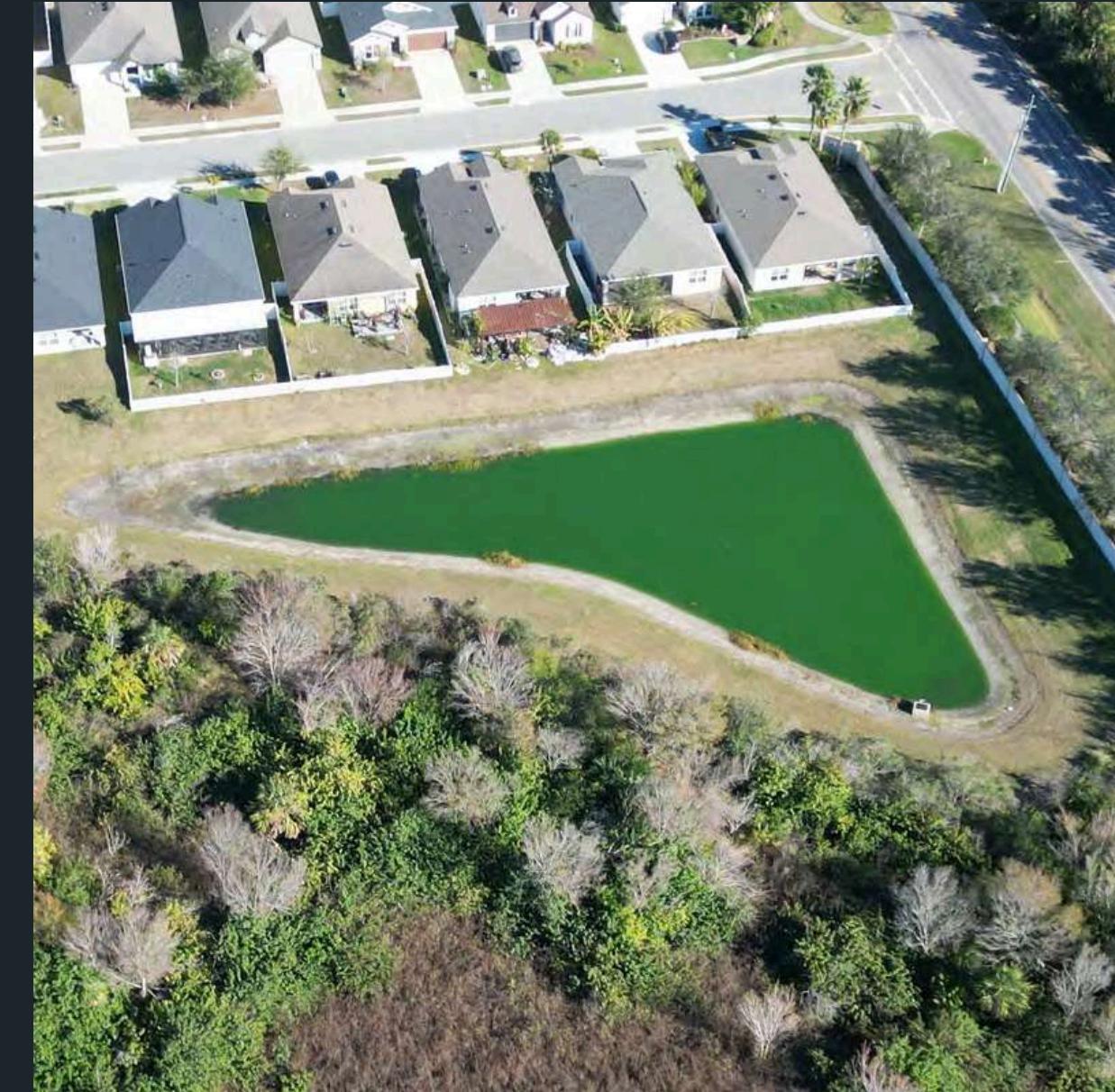
Pond #L10 Treated for Algae and
Shoreline Vegetation.



Pond #L11 Treated for Shoreline
Vegetation.



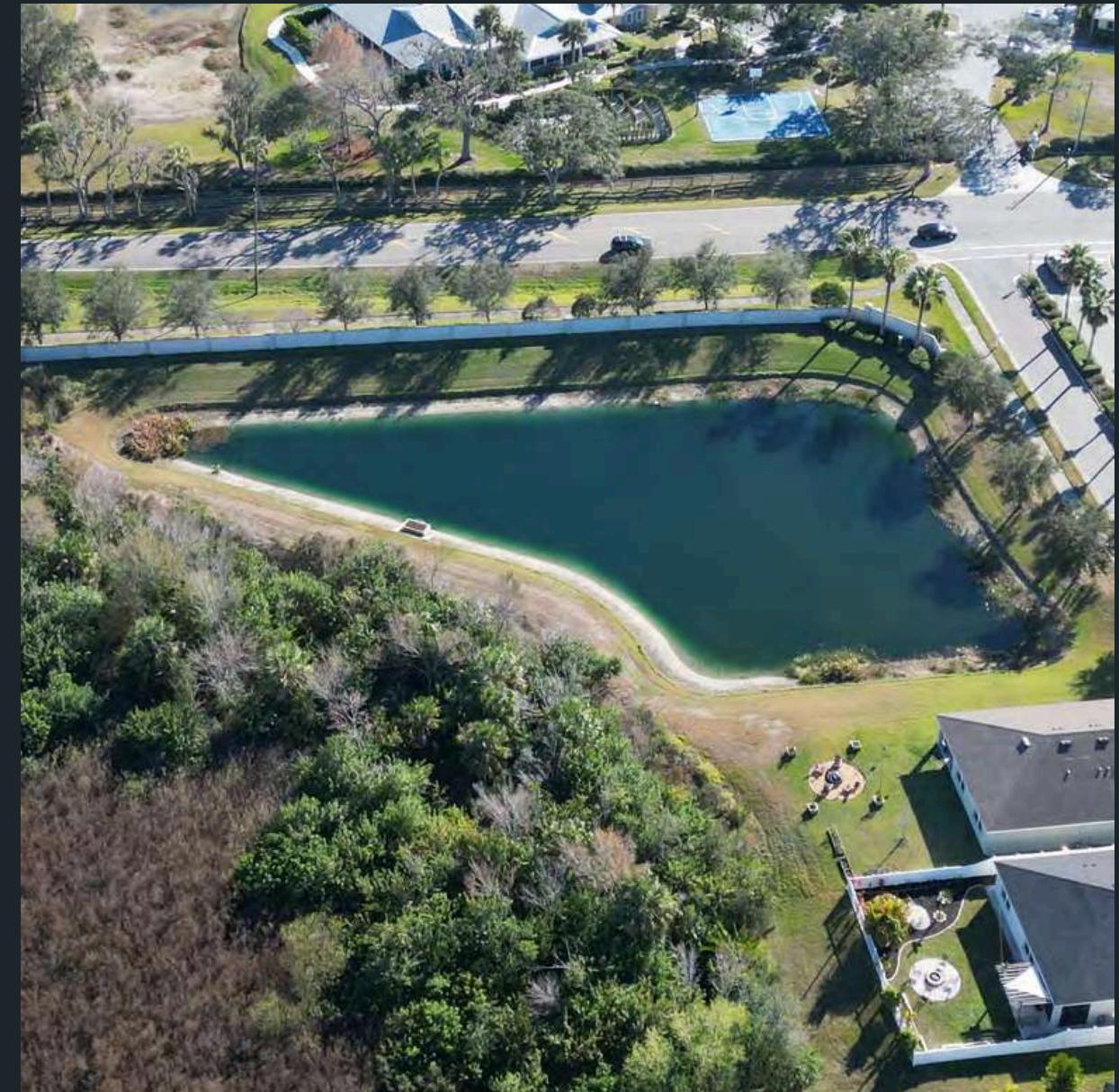
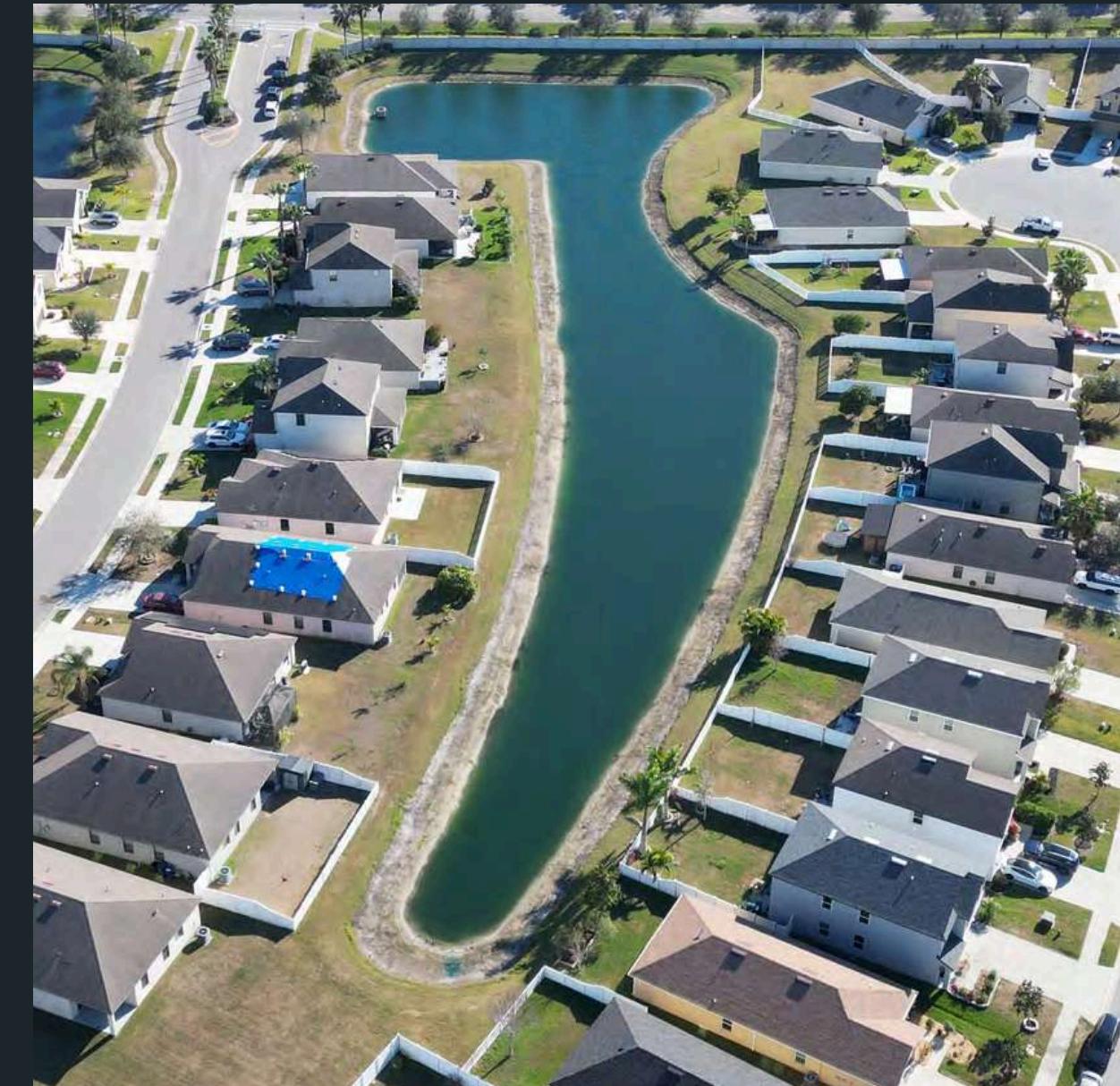
Pond #L12 Treated for Shoreline
Vegetation.



Pond #L13 Treated for 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.



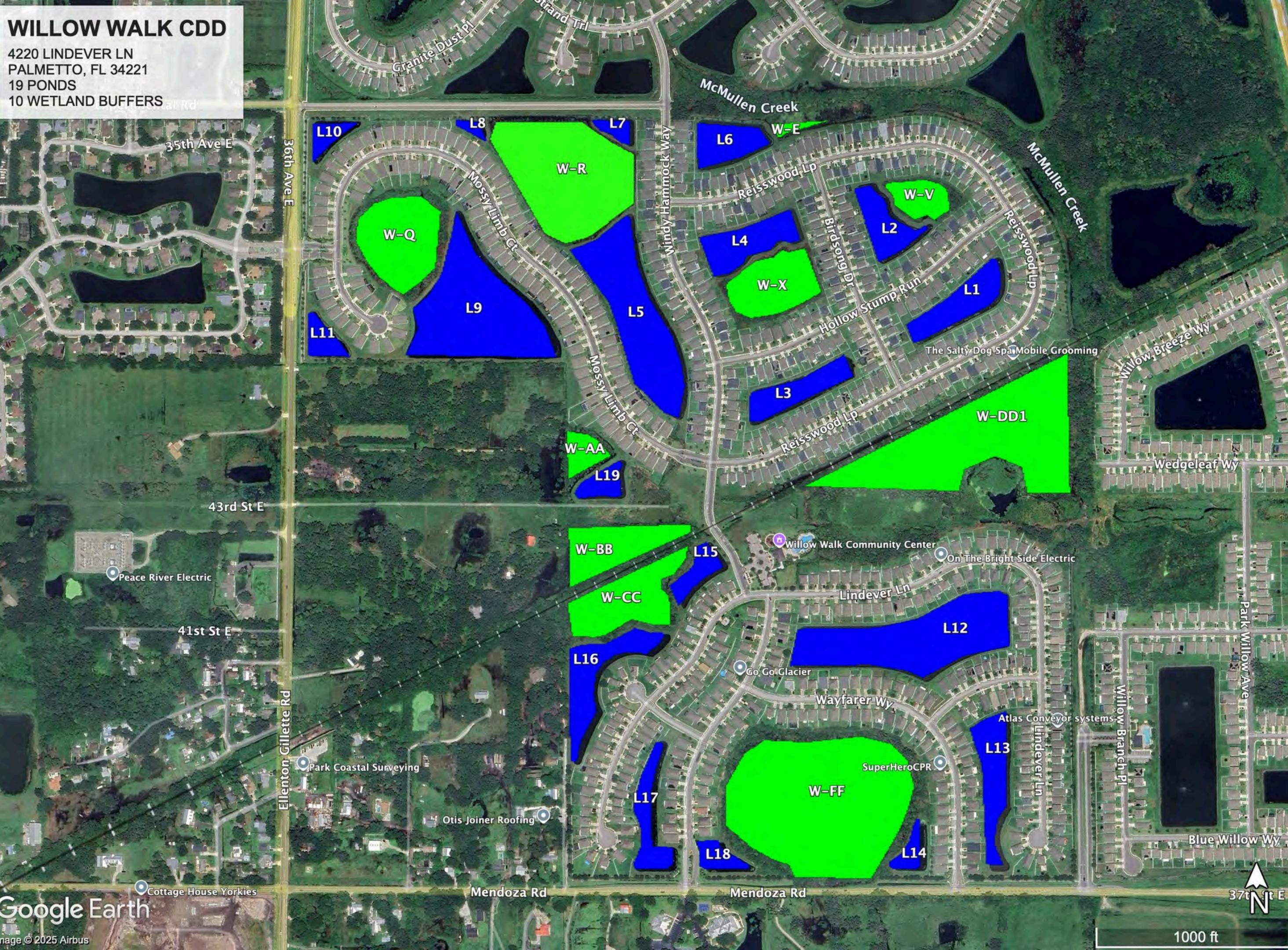
MONTHLY REPORT

JANUARY, 2026



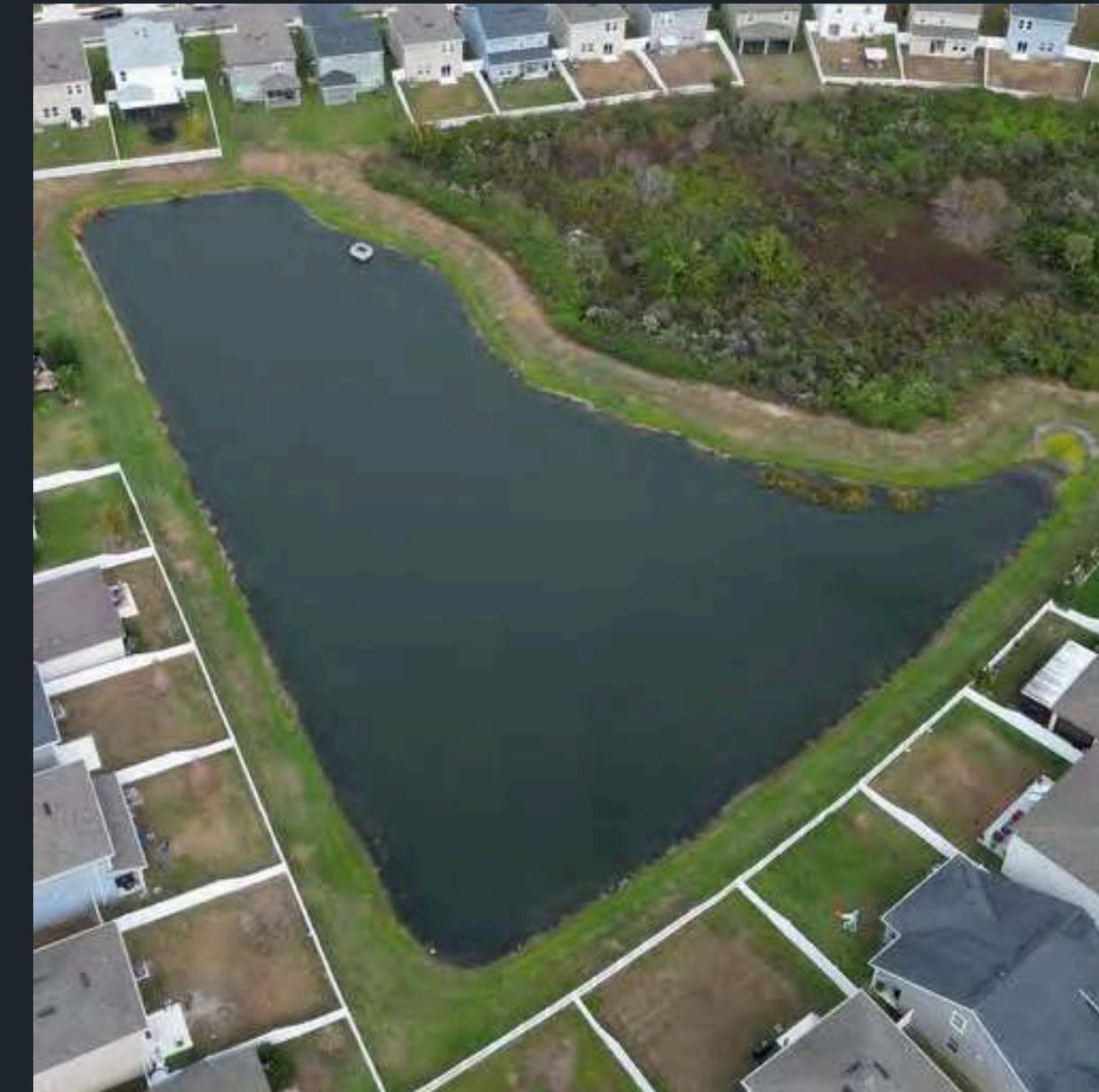
WILLOW WALK CDD

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



SUMMARY:

Winter is here in Florida. After a hot summer it's nice seeing air temperatures drop and pond growth reduce. A few things to keep in mind during the cooler months. Dissolved oxygen levels are high and fish are thriving. We will receive abnormally hot winter days and Algae will bloom fast, when this happens this growth respond great to treatment. The last thing to watch for is invasive species struggling during freezes. Overall in a great spot moving into the new year. Hope the holidays were great and happy new years!



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 Shoreline vegetation.



Pond #L7 Treated for Algae and Shoreline Vegetation.

Pond #L8 Treated for Algae and Shoreline Vegetation.

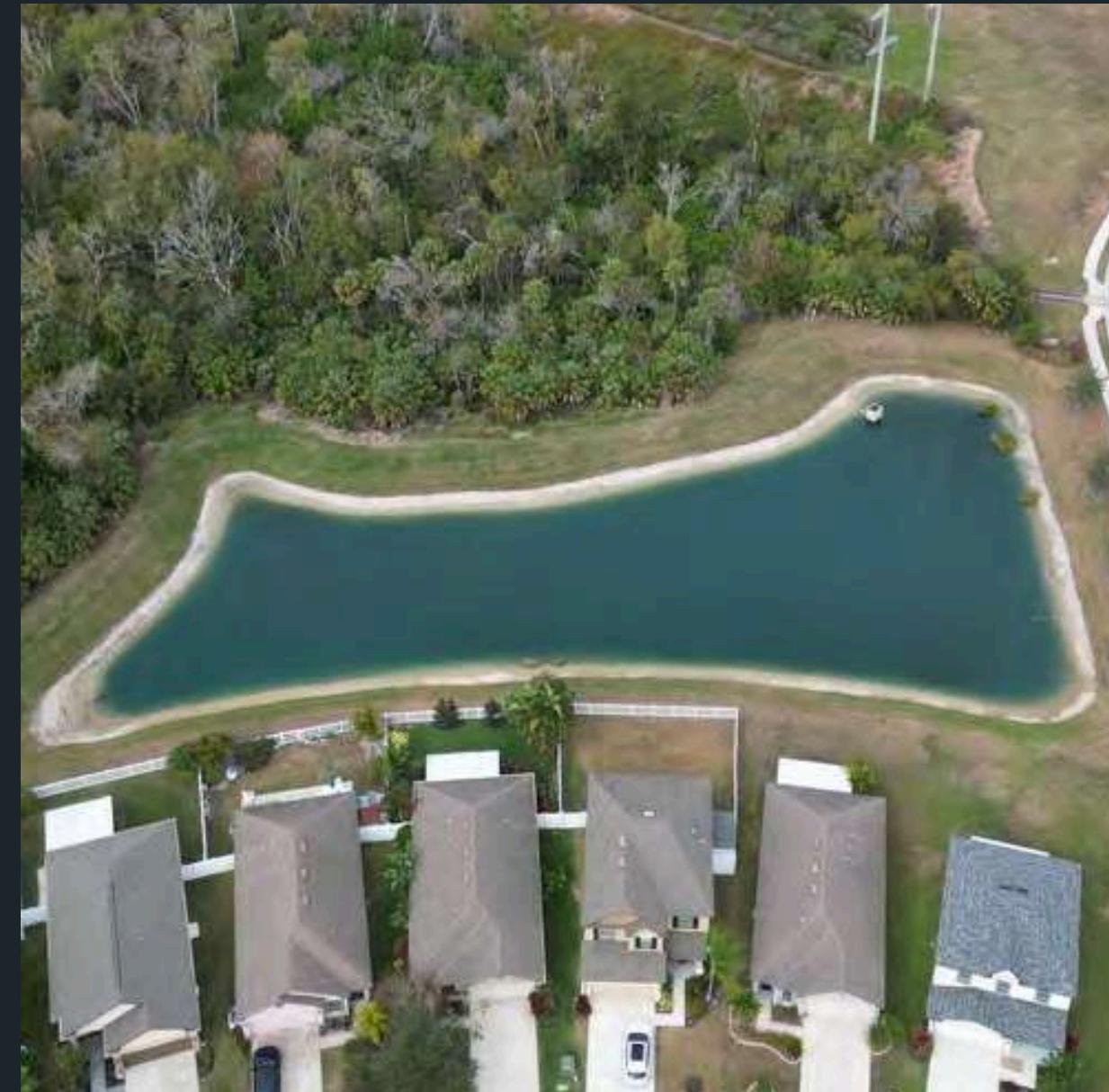
Pond #L9 Treated for Algae and Shoreline Vegetation.



Pond #L10 Treated for Algae and Shoreline Vegetation.

Pond #L11 Treated for Algae and Shoreline Vegetation.

Pond #L12 Treated for Shoreline Vegetation.



Pond #L13 Treated for 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 2

Willow Walk

LANDSCAPE INSPECTION REPORT



January 7, 2026
Rizzetta & Company
Haley Pryor – Landscape Specialist
Landscape Inspection Services



Rizzetta & Company
Professionals in Community Management

General Updates, Recent & Upcoming Maintenance Events

- Palms community wide need maintenance. The enhancement project scope will be decided on during the week of 1/12-1/16.

The following are action items for **Bloomings** 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. Along the southwest perimeter fence on 40th Ave E, the Viburnum hedgerow is inconsistent. Dead hedges need to be pulled and replaced along with removal of vines and debris clean up. Irrigation drip line is running but there is a busted line at the halfway mark. (Pics 1a-d>)



2. On 37th St. E, the southern border wall landscape has similar conditions with struggling and brown Ligustrum trees and Indian Hawthorn bushes with leaf loss. There are missing placements that have already been pulled. Viburnum hedges lining this end are also in decline. Please advise on the gameplan for replacements. (Pics 2a-c>)



37th St. E/Mendoza Rd./Willow Walk Dr./Monument

<2a



<2b



<2c



3. Along Mendoza Rd., past the Willow Walk Dr. monument, weeds are thriving and taking over the bed. All weeds throughout the perimeter beds need to pulled and treated. This area is heavily concentrated. (Pic 3)

3



4. **Noting dead Viburnum have been removed along the wall at the end of Mendoza Rd. Replacements are contingent upon the board's decision regarding the enhancement gameplan with Bloomings.**

5. The Willow Walk Dr. monument onto Mendoza Rd. has palms that need maintenance, shrubs and plants replaced, and an irrigation line may need a new coupling. The monument bed is lacking plant material for an attractive and inviting entrance. (Pics 5a&b>)

5a



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Professionals in Community Management

Mendoza Rd./ Willow Walk Dr./Pond 18

6. Noting the median at the Willow Walk Dr. entrance from Mendoza Rd. needs maintenance on palms. There is a dead palm on the median along with Indian Hawthornes that have been removed. (Pics 6a&b)

6a



6b



<5b



7. The entrance median bullnose has wilted and weak Birds of Paradise among dead Juniper. Will a replanting at this bullnose be part of the enhancement plan? (Pic 7)

7



8. Documenting turf conditions on Willow Walk Dr. past the entrance and adjacent to Pond 18. The turf is patchy with areas of dead and weedy sections. Please advise on the plan for turf improvement once determined. (Pic 8)

8



9. The corner perimeter wall of the monument at Wayfarer Way off Mendoza Rd. has Viburnum and Ligustrum placements that have been removed or are dwindling. The Sabal Palms at this entrance need maintenance. All palms at the entrances have dead fronds and hanging fruit that require removal. (Pic 9>)



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Mendoza Rd./ Wayfarer Way/ 49th Ave E

9. The wall at the Wayfarer Way monument from Mendoza Rd has missing or dwindling Viburnum and Ligustrums. Since this is a prominent location, please consider replacements as part of the enhancement plan. (Pic 9)



10. The entrance to Wayfarer Way has Sabal Palms in need of maintenance. Dead fronds and hanging fruit should be removed on both sides of this entrance. (Pic 10)

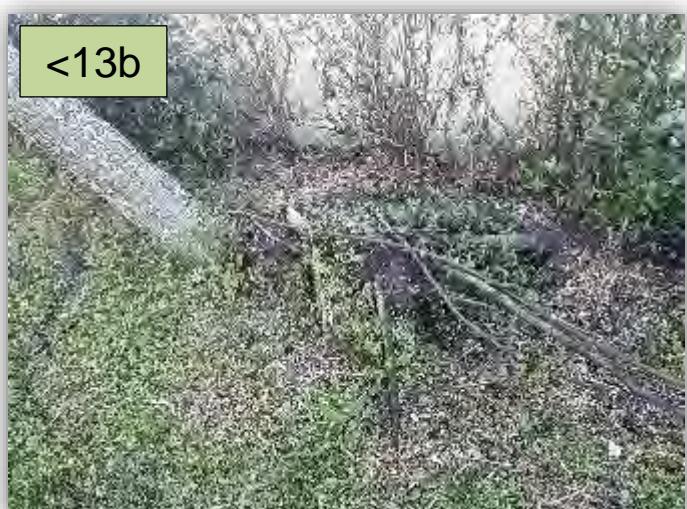


11. The perimeter wall landscaping bordering the southeastern end of the community and parallel to 49th Ave E needs extensive rehabilitation. There are multiple trees, Oaks and Magnolias, uprooted and leaning across Lindever Lane property lines. Please advise if the compromised trees will be addressed with the enhancement plan. (Pics 11a-c>)



49th Avenue East

12. The fence line along 49th Ave E also has sections of dead plant material, debris, weeds, and vines that have taken over. This boundary bed once had Viburnum hedges, ornamental grasses, and tidy star jasmine bushes layered along the border. Please advise if there is a plan to restore this tract close to the original concept and clear out the extraneous vegetation. (Pics 12a-c>)



13. Documenting a second leaning Oak Tree along this tract that may need to be prioritized along with the Oak leaning on the resident's fence. The roots are partially uprooted and applying pressure to irrigation lines. Please update on plans to remove or attempt to stake upright. (Pics 13a&b>)



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Professionals in Community Management

Pond 6/NE CDD Open Space Tract

14. Documenting the cleared open CDD tract behind the residential property lines of Reisswood Loop. The tract now has clearance and can be maintained by Bloomings. The tract begins where Reisswood Loop ends at Experimental Farm Rd. and passes Pond 6. The tract ends on the southern entrance to Windy Hammock Way. (Pics 14a-b)

14a



14b



15. Along the stretch of the open landscape tract, there are 3 waterway drain structures that need to be maintained by the mowing crews. Please have the team line trim around these structures to remove all weeds and grass that grow over the iron grates and concrete structures. (Pics 15a&c>)



Rizzetta & Company
Professionals in Community Management

NE CDD Open Tract

16. The CDD maintained landscape bed behind Lots 299 and 300 has Sabal Palms that need maintenance and miscellaneous debris that needs disposal. There is also a dead Palm that needs to be removed. (Pics 16a-c)



17. There are 3 dead palms in a row that need to be removed from the bed along the PVC fence behind Lot 161. This will be on the proposal page as well. (Pic 17)



18. Towards the end of the tract, before it joins the open space on the Reisswood Loop and Windy Hammock Way intersection, there is a section of brush that still needs clearing. The closest marker is Lot 154. Please advise if this is scheduled to be cleared out. (Pic 18)



Rizzetta & Company
Professionals in Community Management

Windy Hammock Way/Willow Walk Dr./Mossy Limb Ct.

19. The plant bed on Windy Hammock Way, between Reisswood Loop and the railroad tracks, needs maintenance on the palms. The Viburnum at the end corner is declining and the grasses need trimming. Please advise if this will be scheduled as part of the enhancement project or regular maintenance. (Pics 19a&b)

19a



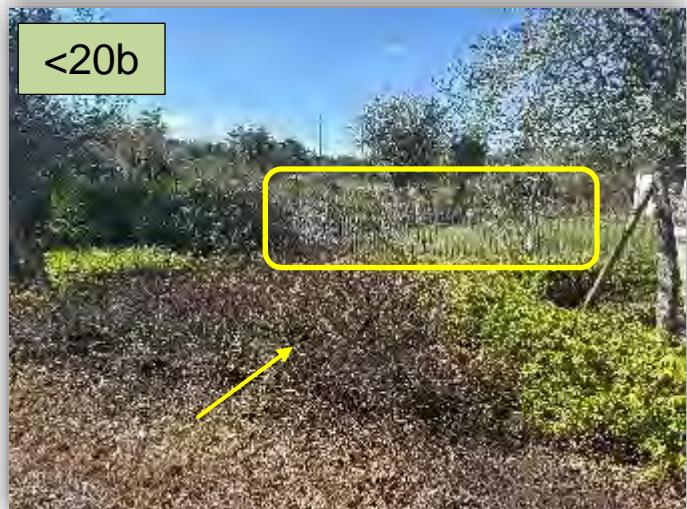
19b



<20a



<20b



21. Dead Viburnum hedgerow lines the metal fence past the gates on the exit side. Making note for consideration in the enhancement project. (Pic 21)

21



20. The palms at the gated entrance of Mossy Limb Ct. need maintenance. Noting the dead fronds and condition of palms at this location. On the left of the gated exit, dead Viburnum is lining the fence and firebush at the front of the bed is struggling. **Is there an update on irrigation for these entrance feature beds?** (Pics 20a&b>)



Rizzetta & Company
Professionals in Community Management

Experimental Farm Rd./Ellenton Gillette Rd./Mossy Limb Dr.

22. Noting missing Viburnum hedgerow sections along the fence on Experimental Farm Rd. In addition, there is a section with overgrown brush that may need to be cleared before it gets worse. (Pics 22a&b)



23. Documenting weak condition of Viburnum and Oak trees along the wall on Ellenton Gillette Rd. The hedgerow looks leafless and dry. Please inspect and advise if dead bushes will be pulled or replaced during the enhancement project. (Pic 23>)

24. The Ellenton Gillette Rd. entrance monument to Mossy Limb Ct. is surrounded by Sabal Palms that need dead fronds and hanging fruits removed. (Pic 24>)



25. The Duranta at the entrance monument and median bullnose need to be inspected. Some of them are brown and the tops appear burnt. Please investigate and treat accordingly. (Pic 25)



Rizzetta & Company
Professionals in Community Management

Mossy Limb Ct./Windy Hammock Way/Amenity Center

26. Across from the median and inside the gate on Mossy Limb Ct., the Palms in the bed need maintenance performed and the Duranta checked for issues causing decline. (Pic 26)

26



<28



<29a



<29b



27. Noting turf conditions on the corner of Windy Hammock Way by the mailboxes and pool. (Pic 27)

27



28. This plant bed by the resident home needs extensive vegetation clean up. Vines, brush, and Brazilian Pepper trees need removed to recreate a neat and tidy bed by the pool area. (Pic 28>)

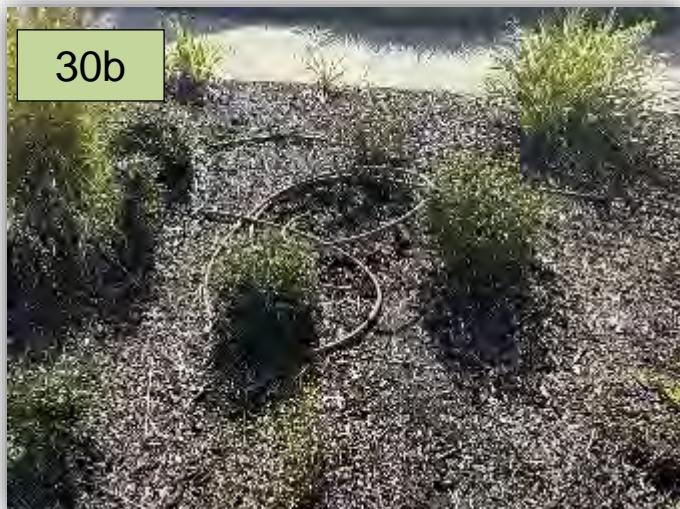
29. The small Oak Tree in the bed by the pool clubhouse parking lot may need to be re-staked. This tree is leaning and the 2x4 stake kit has fallen over. Please inspect the stability of the tree and bolster if needed. (Pic 29 a&b>)



Rizzetta & Company
Professionals in Community Management

Amenity Center/Windy Hammock Way

30. Dead palm needs removal on the edge of the playground entrance. **Please update on the irrigation in the bed at the walkway between the pool and playground.** (Pics 30a&b)



31. The driveway on the left of the Amenity Center has a large patch of soil where plants were removed. Has there been a decision on when to plant replacement bushes here? (Pic 31)



Proposals

1. Please provide a proposal to remove the dead Sabal Palm on the Willow Walk Dr. entrance median. Although staked at one time, this tree is not thriving. (Pic 1)



2. Please provide a proposal to remove the dead Sabal Palm on the Northeast tract between the fence and wetland buffer behind Reisswood Loop. Refer to item #16. (Pic 2)



3. There are 3 dead palms in a row that need to be removed from the bed along the PVC fence behind Lot 161. Please consider a proposal for this as part of the CDD open landscape tract that needs regular maintenance. Refer to item # 17. (Pic 3)



4. Is there a pending proposal for the removal of the dead palm trunk at the edge of the playground on Windy Hammock by pool?. Refer to item # 30. (Pic4)



Tab 3



Willow Walk CDD

Bloomings Landscape is proposing to:

Remove, dispose and stump grind dead Washingtonia Palms/Sabal Palms and the locations below.

- Ø Playground area – 1 x Sabal*
- Ø Mossy Limb Ct. and Windy Hammock Way – 3 x Washingtonia*
- Ø Willow Walk Dr and 37th St E – 1 x Washingtonia*

Total - \$2,185.00

*Willow Walk CDD
Authorized Rep.*

*Bloomings Landscape
Authorized Rep.*

Date _____

Date _____

Tab 4

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, December 15, 2025, at 4:06 p.m.** at the Driftwood Clubhouse, 8810 Barrier Coast Trail, Parrish FL 34219.

Present and constituting a quorum were:

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

Also, present were:

Stephanie DeLuna
Savannah Hancock
John Fowler
Bert Smith
Haley Pryor

District Manager, Rizzetta & Company, Inc.
District Counsel, Kilinksy Van Wyk
Landscape Inspection Manager, Rizzetta & Co.
Sitex Aquatics
Landscape Inspection Specialist, Rizzetta & Co.

Audience **Present**

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Public Comment

Audience comments were heard regarding a dead palm tree, poor landscape, a fountain needing repair, and irrigation.

THIRD ORDER OF BUSINESS

Staff Reports

A. District Counsel

1. Discussion of Irrigation Claim

Ms. Hancock explained the process if the Board wishes to file in court against the company that installed the last well pump. A discussion ensued on having the District Engineer present in the future for installations. The Board chose to repair the current well pump.

On a motion by Mr. Milenkovski, seconded by Mr. Mustafa, with all in favor, the Board approved to repair the current irrigation pump, for the Willow Walk Community Development District.

50 **B. Aquatic Maintenance**

51 1. Presentation of Aquatics Report

52 Mr. Smith reviewed his report with the Board. Mr. Smith explained that
53 there will typically be some form of algae present in the retention ponds.
54 It is being treated as aggressively as possible without killing fish.

55 2. Consideration of Sitex Wetland Buffer Cleaning

56 On a Motion by Mr. Milenkovski, seconded by Mr. Mustafa, with all in favor, the Board
57 approved the Sitex Aquatics proposal for wetland buffer cleaning for \$3270.00, for the
58 Willow Walk Community Development District.

59 3. Consideration of Fountain/Aerator Agreement

60 This proposal was not considered by the Board.

61 **C. District Engineer**

62 Mr. Morris was not present.

63 **D. Landscape Inspection**

64 1. Ranking of Landscape RFP Proposals

65 There were seven landscape companies present. Board members were
66 able to ask questions of any or all companies. The rankings were as
67 follows:

68 1. Bloomings at 265.66 points
69 2. Juniper at 231.24 points
70 3. United at 211.00
71 4. Brightview at 207.18
72 5. Redtree at 205.05
73 6. ASI at 110.13
74 7. Pine Lake at 106.98

75 On a Motion by Mr. Milenkovski, seconded by Mr. Mustafa, with all in favor, the Board
76 approved to retain Bloomings as the landscape vendor, pending a signed agreement, for
77 the Willow Walk Community Development District.

78 2. Discussion of Landscape Enhancements in the Community

79 A discussion ensued on a dollar amount for landscape enhancements
80 in the District. Mr. Fowler suggested to move forward in stages, as in
81 starting with removing all dead items first.

On a Motion by Mr. Milenkovski, seconded by Ms. Adams, with all in favor, the Board approved a not to exceed amount of \$15,000.00 for landscape enhancements, for the Willow Walk Community Development District.

85
86 **E. District Manager**

87 1. District Manager's Report

88 Ms. DeLuna reminded the Board that the next meeting scheduled is on
89 Tuesday, February 3, 2026, at 4:00 p.m., the location will be determined.

90
91 Ms. DeLuna introduced Ms. Sam Stevens as a new District Manager
92 with Rizzetta & Company training with her for a few months.

93
94 **FOURTH ORDER OF BUSINESS** **Business Items**

95
96 A. **Acceptance of Third Quarter Website Audit**

97
98 On a Motion by Mr. Milenkovski, seconded by Mr. Mustafa, with all in favor, the Board
99 accepted the third quarter website audit as presented, for the Willow Walk Community
100 Development District.

101
102 B. **Ratification of Audit Engagement Letter**

103
104 On a Motion by Mr. Milenkovski, seconded by Mr. Mustafa, with all in favor, the Board
105 ratified the audit engagement letter with McDermitt Davis, for the Willow Walk Community
106 Development District.

107
108 C. **Consideration of Resolution 2026-01, Amending Amenity Policies**

109 This resolution changes the policy of allowing fishing to prohibiting fishing
110 in the District. This item was tabled until the February meeting.

111 **FIFTH ORDER OF BUSINESS** **Business Administration**

112 A. **Consideration of the Minutes of the Board of Supervisors**
113 **Meeting held on September 9, 2025**

114
115 On a Motion by Mr. Milenkovski, seconded by Mr. Mustafa, with all in favor, the Board
116 approved the minutes of the Board of Supervisors meeting held on September 9, 2025,
117 as presented, for the Willow Walk Community Development District.

118
119 B. **Consideration of the Operations and Maintenance Expenditures for**
120 **August 2025**

On a Motion by Mr. Milenkovski, seconded by Mr. Mustafa, with all in favor, the Board ratified the August 2025 (\$30,324.31) expenditures, for the Willow Walk Community Development District.

114
115 Ms. DeLuna explained that the Duval Landscaping invoices were left out of
116 the August 2025 expenditures. Ms. Hancock explained the invoices that are being
117 disputed by the District. A dollar amount of repairs needs to be determined for the
118 damage, and the Board needs to approve either a replacement analysis or
119 percentage analysis to move forward with a claim against Duval Landscaping.

On a Motion by Mr. Milenkovski, seconded by Mr. Mustafa, with all in favor, the Board approved for Mr. Milenkovski to work outside of meeting with District Management and District Counsel to determine a replacement value for all damages to make a claim against Duval Landscaping, for the Willow Walk Community Development District.

121
122 **SIXTH ORDER OF BUSINESS** **Supervisor Requests**

Mr. Mustafa stated the lights at the clubhouses and mailboxes are not working.

Adjournment

126 **SEVENTH ORDER OF BUSINESS**

128
129
130
131
132

Secretary / Assistant Secretary

Chairman / Vice Chairman

Tab 5

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 September 2025 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from September 1, 2025 through September 30, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$49,581.33**

Approval of Expenditures:

Chairperson

Vice Chairperson

Assistant Secretary

Willow Walk Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2025 Through September 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Ali Talib Mustafa	600000	45909	Board of Supervisor Meeting 09/09/25	\$ 200.00
Egis Insurance Advisors, LLC	600001	29626	General/POL/Property Liability Insurance FY25/26	\$ 24,695.00
Frontier Florida, LLC	300122	941-722-1788-111920-5 09/25	Internet Service 09/25	\$ 241.67
Harrison Ranch CDD	300126	WW0925-01	Meeting Rental 08/25	\$ 200.00
Jasen Milenkovski	600002	45909	Board of Supervisor Meeting 09/09/25	\$ 200.00
Jerry Richardson Trapper	300123	2061	Monthly Wildlife Services 08/25	\$ 1,500.00
Jerry Richardson Trapper	600004	2073	Monthly Wildlife Services 09/25	\$ 1,500.00
Kathleen M Adams	600003	45909	Board of Supervisor Meeting 09/09/25	\$ 200.00
Kilinski | Van Wyk, PLLC	300124	13005	Legal Services 07/25	\$ 1,147.94
Manatee County Sheriff's Office False Alarm Reduction	300129	576514	False Alarm #27 Fine-4220 Lindever LN 09/25	\$ 400.00
Manatee County Sheriff's Office False Alarm Reduction	300129	576539	False Alarm #28 Fine-4220 Lindever LN 09/25	\$ 400.00
Manatee County Utilities Department	300137	100024903.3	4220 Lindever Ln 08/25	\$ 545.72
Morris Engineering and Consulting, LLC	600005	INV-12741	Engineering Services 08/25	\$ 3,400.00

Willow Walk Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2025 Through September 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Peace River Electric Cooperative, Inc.	20250930-1	Peace River Summary 08/25 ACH	Electric Services 08-25	\$ 1,426.74
Rizzetta & Company, Inc.	300125	INV0000102225	District Management Fees 09/25	\$ 5,976.26
SafeTouch, LLC	600006	20670	Monthly Clubhouse Security Monitoring 09/25	\$ 500.00
Sitex Aquatics, LLC	600007	10213-b	Monthly Lake Maintenance 09/25	\$ 3,008.00
Spearem Enterprise, LLC	300128	6249	Clubhouse Cleaning Service 07/16/25- 08/15/2025	\$ 760.00
Spearem Enterprise, LLC	300138	6261	clubhouse cleaning services, 4 weeks at 3 times a/week 8/15/2025 to	\$ 760.00
Sunshine Pools of Bradenton, LLC	300130	24412	Monthly Pool Services 09/25	\$ 1,250.00
Sunshine Pools of Bradenton, LLC	600008	24484	Re-install pool ladder 09-25	\$ 75.00
The Observer Group, Inc.	300127	25-01460M	Legal Advertising 08/25	\$ 70.00
Total Community Maintenance, LLC	600009	8115	Monthly janitorial and light maintenance services. Includes 9-25	\$ 1,125.00
Report Total				\$ 49,581.33

WILLOW WALK CDDMeeting Date: September 9, 2025**SUPERVISOR PAY REQUEST**

Name of Board Supervisor	Check if paid
Jasen Milenkovski	X
Shaun Chadelaine	
Ali Mustafa	X
Brandy Dingley	
Kathleen Adams	X

(*) Does not get paid

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

Meeting Start Time:	4:00pm
Meeting End Time:	5:11pm
Total Meeting Time:	1:09mins

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

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

ADDITIONAL OR CONTINUED MEETING TIMECARD

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

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

DM Signature



INVOICE



Insurance & Risk Advisors

Willow Walk Community Development District
c/o Rizzetta & Company
3434 Colwell Ave., Ste 200
Tampa, FL 33614

Customer	Willow Walk Community Development District
Acct #	785
Date	09/18/2025
Customer Service	Yvette Nunez
Page	1 of 1

Payment Information	
Invoice Summary	\$ 24,695.00
Payment Amount	
Payment for:	Invoice#29626 100125709

Thank You

Please detach and return with payment



Customer: Willow Walk Community Development District

Invoice	Effective	Transaction	Description	Amount
29626	10/01/2025	Renew policy	Policy #100125709 10/01/2025-10/01/2026 Florida Insurance Alliance Package - Renew policy Due Date: 9/18/2025	24,695.00

RECEIVED
09-24-25

Please Remit Payment To:
Egis Insurance and Risk Advisors
P.O. Box 748555

Total

\$ 24,695.00

Thank You

REMIT PAYMENT TO: EGIS INSURANCE & RISK ADVISORS, INC., 6000 Fairwood Rd., College Park, GA 30340

Remit Payment To: Egis Insurance Advisors
P.O. Box 748555
Atlanta, GA 30374-8555

(321)233-9939

Date

accounting@egisadvisors.com

09/18/2025



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

PIN:
[REDACTED]

Billing Date:
Aug 19, 2025

Billing Period:
Aug 19 - Sep 18, 2025

Hi WILLOW WALK CDD,

08/25/25

Simplify your payments! Enroll in Auto Pay today to avoid missed payments and service interruptions.

Bill history

Previous balance	\$241.67
Payment received by Aug 19, thank you	-\$241.67

Service summary

	Previous month	Current month
Bundle	\$240.97	\$240.97
Taxes and Fees	\$0.70	\$0.70
Total services	\$241.67	\$241.67
Total balance		\$241.67

Total balance
\$241.67
due
Sep 12

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 DY RP 19 08202025 NNNNNNNY 01 992365

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

Total balance
\$ 241.67

Account number
941-722-1788-111920-5

Due by
Sep 12

Amount enclosed
\$ _____

Mail payment to:

FRONTIER
PO BOX 740407
CINCINNATI, OH 45274-0407

3820099417221788111920000000000000000241675



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

PIN:
[REDACTED]

Billing Date:
Aug 19, 2025

Billing Period:
Aug 19 - Sep 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

Billing Date:
Aug 19, 2025

Page 3/4

PIN:



Billing Period:
Aug 19 - Sep 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

08.19-09.18	FiberOptic Internet 500 Static IP	\$140.98
	Business Fiber Internet 500	\$74.99
	1 Usable Static IP Address	\$25.00
Bundle Total		\$240.97

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 **\$241.67**

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:
[REDACTED]

Billing Date:
Aug 19, 2025

Billing Period:
Aug 19 - Sep 18, 2025



Harrison Ranch

Community Development District
3434 Colwell Avenue, Suite 200
Tampa, FL 33614
Phone 813.533.2950

INVOICE

RECEIVED
09-03-25

DATE: September 1, 2025

INVOICE: WW0925-01

Bill To:

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

Type	DESCRIPTION	AMOUNT
Rent	Rent - Meeting 08/12/2025	200.00
TOTAL		\$200.00

Make all checks payable to Harrison Ranch CDD.

If you have any questions please contact Eric Kanjirathingal at 813-533-2950 or ekanjirathingal@rizzetta.com.

Invoice Payment Terms:

Due Date:

October 1, 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

08/18/25

INVOICE # 2061**DATE** 08/15/2025**DUE DATE** 09/01/2025**TERMS** Net 15

ACTIVITY	QTY	RATE	AMOUNT
State Wildlife Trapping Monthly service for August 2025	1	1,500.00	1,500.00

2 Cameras/1 Trap on property

LTD Hog removal: 34
YTD Hog removal: 10
MTD Hog Removal: 1

Note:

Water levels in the conservation area are at higher levels than normal, and hogs are seeking higher ground and different vegetation at this time, but all measures are being taken to monitor them.

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

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 # 2073**DATE** 09/16/2025**DUE DATE** 10/01/2025**TERMS** Net 15

ACTIVITY	QTY	RATE	AMOUNT
State Wildlife Trapping Monthly service for September 2025	1	1,500.00	1,500.00

2 Cameras/1 Trap on property

LTD Hog removal: 37
YTD Hog removal: 13
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



INVOICE

KILINSKI | VAN WYK

Kilinski | Van Wyk PLLC

P.O. Box 6386
Tallahassee, Florida 32314

Invoice # 13005
Date: 08/13/2025
Due On: 09/12/2025

08/13/25

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

Statement of Account

	Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(	\$581.00	+ \$1,147.94	) - ( \$0.00) =	\$1,728.94

WWKCDD-01

Willow Walk CDD - General

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	LG	07/03/2025	Review information regarding well pump deficiency and demand letter related to same.	0.30	\$330.00	\$99.00
Service	LG	07/10/2025	Prepare draft of resolution setting hearing on updated Rules of Procedure and notices of rulemaking and rule development.	0.10	\$330.00	\$33.00
Service	LG	07/17/2025	Review draft agenda for July meeting.	0.20	\$330.00	\$66.00
Service	CD	07/21/2025	Analyze Email from District Staff; Confer with District Staff; Finalize letter and transmit by Email and UPS.	0.40	\$190.00	\$76.00
Service	SH	07/21/2025	Agenda preparation call; finalize pump deficiency letter and send out.	0.50	\$285.00	\$142.50
Service	LG	07/21/2025	Review status of pump dispute and rear lot swale issues; review and revise letter to Young Wells.	0.60	\$330.00	\$198.00
Expense	KB	07/21/2025	UPS: Shipping to Young Well Drilling,	1.00	\$30.44	\$30.44

LLC.
Tracking #1Z3V9V221322735910.

Service	SH	07/22/2025	Review agenda and back up materials in preparation for monthly Board of Supervisors meeting.	0.70	\$285.00	\$199.50
Service	SH	07/23/2025	Draft response letter to AMH Development, LLC; follow up with District staff on lot grading issues.	0.60	\$285.00	\$171.00
Service	LG	07/25/2025	Confer with District Manager regarding cancellation of July meeting.	0.20	\$330.00	\$66.00
Service	SH	07/25/2025	Call with District staff to discuss bond refunding and cancellation of special meeting.	0.10	\$285.00	\$28.50
Service	SD	07/30/2025	Confer with District Manager regarding the status on the FY24 Annual Financial Report for the District. Update District files regarding same.	0.20	\$190.00	\$38.00

Total **\$1,147.94**

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

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

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

9/24/2025

Re: Notification of 29 False Alarm Activation

On 9/11/2025 at 9:39 PM, the Manatee County sheriff's Department responded to the address shown above for your 29th 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: 9/22/2025

Invoice #: 576816

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

Case #	Violation Date	Violation Time	Description
S2509111258	9/11/2025	9:39 PM	FALSE ALARM 3+
Amount Charged	Previous Balance Due		Date Due
\$400.00	\$0.00		Due Upon Receipt

Violation Description:

Violation Location: 4220 LINDEVER LN

Alarm Count: 29

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 #:	576816
Outstanding:	\$800.00

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

9/7/2025

Re: Notification of 28 False Alarm Activation

On 9/1/2025 at 12:12 AM, the Manatee County sheriff's Department responded to the address shown above for your 28th 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: 9/5/2025

Invoice #: 576539

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

Case #	Violation Date	Violation Time	Description
S2509010017	9/1/2025	12:12 AM	FALSE ALARM 3+
Amount Charged	Previous Balance Due		Date Due
\$400.00	\$400.00		Due Upon Receipt

Violation Description:

Violation Location: 4220 LINDEVER LN

Alarm Count: 28

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 #:	576539
Outstanding:	\$800.00

Remit To: Manatee County False Alarm Reduction Program
PO Box 109261
Atlanta, Ga 30384

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	\$545.72
Please Pay By	19-Sep-2025
Account Number	100024903

Account Summary

Previous Amount Due	\$736.75
Payments Received	-\$736.75
Balance Forward	\$0.00
Contract Charges	\$545.72
Total Amount Due	\$545.72

Usage Profile (Consumption x 1000 = GAL)

Meter Number 61334363

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
07/23	4931	08/21	4941	1 kgal

Important Information

- Manatee County Garbage services are changing October 6! Learn more: www.mymanatee.org/bigbin

Charge Details

Service Period 07/23 - 08/22 (31 Days)

Master Metered Water Commercial (Meter # 61334363)	(07/23 - 08/21)
Water Base Rate	1 month(s) x \$47.35
Master Meter Water	1 kgal x \$2.97
Commercial	
Master Metered Sewer Commercial	(07/23 - 08/21)
Sewer Base Rate	1 month(s) x \$131.54
Master Metered Sewer	1 kgal x \$6.59
Commercial	
Commercial Rented Bins Service	(07/23 - 08/22)
4 Yard Rented Bin	1 month(s) x \$325.69
Gate Service	(07/23 - 08/22)
Gate Service	1 month(s) x \$31.58
Total New Charges	\$545.72
Total Amount Due	\$545.72

RECEIVED
09-03-25

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



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

SERVICE ADDRESS	4220 LINDEVER LN
ACCOUNT NUMBER	100024903
BILLING DATE	29-Aug-2025
DUUE DATE	19-Sep-2025
TOTAL AMOUNT DUE	\$545.72

CHANGE OF MAILING ADDRESS
(Check Box and See Reverse Side)

ADDRESSEE:

AMOUNT PAID

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

100024903Z00000545720000000



6901 Professional Parkway East
Suite 103
Sarasota, FL 34240

INVOICE

Invoice #: INV-12741
Invoice Date: 08/22/2025
Service Period Ended: 08/22/2025
Due Date: 09/21/2025

BILL Willow Walk CDD
TO 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 Prepare plan for regrading of rear lots to address SWFWMD issues; coordinate with homebuilders and CDD consultants/manager	200.00	17.00	3,400.00
			TOTAL \$3,400.00
			TOTAL PAID \$0.00
			TOTAL DUE \$3,400.00

PLEASE NOTE OUR NEW REMITTANCE ADDRESS and remit payment to: 6901 Professional Parkway E, Suite 103, Sarasota, FL 34240

Willow Walk CDD
Peace River Electric Summary
Month: 08/25 Invoice Dated: 09/09/2025
For: 07/31/25 - 08/31/25 Due: 09/30/25

<u>Account</u>	<u>Location</u>	<u>Service Address</u>	<u>Code</u>	<u>Amount</u>
152609001	Electric	Irrigation Pump	53100-4301	\$ 49.00
152609002	Electric	4220 Lindever LN Amenity Center	53100-4302	\$ 928.00
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	\$ 111.00
152609006	Electric	3703 Wayfarer	53100-4301	\$ 31.00
152609007	Electric	4150 Mossy Limb Ct	53100-4301	\$ 146.00
152609008	Electric	4854 Ellenton Gillette	53100-4301	\$ 30.00
152609009	Electric	4705 Birdsong Dr	53100-4301	\$ 67.74

Summary		
001 53100-4301	\$	498.74
001 53100-4304	\$	928.00
Total	\$	1,426.74
		ACH

09-11-25



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

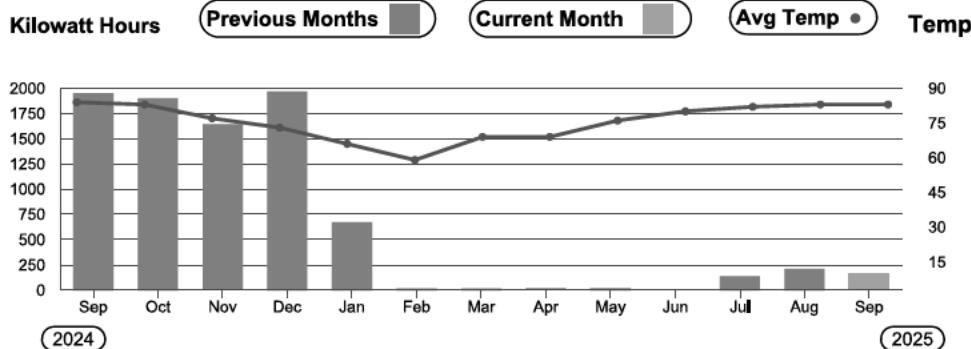


TOTAL AMOUNT DUE

\$49.00

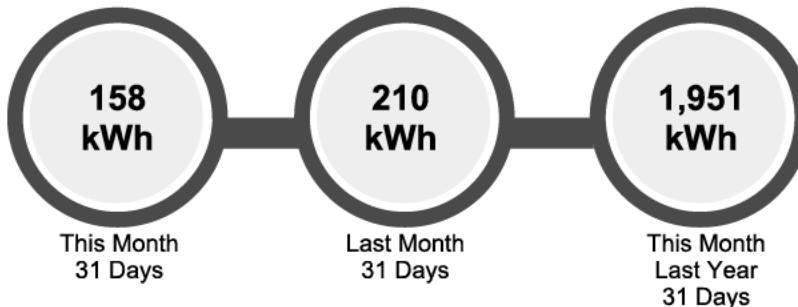
Bank Draft is scheduled for 09/30/2025

Monthly Energy Use

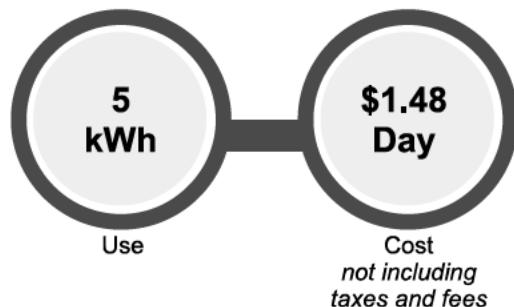


Detailed usage information is available on the SmartHub App or www.preco.coop

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 **\$49.00**
is scheduled for 09/30/2025



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

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

4 3288



110260152609001000004900000005900090920258



Account
152609001

Service Description
PUMP

Board District
8

Meter #	From	To	Readings	Meter Multiplier	kWh Usage	kW Reading
32804344	07/31/2025	08/31/2025	Previous 79,923	Present 80,081	1.0	158 5,602
Account Summary			Previous	Present		
Previous Balance			\$55.00			GS-S \$28.00
Payment(s) Made			-\$55.00			
Balance Forward			\$0.00			\$19.12
Current Charges			\$49.00			\$1.26
Total Amount Due			\$49.00			\$1.44
						Gross Receipts Tax \$1.21
						Operation Round Up \$0.49
						Total Current Charges \$49.00
						Bank Draft Amount \$49.00

Promise

Florida Low Income Home Energy Assistance Program (LIHEAP)



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799366433650001102601526090014

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

FAMILY DOLLAR

CVS

Walgreens

DOLLAR GENERAL





Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

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

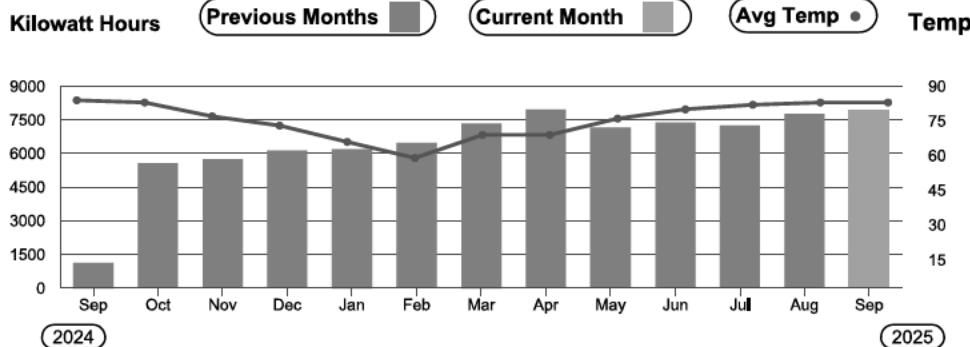


TOTAL AMOUNT DUE

\$928.00

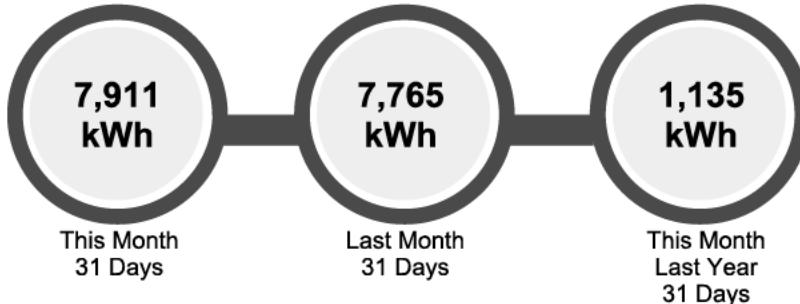
Bank Draft is scheduled for 09/30/2025

Monthly Energy Use

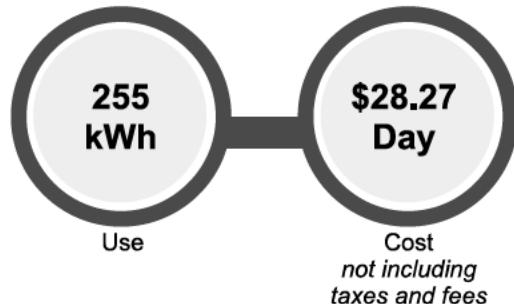


Detailed usage information is available on the SmartHub App or www.preco.coop

Monthly Energy Use Comparison



Your Average Daily Use



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Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

PO Box 1310
210 Metheny Road
Wauchula, Florida 33873
800.282.3824

Account #
Service Address

152609002
4220 LINDEVER LN

Bank Draft Amount **\$928.00**
is scheduled for 09/30/2025



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

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

4 3289



110260152609002000092800000095584090920254



Account
152609002

Service Address
4220 LINDEVER LN

Service Description
AMENITY CENTER

Board District
8

Meter #	From	To	Readings	Meter Multiplier	kWh Usage	kW Reading
918572612	07/31/2025	08/31/2025	Previous 939,237 Present 947,148	1.0	7,911	15.588
Account Summary			Current Charges			
Previous Balance \$916.00			Facilities Use Charge \$110.00			
Payment(s) Made -\$916.00			Energy Charge 7,911 kWh @ 0.083 \$656.61			
Balance Forward \$0.00			CPA 7,911 kWh @ -0.008 -\$63.29			
Current Charges \$928.00			Billed Demand 20,000 kW @ 8.660 \$173.20			
Total Amount Due \$928.00			Property Tax Recovery Fee \$27.44			
			Gross Receipts Tax \$23.18			
			Operation Round Up \$0.86			
			Total Current Charges \$928.00			
			Bank Draft Amount \$928.00			

Promise

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FAMILY DOLLAR

CVS

Walgreens

DOLLAR GENERAL





Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

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

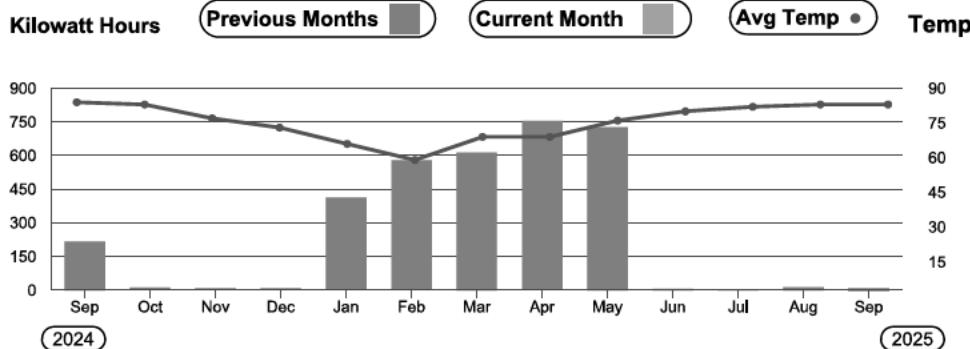


TOTAL AMOUNT DUE

\$31.00

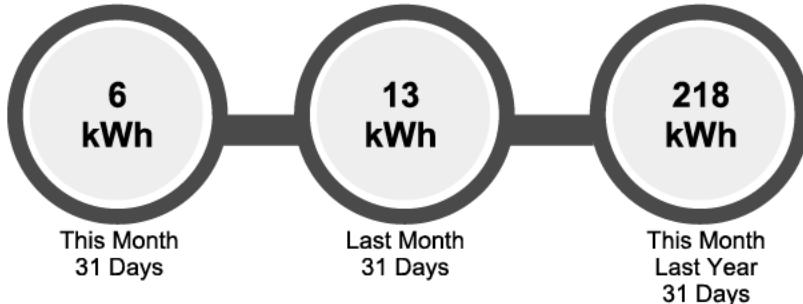
Bank Draft is scheduled for 09/30/2025

Monthly Energy Use

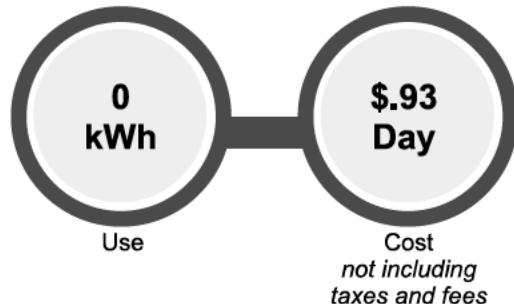


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Monthly Energy Use Comparison



Your Average Daily Use



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Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

PO Box 1310
210 Metheny Road
Wauchula, Florida 33873
800.282.3824

Account # **152609003**
Service Address **4110 41ST ST E**

Bank Draft Amount **\$31.00**
is scheduled for 09/30/2025



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

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

4 3290



110260152609003000003100000004100090920256



Account
152609003

Service Address
4110 41ST ST E

Service Description
IRRIGATION PUMP

Board District
8

Meter #	From	To	Readings	Meter Multiplier	kWh Usage	kW Reading
918572591	07/31/2025	08/31/2025	Previous 25,699 Present 25,705	1.0	6	0.216
Account Summary			Current Charges			
Previous Balance			\$32.00	Facilities Use Charge		GS-S \$28.00
Payment(s) Made			-\$32.00	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

Promise

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FAMILY DOLLAR

CVS

Walgreens

DOLLAR GENERAL





Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

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

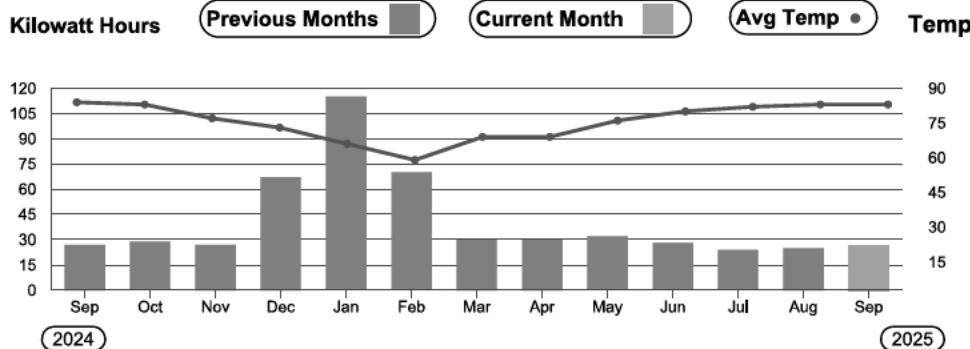


TOTAL AMOUNT DUE

\$33.00

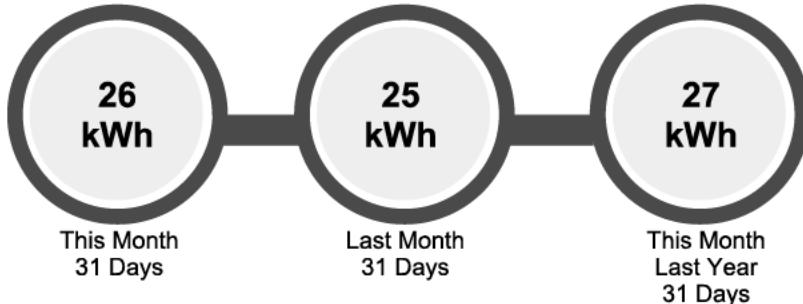
Bank Draft is scheduled for 09/30/2025

Monthly Energy Use

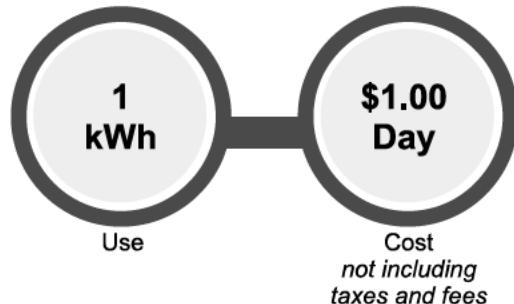


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Monthly Energy Use Comparison



Your Average Daily Use



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Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

PO Box 1310
210 Metheny Road
Wauchula, Florida 33873
800.282.3824

Account #
Service Address

152609004
3707 WILLOW WALK DR

Bank Draft Amount **\$33.00**
is scheduled for 09/30/2025



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

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

4 3291



110260152609004000003300000004300090920259



Account
152609004

Service Address
3707 WILLOW WALK DR

Service Description
SIGN LIGHTING

Board District
8

Meter #	From	To	Readings	Meter Multiplier	kWh Usage	kW Reading
33848765	07/31/2025	08/31/2025	Previous 5,780 Present 5,806	1.0	26	0.082
Account Summary			Current Charges			
Previous Balance			\$33.00	Facilities Use Charge		GS-S \$28.00
Payment(s) Made			-\$33.00	Energy Charge	26 kWh @ 0.121	\$3.15
Balance Forward			\$0.00	CPA	26 kWh @ -0.008	-\$0.21
Current Charges			\$33.00	Property Tax Recovery Fee		\$0.97
Total Amount Due			\$33.00	Gross Receipts Tax		\$0.82
				Operation Round Up		\$0.27
				Total Current Charges		\$33.00
				Bank Draft Amount		\$33.00

Promise

Florida Low Income Home Energy Assistance Program (LIHEAP)



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





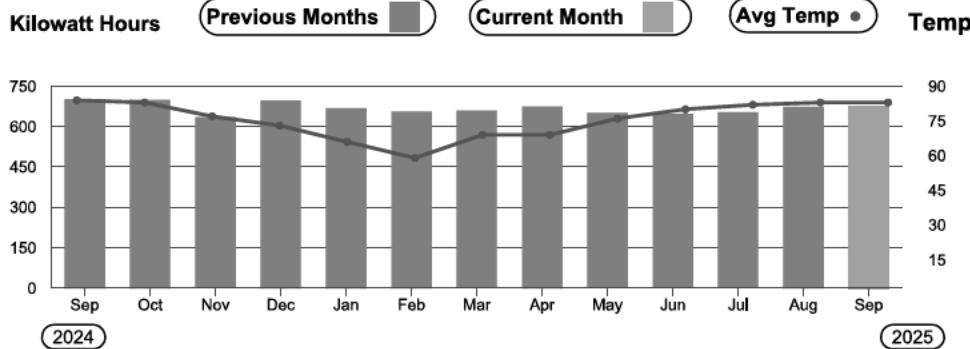
Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

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

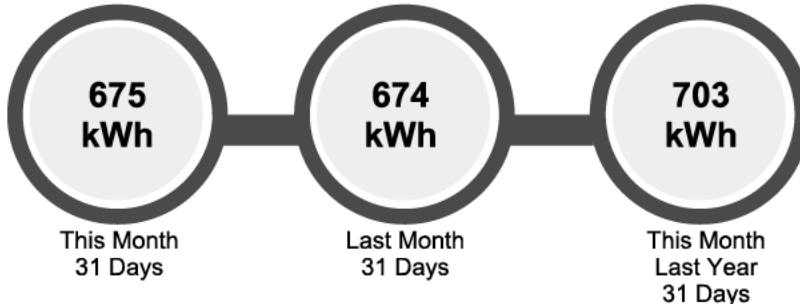


Monthly Energy Use

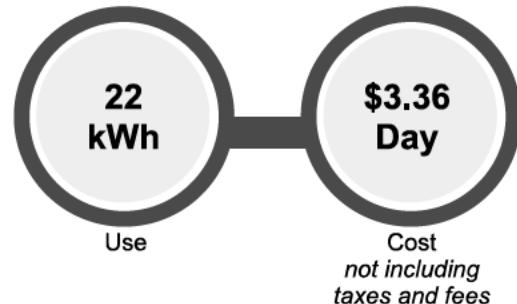


Detailed usage information is available on the SmartHub App or www.preco.coop

Monthly Energy Use Comparison



Your Average Daily Use



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Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

PO Box 1310
210 Metheny Road
Wauchula, Florida 33873
800.282.3824

Account #
Service Address

152609005
4541 LINDEVER LN

Bank Draft Amount **\$111.00**
is scheduled for 09/30/2025



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

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

4 3292

3



110260152609005000011100000012100090920258



Account
152609005

Service Address
4541 LINDEVER LN

Service Description

POND AERATOR

Board District 8

Promise

Florida Low Income Home Energy Assistance Program (LIHEAP)



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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

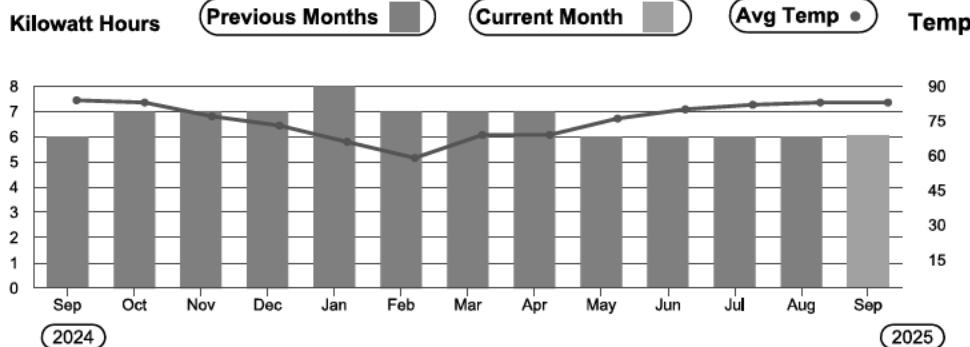


TOTAL AMOUNT DUE

\$31.00

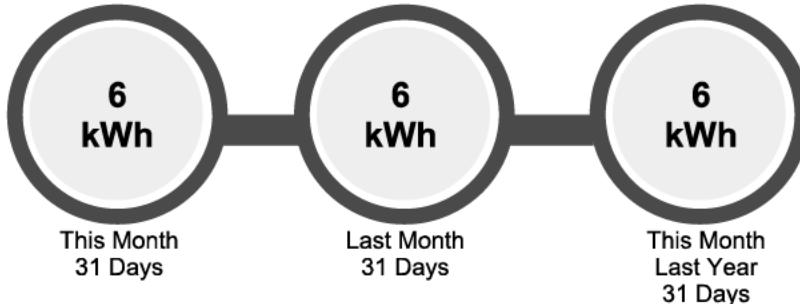
Bank Draft is scheduled for 09/30/2025

Monthly Energy Use

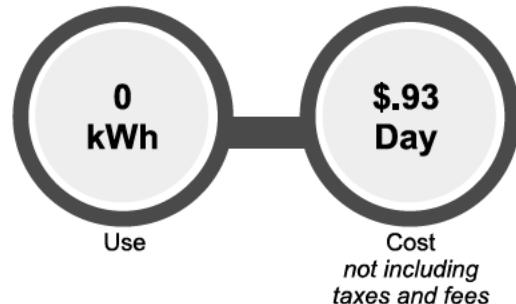


Detailed usage information is available on the SmartHub App or www.preco.coop

Monthly Energy Use Comparison



Your Average Daily Use



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Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

PO Box 1310
210 Metheny Road
Wauchula, Florida 33873
800.282.3824

Account #
Service Address

152609006
3703 WAYFARER WAY

Bank Draft Amount **\$31.00**
is scheduled for 09/30/2025



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

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

4 3293



110260152609006000003100000004100090920259

Account
152609006

Service Address
3703 WAYFARER WAY

Service Description
SIGN LIGHTING

Board District
8

Meter #	From	To	Readings	Meter Multiplier	kWh Usage	kW Reading
34330437	07/31/2025	08/31/2025	Previous 1,029 Present 1,035	1.0	6	0.018
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

Promise

Florida Low Income Home Energy Assistance Program (LIHEAP)



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799366433650001102601526090063

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FAMILY DOLLAR

CVS

Walgreens

DOLLAR GENERAL





Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

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

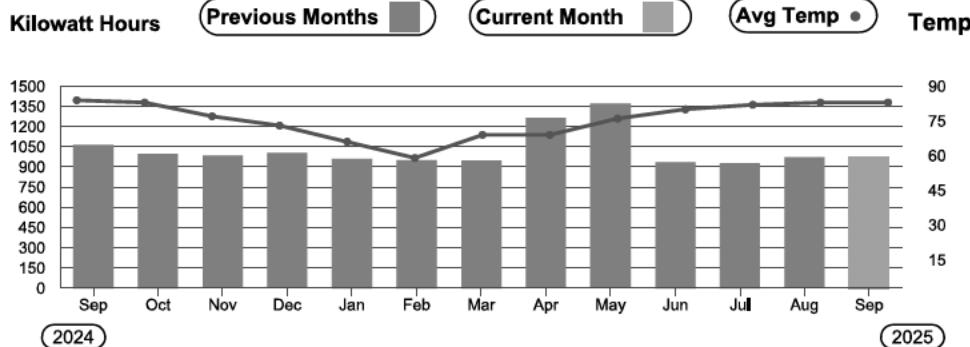


TOTAL AMOUNT DUE

\$146.00

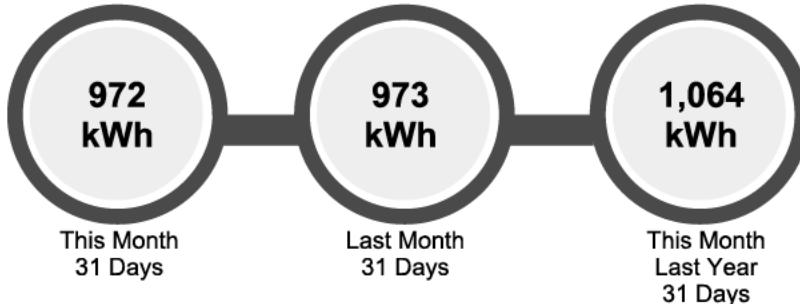
Bank Draft is scheduled for 09/30/2025

Monthly Energy Use

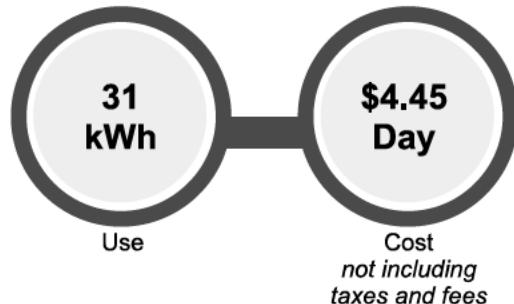


Detailed usage information is available on the SmartHub App or www.preco.coop

Monthly Energy Use Comparison



Your Average Daily Use



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Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

PO Box 1310
210 Metheny Road
Wauchula, Florida 33873
800.282.3824

Account #
Service Address

152609007
4150 MOSSY LIMB CT

Bank Draft Amount **\$146.00**
is scheduled for 09/30/2025



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

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

4 3294



110260152609007000014600000015600090920258

Account
152609007

Service Address
4150 MOSSY LIMB CT

Service Description

IRRIGATION PUMP

Board District 8

Promise

Florida Low Income Home Energy Assistance Program (LIHEAP)



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Peace River Electric Cooperative, Inc.

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Outage 800-282-3824 24/7
Website www.preco.coop



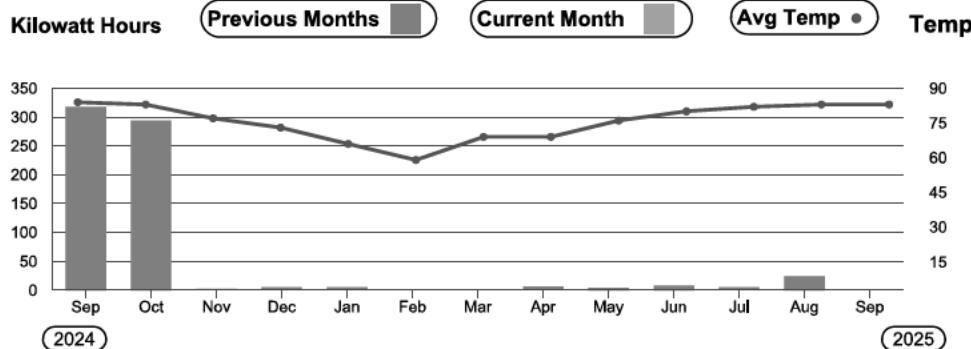
TOTAL AMOUNT DUE

\$30.00

Bank Draft is scheduled for 09/30/2025

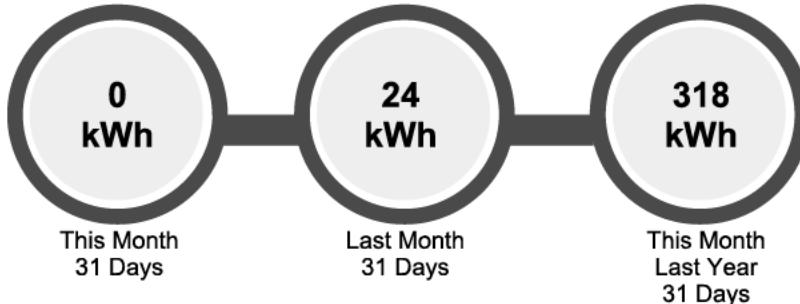
WILLOW WALK COMM DEV DIST
RIZZETTA & COMPANY
 Bill Date 09/09/2025
 Account # 152609008
 Member # 152353

Monthly Energy Use

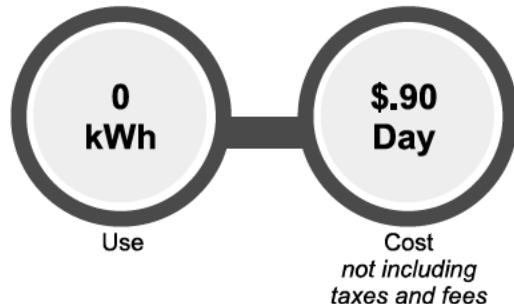


Detailed usage information is available on the SmartHub App or www.preco.coop

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 # 152609008
 Service Address 4854 ELLENTON GILLETTE RD

Bank Draft Amount \$30.00
 is scheduled for 09/30/2025



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

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

4 3295



110260152609008000003000000004000090920255



Account 152609008	Service Address 4854 ELLENTON GILLETTE RD		Service Description PUMP			Board District 8	
Meter # 36334890	Service Period From 07/31/2025	To 08/31/2025	Readings Previous 24,011	Present 24,011	Meter Multiplier 1.0	kWh Usage 0	kW Reading 0.0
Previous Balance Payment(s) Made Balance Forward Current Charges Total Amount Due	Account Summary			Current Charges			
	\$33.00			Facilities Use Charge	\$GS-S		
	-\$33.00			Property Tax Recovery Fee	\$28.00		
	\$0.00			Gross Receipts Tax	\$0.88		
	\$30.00			Operation Round Up	\$0.74		
	\$30.00			Total Current Charges	\$30.00		
				Bank Draft Amount	\$30.00		

Promise

Florida Low Income Home Energy Assistance Program (LIHEAP)



Did you get a message about LIHEAP?

- LIHEAP is a federally funded program that helps income-qualified families pay for home heating & cooling costs.
- **FloridaCommerce** partners with local agencies and **Promise** to apply approved assistance directly to your utility bill.
- If you qualify, you'll see the credit applied — you don't send money or personal info to anyone.

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

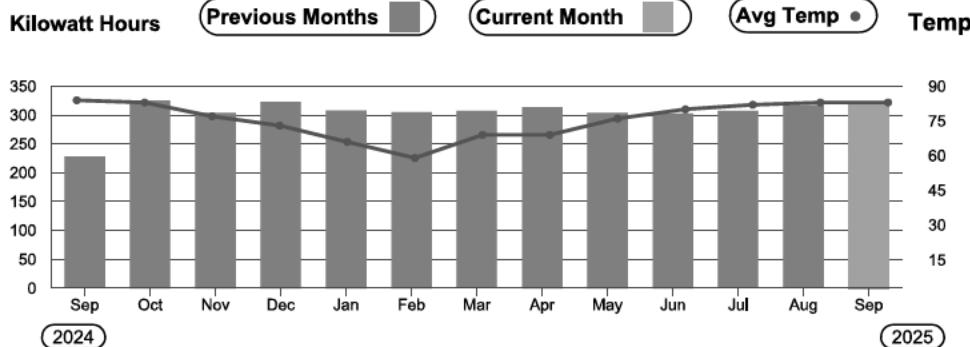


TOTAL AMOUNT DUE

\$67.74

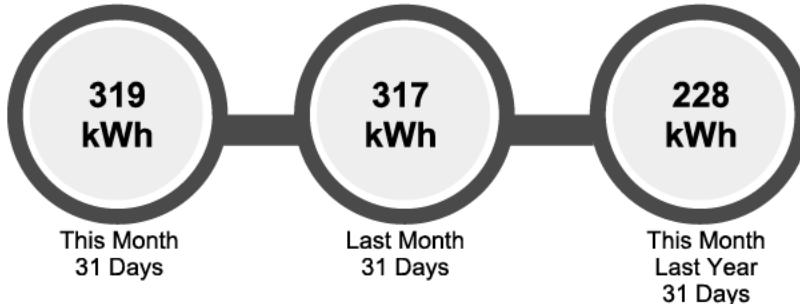
Bank Draft is scheduled for 09/30/2025

Monthly Energy Use

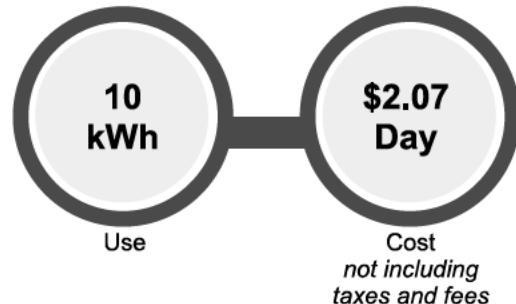


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Your Average Daily Use



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Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

PO Box 1310
210 Metheny Road
Wauchula, Florida 33873
800.282.3824

Account #
Service Address

152609009
4705 BIRDSONG DR

Bank Draft Amount **\$67.74**
is scheduled for 09/30/2025



2542 0 MB 0.672
WILLOW WALK COMM DEV DIST
RIZZETTA & COMPANY
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

5 2542
C-10

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



110260152609009000006774000007774090920252

Account
152609009

Service Address
4705 BIRDSONG DR

Service Description

Board District 8

Promise

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

Invoice

Date	Invoice #
9/2/2025	INV0000102225

Bill To:

Willow Walk CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614



Invoice

13745 N. Nebraska Ave
Tampa, FL 33613
813.909.7775
AR165@Safetouch.com

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 #
		09/01/2025	20670	10/01/2025	VID0643

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

	Subtotal	\$500.00
	Sales Tax (0.0%)	\$0.00
	Total	\$500.00
	Balance Due	\$500.00

Securiteam is now a part of Safetouch!

INVOICE

Sitex Aquatics, LLC
PO Box 917
Parrish, FL 34219

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

**Bill to**

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

Invoice details

Invoice no.: 10213-b

Terms: Net 30

Invoice date: 09/01/2025

Due date: 10/01/2025

RECEIVED
09-03-25

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Aquatic Maintenance	Monthly Lake Maintenance: 19 Waterways 2x a Month	1	\$1,758.00	\$1,758.00
2.		Larvicide	Monthly Midge Larvicing: 19 Pond Banks	1	\$1,250.00	\$1,250.00
			Total	\$3,008.00		

Ways to pay

View and pay

INVOICE

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

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

**Bill to**

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

Ship to

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

Invoice details

Invoice no.: 6249

Terms: Net 15

Invoice date: 08/26/2025

Due date: 09/10/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Labor	clubhouse cleaning services, 4 weeks at 3 times a/week 7/16/2025 to 8/15/2025	4	\$175.00	\$700.00
2.		Material	paper goods and trash bags	1	\$60.00	\$60.00
			Total	08/27/25		\$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.

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.: 6261

Terms: Net 15

Invoice date: 09/12/2025

Due date: 09/27/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Labor	clubhouse cleaning services, 4 weeks at 3 times a/week 8/15/2025 to 9/12/2025	4	\$175.00	\$700.00
2.		Material	paper goods and trash bags	1	\$60.00	\$60.00
Total						\$760.00

Note to customer

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

Invoice 24412

RECEIVED
09-03-25

BILL TO

Willow Walk Community
4220 Lindever Lane
Palmetto, FL. 34221

DATE	PLEASE PAY	DUE DATE
09/01/2025	\$1,250.00	09/19/2025

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.



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

Invoice 24484

BILL TO

Willow Walk Community
4220 Lindever Lane
Palmetto, FL. 34221

DATE	PLEASE PAY	DUE DATE
09/05/2025	\$75.00	09/23/2025

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Custom Amount	Re-install pool ladder bolts/hardware (Ladder bolts were unscrewed and on the deck and pool floor)	1	75.00	75.00
			SUBTOTAL		75.00
			TAX		0.00
			TOTAL		75.00
			TOTAL DUE		\$75.00

THANK YOU.

Business Observer

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

INVOICE

Legal Advertising

Invoice # 25-01460M

Date 08/15/2025

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

08/14/25

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

Description	Amount
Serial # 25-01460M	\$70.00
Notice of Board Meeting RE: Meeting on September 9, 2025 at 4:00pm; Willow Walk CDD Published: 8/15/2025	

Important Message	Paid	()
Please include our Serial # on your check	Total	\$70.00

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

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 **September 9, 2025**, at **4:00 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
August 15, 2025

25-01460M

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Serial Number
25-01460M

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 September 9, 2025 at 4:00pm; Willow Walk CDD

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

issues of 8/15/2025

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.

RECEIVED
AUG 18 2025

BY: 

WILLOW WALK COMMUNITY DEVELOPMENT DISTRICT
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Stephanie DeLuna
District Manager
August 15, 2025

25-01460M

Holly Botkin

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

15th day of August, 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

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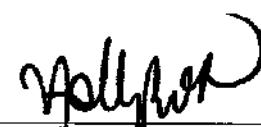
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Notary Public, State of Florida
(SEAL)



Donna Condon
Comm.: HH 534210
Expires: Jun. 29, 2028
Notary Public - State of Florida

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District Manager
August 15, 2025

25-01460M

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AUG 18 2025

BY:

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District Manager
August 15, 2025

25-01460M

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15th day of August, 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

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Notary Public, State of Florida
(SEAL)



Donna Condon
Comm.: HH 534210
Expires: Jun. 29, 2028
Notary Public - State of Florida

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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
August 15, 2025

25-01460M

INVOICE

TOTAL COMMUNITY
MAINTENANCE LLC
29642 Birds Eye Dr
Wesley Chapel, FL 33543-9519

samogden@tcmaintenance.org
+1 (813) 466-4210
tcmaintenance.org



Bill to
Willow Walk CDD

Invoice details

Invoice no.: 8115

Terms: Due on receipt

Invoice date: 09/09/2025

Due date: 09/09/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Services	Monthly janitorial and light maintenance services. Includes one day of requested deep clean.	1	\$1,125.00	\$1,125.00
Note: discount of one week off applied. Billing is for three weeks serviced.						
						Total \$1,125.00

Note to customer

Thank you for your business.

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 October 2025 For Board Approval

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

The total items being presented: **\$44,971.32**

Approval of Expenditures:

Chairperson

Vice Chairperson

Assistant Secretary

Willow Walk Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

<u>Vendor Name</u>	<u>Check Num#</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
ADT Commercial	600016	159491607	Security Services 09/17/25-10/16/25	\$ 196.12
ADT Commercial	600016	159710138	Security Services 10/17/25-11/16/25	\$ 196.12
Bloomings Landscape & Turf Management, Inc.	600017	2025-01489	Monthly General Landscape Maintenance 10/25	\$ 18,172.00
Florida Department of Commerce	600024	93291	Special District Fee for FY 25-26	\$ 175.00
Harrison Ranch CDD	600018	WW1025-01	Meeting Rental 09/25	\$ 200.00
Jerry Richardson Trapper	600025	2080	Monthly Wildlife Services 09/25	\$ 1,500.00
Kilinski | Van Wyk, PLLC	600014	13188	Legal Services 08/25	\$ 3,305.60
Manatee County Sheriff's Office False Alarm Reduction Unit	600011	576816	False Alarm #29 Fine-4220 Lindever LN 09/25	\$ 400.00
Manatee County Sheriff's Office False Alarm Reduction Unit	600011	576936	False Alarm #30 Fine-4220 Lindever LN 09/25	\$ 400.00
Manatee County Utilities Department	600019	100024903 9/25	4220 Lindever Ln 09/25	\$ 674.79
Peace River Electric Cooperative, Inc.	20251028-1	100725-152609001 ACH	Irrigation Pump 09/25	\$ 72.00
Peace River Electric Cooperative, Inc.	20251028-9	100725-152609002 ACH	4220 LINDEVER LN 09/25	\$ 923.00
Peace River Electric Cooperative, Inc.	20251028-4	100725-152609003 ACH	4110 41ST ST E 09/25	\$ 31.00
Peace River Electric Cooperative, Inc.	20251028-3	100725-152609004 ACH	3707 WILLOW WALK DR 09/25	\$ 34.00
Peace River Electric Cooperative, Inc.	20251028-5	100725-152609005 ACH	4541 LINDEVER LN 09/25	\$ 110.00

Willow Walk Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

Vendor Name	Check Num#	Invoice Number	Invoice Description	Invoice Amount
Peace River Electric Cooperative, Inc.	20251028-2	100725-152609006 ACH	3703 WAYFARER 09/25	\$ 31.00
Peace River Electric Cooperative, Inc.	20251028-7	100725-152609007 ACH	4150 Mossy Limb Ct 09/25	\$ 145.00
Peace River Electric Cooperative, Inc.	20251028-8	100725-152609008 ACH	4854 ELLENTON GILLETTE RD 09/25	\$ 30.00
Peace River Electric Cooperative, Inc.	20251028-6	100725-152609009 ACH	4705 BIRDSONG DR 09/25	\$ 67.85
Rizzetta & Company, Inc.	600013	INV0000103543	District Management Fees 10/25	\$ 6,121.34
Rizzetta & Company, Inc.	600010	INV000013659	Assessment Roll FY25-26	\$ 5,736.00
SafeTouch, LLC	600020	20813	Monthly Clubhouse Security Monitoring 10/25	\$ 500.00
Sitex Aquatics, LLC	600021	10325-b	Monthly Lake Maintenance 10/25	\$ 3,008.00
Sunshine Pools of Bradenton, LLC	600022	24937	Monthly Pool Services 10/25	\$ 1,250.00
The Observer Group, Inc.	600026	25-01836M	Legal Advertising 10/25	\$ 192.50
Total Community Maintenance, LLC	600023	8189	Monthly janitorial and light maintenance services. Includes one day of requested deep clean 10/25	<u>\$ 1,500.00</u>
Total				<u>\$ 44,971.32</u>



Invoice 159491607

everonsolutions.com

Account Number	Invoice Date	Payment Due Date	PO Number	Amount Due
70097365	8/18/2025	9/12/2025		\$196.12

Description	Qty	Unit Price	Amount
WILLOW WALK CDD, 4220 LINDEVER LN, PALMETTO, FL 34221			
Services Provided (09/17/25-10/16/25)			\$183.28
<i>Includes: Extended Service Protection, Secure Access</i>			
Sales Tax			\$12.84
Sub Total			\$196.12

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1-844-538-3766

Questions?everonsolutions.com**Call Toll-Free:**

1-844-5-EVERON

Hearing Impaired:

1-800-395-6137

Email:

COMCARE@Everonsolutions.com

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PO Box 49292 • Wichita, KS 67201

Invoice Number	159491607
Account Number	70097365
Invoice Date	8/18/2025
Payment Due Date	9/12/2025
Amount Due	\$196.12

Amount Enclosed: \$ Please check box if your billing address has changed, and indicate changes on back.**Powered by Experience. Driven by Excellence.™**

WILLOW WALK CDD
3434 COLWELL AVE
STE 200
TAMPA FL 33614



EVERON
PO BOX 219044
KANSAS CITY MO 64121-9044



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Pay by phone: 844-5-EVERON

Mail to: 10000 01 070097365 00000019612 9 159710138 3

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P.O. Box 49292 | Wichita, KS 67201

Invoice Number	159710138
Account Number	70097365
Invoice Date	09/18/2025
Payment Due Date	10/13/2025
Amount Due	\$196.12

Amount Enclosed \$

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100 - #10 - 1866 - 2148

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



REMIT PAYMENT TO →

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



0000 01 070097365 00000019612 9 159710138 3



Invoice

5824 Bee Ridge Road #165, Sarasota, FL 34233

Date Invoice #

10/1/2025 2025-01489

Bill To:

Willow Walk CDD
c/o Rizzetta & Company, Inc.
2700 S. Faulkenberg Rd
Riverview, FL 33578

Terms Net 30

Description	Qty	Rate	Amount
Month of October Monthly General Landscape Maintenance		18,172.00	18,172.00

PAYMENT ACCEPTED: BANK TRANSFER (ACH) & CHECK

Make check payable to:

Bloomings Landscape & Turf Management, Inc.
Please include invoice number on your check.

Thank You For Your Business.

Total	\$18,172.00
Payments/Credits	\$0.00
Balance Due	\$18,172.00

Phone #

Fax #

E-mail

Web Site

(941) 927-9765

amy@bloomingslandscape.com

www.bloomingslandscape.com

Fiscal Year 2025 - 2026 Special District State Fee Invoice and Profile Update

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Date Invoiced: 10/01/2025				Invoice No: 93291
Annual Fee: \$175.00	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2025: \$175.00

STEP 1: Review the following profile and make any needed changes.**1. Special District's Name, Registered Agent's Name and Registered Office Address:**

Willow Walk Community Development District
 Mr. William J. Rizzetta
 3434 Colwell Avenue, Suite 200
 Tampa, Florida 33614



2. Telephone: 813-514-0400 Ext:
3. Fax: 813-514-0401
4. Email: brizzetta@rizzetta.com
5. Status: Independent
6. Governing Body: Elected
7. Website Address: willowwalkcdd.org
8. County(ies): Manatee
9. Special Purpose(s): Community Development
10. Boundary Map on File: 07/13/2015
11. Creation Document on File: 07/13/2015
12. Date Established: 02/26/2015
13. Creation Method: Local Ordinance
14. Local Governing Authority: Manatee County
15. Creation Document(s): County Ordinance 15-11
16. Statutory Authority: Chapter 190, Florida Statutes
17. Authority to Issue Bonds: Yes
18. Revenue Source(s): Assessments

STEP 2: Sign and date to certify accuracy and completeness.

By signing and dating below, I do hereby certify that the profile above (changes noted if necessary) is accurate and complete:

Registered Agent's Signature: William J. Rizzetta Date OCT 17 2025**STEP 3:** Pay the annual state fee or certify eligibility for zero annual fee.

a. Pay the Annual Fee: Pay the annual fee by following the instructions at www.FloridaJobs.org/SpecialDistrictFee.
b. Or, Certify Eligibility for the Zero Fee: By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **BOTH** of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.

- This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,
- This special district is in compliance with its Fiscal Year 2023 - 2024 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2023 - 2024 AFR with DFS and has included an income statement with this document verifying \$3,000 or less in revenues for the current fiscal year.

Department Use Only: Approved: Denied: Reason: _____**STEP 4:** Make a copy of this document for your records.**STEP 5:** Email this document to SpecialDistricts@Commerce.fl.gov or mail it to FloridaCommerce, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to 850.717.8430.

Harrison Ranch

INVOICE

Community Development District

3434 Colwell Avenue, Suite 200
Tampa, FL 33614
Phone 813.533.2950

Bill To:

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

RECEIVED
10-01-25

DATE: October 1, 2025

INVOICE: WW1025-01

Type	DESCRIPTION	AMOUNT
Rent	Rent - Meeting 09/09/2025	200.00
TOTAL		\$200.00

Make all checks payable to Harrison Ranch CDD.

If you have any questions please contact Eric Kanjirathingal at 813-533-2950 or ekanjirathingal@rizzetta.com.

Invoice Payment Terms:

Due Date: October 31, 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 # 2080**DATE** 10/15/2025**DUE DATE** 11/01/2025**TERMS** Net 15

ACTIVITY	QTY	RATE	AMOUNT
State Wildlife Trapping Monthly service for October 2025	1	1,500.00	1,500.00
2 Cameras/1 Trap on property			
LTD Hog removal: 38			
YTD Hog removal: 14			
MTD Hog Removal: 1			

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



INVOICE

KILINSKI | VAN WYK

Kilinski | Van Wyk PLLC

P.O. Box 6386
Tallahassee, Florida 32314

Invoice # 13188
Date: 09/11/2025
Due On: 10/11/2025

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

Statement of Account

	Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(	\$581.00	+ \$3,305.60	) - ( \$0.00) =	\$3,886.60

WWKCDD-01

Willow Walk CDD - General

Type	Attorney	Date	Notes	Quantity	Rate	Discount	Total
Service	SH	08/05/2025	Review correspondence and plans from District staff regarding lot grading issues.	0.10	\$285.00	-	\$28.50
Service	LG	08/05/2025	Advise regarding engineer communication to homeowners for drainage repairs.	0.20	\$330.00	-	\$66.00
Service	LG	08/06/2025	Confer with AMH counsel regarding lot grading; provide engineer information regarding same.	0.60	\$330.00	-	\$198.00
Service	SH	08/06/2025	Review agenda and back up documents in preparation for monthly Board of Supervisors meeting; confer with District staff on Fiscal Year 2026 Goals and	0.90	\$285.00	-	\$256.50

Objectives.							
Service	LG	08/11/2025	Review agenda and prepare for board meeting.	0.30	\$330.00	-	\$99.00
Service	SH	08/11/2025	Call with District staff to discuss upcoming meeting.	0.20	\$285.00	-	\$57.00
Service	LG	08/11/2025	Review updated agenda.	0.10	\$330.00	-	\$33.00
Service	LG	08/12/2025	Advise regarding landscape deficiencies and meeting procedures; attend Board meeting.	1.80	\$330.00	75.0%	\$148.50
Service	SH	08/12/2025	Call with Lauren Gentry to discuss potential issues at the Board of Supervisors meeting [2]; attend and participate in monthly Board of Supervisors meeting [4.5].	4.70	\$285.00	-	\$1,339.50
Expense	KB	08/12/2025	Travel: Mileage - SH.	68.00	\$0.70	-	\$47.60
Service	SH	08/13/2025	Draft termination letter to Spearem Enterprises for janitorial maintenance; draft additional services order for landscape clean up proposal; draft notice of September meeting.	0.60	\$285.00	-	\$171.00
Service	LG	08/13/2025	Respond to AMH counsel regarding rear lot swale work.	0.10	\$330.00	-	\$33.00
Service	LG	08/14/2025	Advise regarding lake and pond policies meeting procedures; and resident communications.	0.40	\$330.00	-	\$132.00
Service	SH	08/14/2025	Review status outstanding District projects and bond refunding.	0.30	\$285.00	-	\$85.50
Service	SH	08/15/2025	Draft janitorial maintenance agreement with Total Community Maintenance and circulate for execution.	0.70	\$285.00	-	\$199.50
Service	LG	08/15/2025	Review and finalize janitorial agreement.	0.10	\$330.00	-	\$33.00
Service	SH	08/18/2025	Follow up with District	0.40	\$285.00	-	\$114.00

Engineer on lot grading project; draft revised ponds and lake policies to prohibit fishing in District ponds.							
Service	LG	08/18/2025	Review and revise amended lake/pond policies.	0.30	\$330.00	-	\$99.00
Service	LG	08/27/2025	Review draft agenda and send revisions.	0.20	\$330.00	-	\$66.00
Service	LG	08/28/2025	Review and revise notice of assessments; request copies of documents from district manager.	0.30	\$330.00	-	\$99.00
						Line Item Discount Subtotal	-\$445.50
						Total	\$3,305.60

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

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

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

9/24/2025

Re: Notification of 29 False Alarm Activation

On 9/11/2025 at 9:39 PM, the Manatee County sheriff's Department responded to the address shown above for your 29th 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: 9/22/2025

Invoice #: 576816

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

Case #	Violation Date	Violation Time	Description
S2509111258	9/11/2025	9:39 PM	FALSE ALARM 3+
Amount Charged	Previous Balance Due		Date Due
\$400.00	\$0.00		Due Upon Receipt

Violation Description:

Violation Location: 4220 LINDEVER LN

Alarm Count: 29

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 #	576816
Outstanding:	\$800.00

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

9/24/2025

Re: Notification of 30 False Alarm Activation

On 9/17/2025 at 8:45 PM, the Manatee County sheriff's Department responded to the address shown above for your 30th 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: 9/22/2025

Invoice #: 576936

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

Case #	Violation Date	Violation Time	Description
S2509171209	9/17/2025	8:45 PM	FALSE ALARM 3+
Amount Charged	Previous Balance Due		Date Due
\$400.00	\$400.00		Due Upon Receipt

Violation Description:

Violation Location: 4220 LINDEVER LN

Alarm Count: 30

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 #	576936
Outstanding:	\$800.00

Remit To: Manatee County False Alarm Reduction Program
PO Box 109261
Atlanta, Ga 30384



Amount Due	\$674.79
Please Pay By	21-Oct-2025
Account Number	100024903

Account Summary

Previous Amount Due	\$545.72
Payments Received	-\$545.72
Balance Forward	\$0.00
Contract Charges	\$674.79
Total Amount Due	\$674.79

Usage Profile (Consumption x 1000 = GAL)

Meter Number 61334363

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
08/22	4941	09/21	5086	14.5 kgal

Important Information

- Upcoming Changes to Utility Payment Processing :Beginning September 1, 2025, mailed payments must include a copy of the bill stub or the appropriate account number. Payments for multiple bill stubs being paid with one check, must include the total dollar amount written on each bill stub. Payments received without this information will not be processed and will be returned. A late fee may apply, or service interruption may occur for delinquent accounts.

Charge Details

Service Period 08/22 - 09/22 (32 Days)

Master Metered Water Commercial (Meter # 61334363) (08/22 - 09/21)		
Water Base Rate	1 month(s) x \$47.35	\$47.35
Master Meter Water	14.5 kgal x \$2.97	\$43.07
Commercial		
Master Metered Sewer Commercial (08/22 - 09/21)		
Sewer Base Rate	1 month(s) x \$131.54	\$131.54
Master Metered Sewer	14.5 kgal x \$6.59	\$95.56
Commercial		
Commercial Rented Bins Service (08/23 - 09/22)		
4 Yard Rented Bin	1 month(s) x \$325.69	\$325.69
Gate Service	1 month(s) x \$31.58	\$31.58
Total New Charges		\$674.79
Total Amount Due		\$674.79

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



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

SERVICE ADDRESS	4220 LINDEVER LN
ACCOUNT NUMBER	100024903
BILLING DATE	30-Sep-2025
DUUE DATE	21-Oct-2025
TOTAL AMOUNT DUE	\$674.79

CHANGE OF MAILING ADDRESS
(Check Box and See Reverse Side)

ADDRESSEE:

AMOUNT PAID

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



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

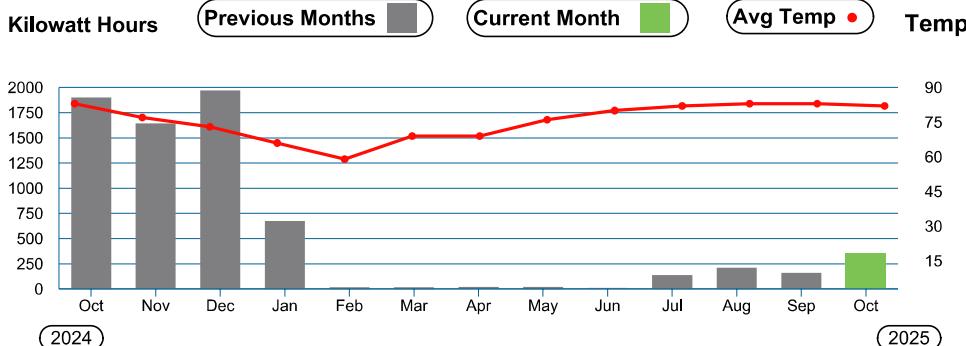
Bill Date 10/07/2025
 Account # 152609001
 Member # 152353

TOTAL AMOUNT DUE

\$72.00

Bank Draft is scheduled for 10/28/2025

Monthly Energy Use

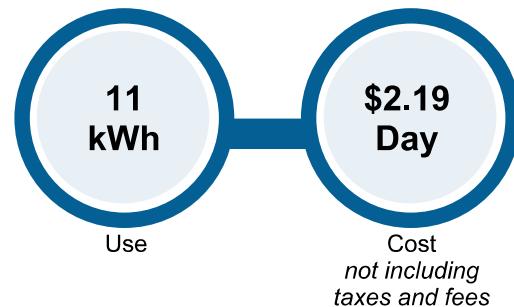


Detailed usage information is available on the SmartHub App or www.preco.coop

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 10/28/2025

\$72.00



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

3

4 3304

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



110260152609001000007200000008200100720256



Account
152609001

Service Description
PUMP

Board District
8

Meter #	Service Period	Readings	Meter Multiplier	kWh Usage	kW Reading
	From	Previous			
	To	Present			
32804344	08/31/2025	80,081	1.0	351	5.598
Account Summary					GS-S
Previous Balance		\$49.00			\$28.00
Payment(s) Made		-\$49.00			\$42.47
Balance Forward		\$0.00			-\$2.46
Current Charges		\$72.00			\$2.13
Total Amount Due		\$72.00			\$1.80
Current Charges					\$0.06
Facilities Use Charge					
Energy Charge	351 kWh	@ 0.121			
CPA	351 kWh	@ -0.007			
Property Tax Recovery Fee					
Gross Receipts Tax					
Operation Round Up					
Total Current Charges					\$72.00
Bank Draft Amount					\$72.00



- Learn how to spot and report phishing attempts
- Create strong, unique passwords
- Enable multi-factor authentication when available
- Update software regularly

Peace River Electric Cooperative, Inc.

CYBER SECURITY

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799366433650001102601526090014

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Website www.preco.coop



WILLOW WALK COMM DEV DIST

RIZZETTA & COMPANY

Bill Date

Account #

Member #

10/07/2025

152609002

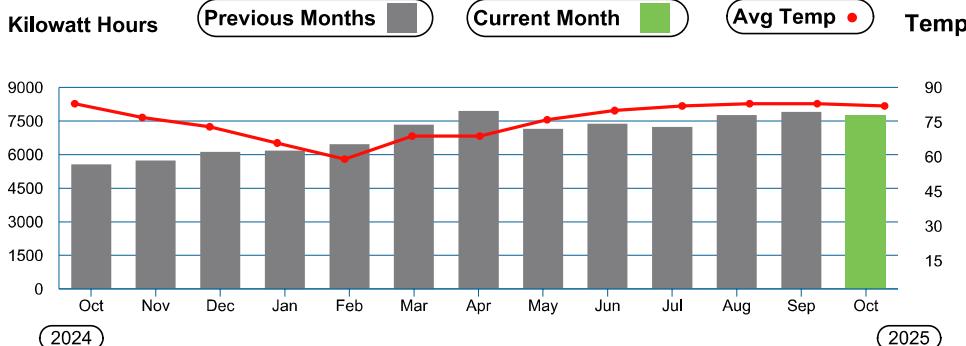
152353

**TOTAL
AMOUNT DUE**

\$923.00

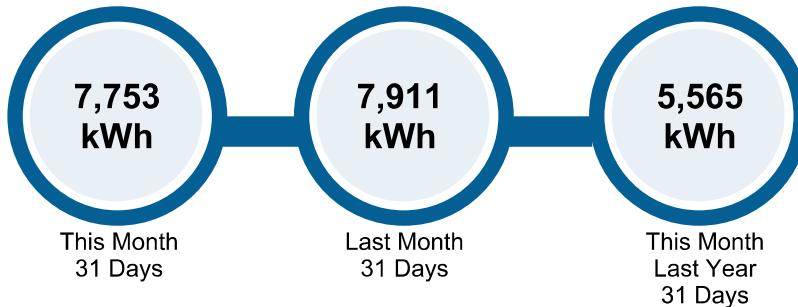
Bank Draft is
scheduled for
10/28/2025

Monthly Energy Use

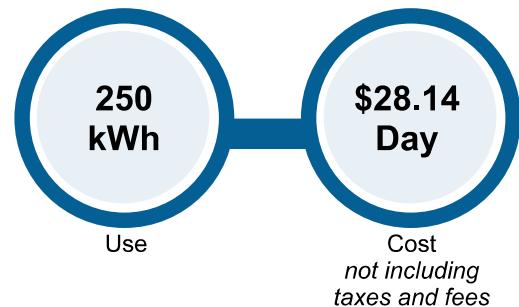


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Monthly Energy Use Comparison



Your Average Daily Use



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**Peace River Electric
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Your Touchstone Energy® Cooperative

PO Box 1310
210 Metheny Road
Wauchula, Florida 33873
800.282.3824

Account #
Service Address

152609002
4220 LINDEVER LN

Bank Draft Amount \$923.00
is scheduled for 10/28/2025



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

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

4 3305



110260152609002000092300000095069100720259



Account
152609002

Service Address
4220 LINDEVER LN

Service Description
AMENITY CENTER

Board District
8

Meter #	From	To	Readings	Meter Multiplier	kWh Usage	kW Reading
Service Period			Previous	Present		
918572612	08/31/2025	10/01/2025	947,148	954,901	1.0	7,753
Account Summary						GSD
Previous Balance			\$928.00			\$110.00
Payment(s) Made			-\$928.00			\$643.50
Balance Forward			\$0.00			-\$54.27
Current Charges			\$923.00			\$173.20
Total Amount Due			\$923.00			\$27.31
Current Charges						
Facilities Use Charge						\$110.00
Energy Charge				7,753 kWh @ 0.083		\$643.50
CPA				7,753 kWh @ -0.007		-\$54.27
Billed Demand				20.000 kW @ 8.660		\$173.20
Property Tax Recovery Fee						\$27.31
Gross Receipts Tax						\$23.07
Operation Round Up						\$0.19
Total Current Charges						\$923.00
Bank Draft Amount						\$923.00



CYBER SECURITY

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Outage 800-282-3824 24/7
Website www.preco.coop



WILLOW WALK COMM DEV DIST

RIZZETTA & COMPANY

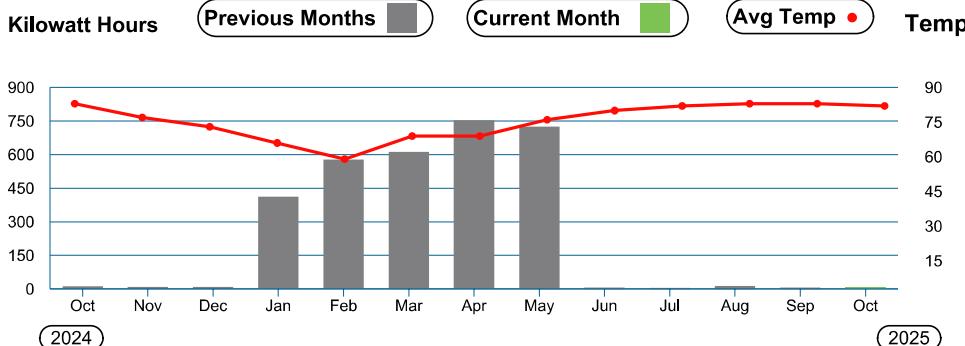
Bill Date 10/07/2025
 Account # 152609003
 Member # 152353

TOTAL AMOUNT DUE

\$31.00

Bank Draft is scheduled for 10/28/2025

Monthly Energy Use

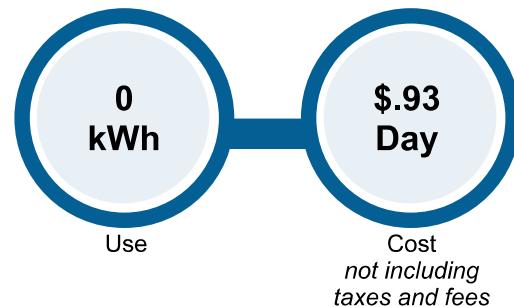


Detailed usage information is available on the SmartHub App or www.preco.coop

Monthly Energy Use Comparison



Your Average Daily Use



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Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

PO Box 1310
 210 Metheny Road
 Wauchula, Florida 33873
 800.282.3824

Account #
 Service Address

152609003
 4110 41ST ST E

Bank Draft Amount **\$31.00**
 is scheduled for 10/28/2025



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

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

4 3306



110260152609003000003100000004100100720254

Account
152609003

Service Address
4110 41ST ST E

Service Description
IRRIGATION PUMP

Board District
8

Meter #	From	To	Readings	Meter Multiplier	kWh Usage	kW Reading
			Previous	Present		
918572591	08/31/2025	10/01/2025	25,705	25,712	1.0	7
Account Summary				Current Charges		
Previous Balance	\$31.00			Facilities Use Charge	\$28.00	
Payment(s) Made	-\$31.00			Energy Charge	7 kWh @ 0.121	
Balance Forward	\$0.00			CPA	7 kWh @ -0.007	
Current Charges	\$31.00			Property Tax Recovery Fee	\$0.90	
Total Amount Due	\$31.00			Gross Receipts Tax	\$0.76	
				Operation Round Up	\$0.54	
				Total Current Charges	\$31.00	
						Bank Draft Amount
						\$31.00



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Outage 800-282-3824 24/7
Website www.preco.coop



WILLOW WALK COMM DEV DIST

RIZZETTA & COMPANY

Bill Date 10/07/2025

Account # 152609004

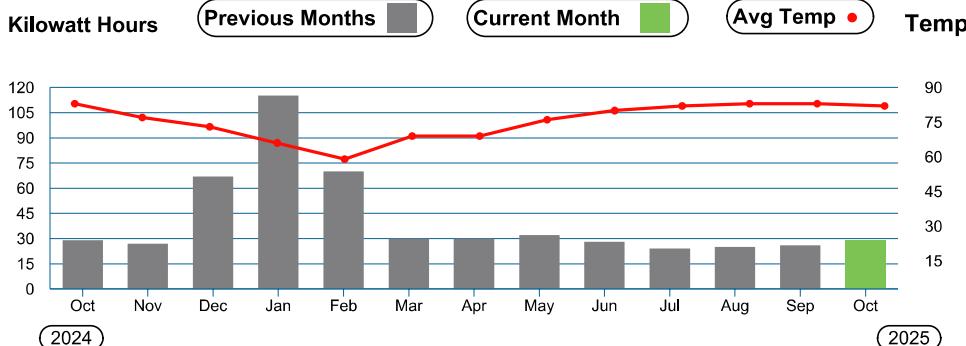
Member # 152353

TOTAL AMOUNT DUE

\$34.00

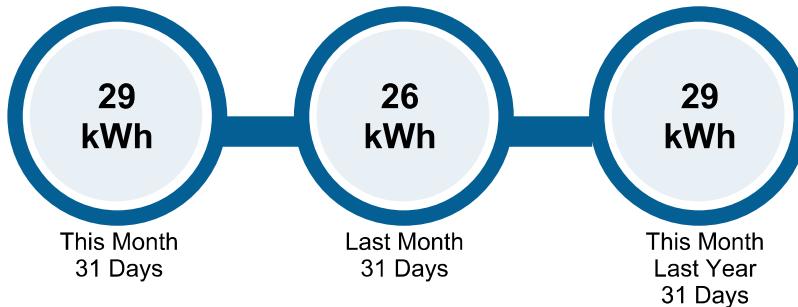
Bank Draft is scheduled for 10/28/2025

Monthly Energy Use

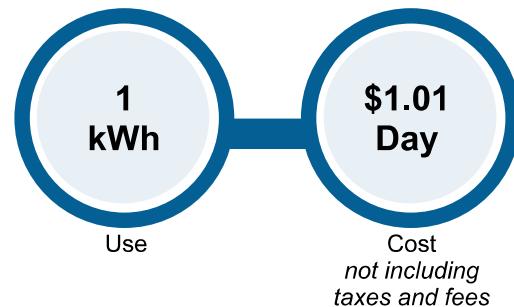


Detailed usage information is available on the SmartHub App or www.preco.coop

Monthly Energy Use Comparison



Your Average Daily Use



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Your Touchstone Energy® Cooperative

PO Box 1310
210 Metheny Road
Wauchula, Florida 33873
800.282.3824

Account #
Service Address

152609004
3707 WILLOW WALK DR

Bank Draft Amount \$34.00
is scheduled for 10/28/2025



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

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

4 3307



1102601526090040000003400000004400100720255



Account
152609004

Service Address
3707 WILLOW WALK DR

Service Description

SIGN LIGHTING

Board District 8



CYBER SECURITY

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Outage 800-282-3824 24/7
Website www.preco.coop



WILLOW WALK COMM DEV DIST

RIZZETTA & COMPANY

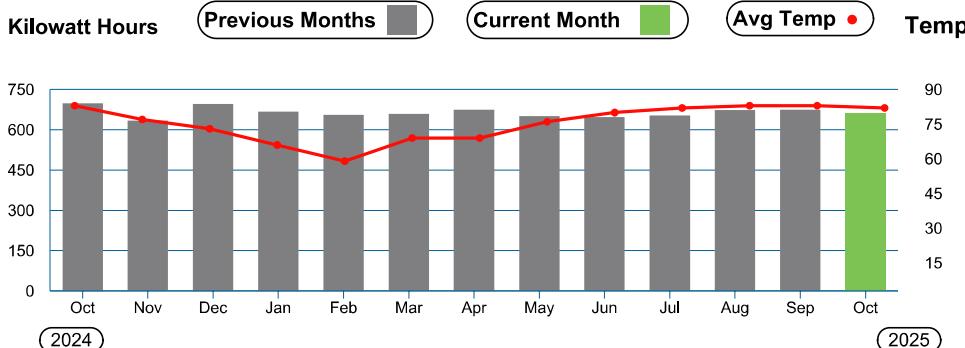
Bill Date 10/07/2025
 Account # 152609005
 Member # 152353

TOTAL AMOUNT DUE

\$110.00

Bank Draft is scheduled for 10/28/2025

Monthly Energy Use

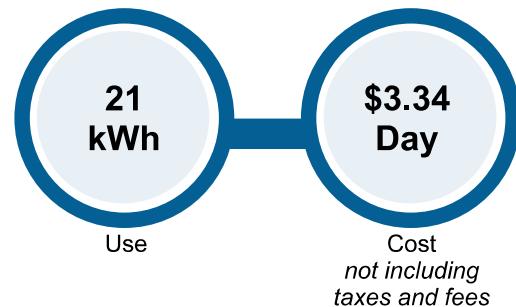


Detailed usage information is available on the SmartHub App or www.preco.coop

Monthly Energy Use Comparison



Your Average Daily Use



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Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

PO Box 1310
 210 Metheny Road
 Wauchula, Florida 33873
 800.282.3824

Account #
 Service Address

152609005
 4541 LINDEVER LN

Bank Draft Amount \$110.00
 is scheduled for 10/28/2025



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

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

4 3308



110260152609005000011000000012000100720250



Account
152609005

Service Address
4541 LINDEVER LN

Service Description
POND AERATOR

Board District
8

Meter #	From	To	Readings	Meter Multiplier	kWh Usage	kW Reading
			Previous	Present		
34710836	08/31/2025	10/01/2025	50,247	50,910	1.0	663
Account Summary					Current Charges	GS-S
Previous Balance			\$111.00		Facilities Use Charge	\$28.00
Payment(s) Made			-\$111.00		Energy Charge	663 kWh @ 0.121 \$80.22
Balance Forward			\$0.00		CPA	663 kWh @ -0.007 -\$4.64
Current Charges			\$110.00		Property Tax Recovery Fee	\$3.24
Total Amount Due			\$110.00		Gross Receipts Tax	\$2.74
					Operation Round Up	\$0.44
					Total Current Charges	\$110.00
					Bank Draft Amount	\$110.00



The graphic features a blue shield with a yellow padlock and a green checkmark. To the right, a list of cybersecurity tips is provided, followed by the Peace River Electric Cooperative, Inc. logo.

- Learn how to spot and report phishing attempts
- Create strong, unique passwords
- Enable multi-factor authentication when available
- Update software regularly

Peace River Electric Cooperative, Inc.

CYBER SECURITY

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Website www.preco.coop



WILLOW WALK COMM DEV DIST

RIZZETTA & COMPANY

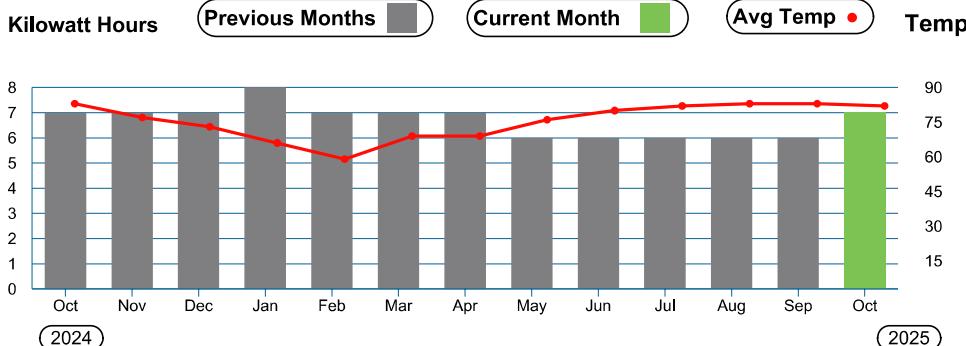
Bill Date 10/07/2025
 Account # 152609006
 Member # 152353

**TOTAL
AMOUNT DUE**

\$31.00

Bank Draft is
scheduled for
10/28/2025

Monthly Energy Use

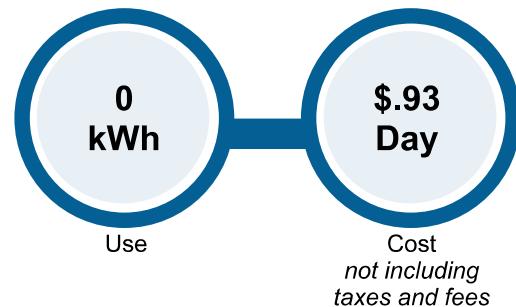


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Monthly Energy Use Comparison



Your Average Daily Use



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PO Box 1310
210 Metheny Road
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800.282.3824

Account #
Service Address

152609006
3703 WAYFARER WAY

Bank Draft Amount **\$31.00**
is scheduled for 10/28/2025



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

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

4 3309



1102601526090060000003100000004100100720257



Account
152609006

Service Address
3703 WAYFARER WAY

Service Description
SIGN LIGHTING

Board District
8

Meter #	From	To	Readings	Meter Multiplier	kWh Usage	kW Reading		
			Previous	Present				
34330437	08/31/2025	10/01/2025	1,035	1,042	1.0	7		
Account Summary						GS-S		
Previous Balance			\$31.00	Facilities Use Charge				
Payment(s) Made			-\$31.00	Energy Charge 7 kWh @ 0.121				
Balance Forward	\$0.00			CPA 7 kWh @ -0.007	-\$0.05			
Current Charges			\$31.00	Property Tax Recovery Fee				
Total Amount Due	\$31.00			Gross Receipts Tax	\$0.90			
				Operation Round Up	\$0.76			
				Total Current Charges	\$0.54			
					\$31.00			
	Bank Draft Amount							



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Website www.preco.coop



WILLOW WALK COMM DEV DIST

RIZZETTA & COMPANY

Bill Date 10/07/2025

Account # 152609007

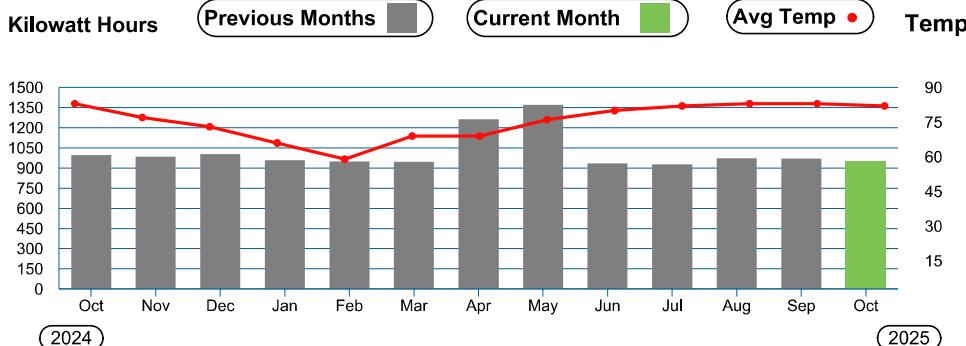
Member # 152353

TOTAL AMOUNT DUE

\$145.00

Bank Draft is scheduled for 10/28/2025

Monthly Energy Use

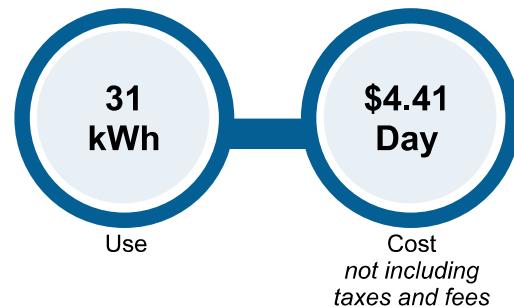


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Monthly Energy Use Comparison



Your Average Daily Use



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Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

PO Box 1310
210 Metheny Road
Wauchula, Florida 33873
800.282.3824

Account #
Service Address

152609007
4150 MOSSY LIMB CT

Bank Draft Amount \$145.00
is scheduled for 10/28/2025



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

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

4 3310



110260152609007000014500000015500100720250



Account
152609007

Service Address
4150 MOSSY LIMB CT

Service Description
IRRIGATION PUMP

Board District
8

Meter #	From	To	Readings	Meter Multiplier	kWh Usage	kW Reading
			Previous	Present		
35778358	08/31/2025	10/01/2025	63,651	64,604	1.0	953
Account Summary			Current Charges			
Previous Balance			\$146.00			GS-S
Payment(s) Made			-\$146.00			\$28.00
Balance Forward			\$0.00			\$115.31
Current Charges			\$145.00			-\$6.67
Total Amount Due			\$145.00			\$4.28
			Property Tax Recovery Fee			
			Gross Receipts Tax			
			Operation Round Up			
			Total Current Charges			
			Bank Draft Amount			
			\$145.00			



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Outage 800-282-3824 24/7
Website www.preco.coop



WILLOW WALK COMM DEV DIST

RIZZETTA & COMPANY

Bill Date 10/07/2025

Account # 152609008

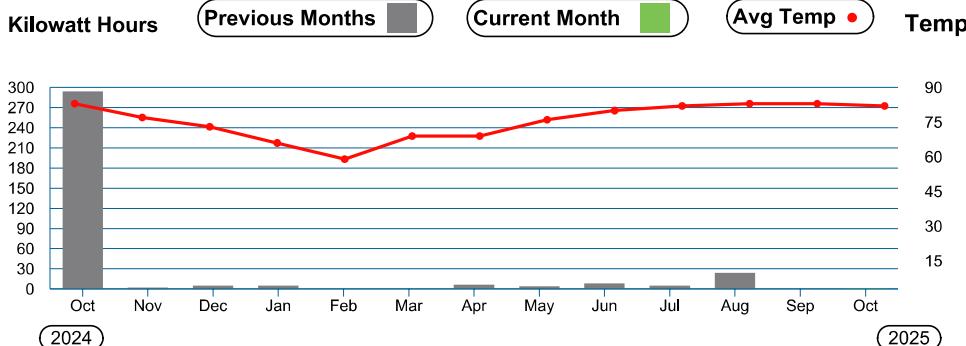
Member # 152353

TOTAL AMOUNT DUE

\$30.00

Bank Draft is scheduled for 10/28/2025

Monthly Energy Use

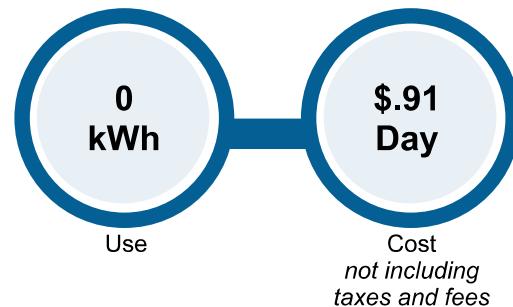


Detailed usage information is available on the SmartHub App or www.preco.coop

Monthly Energy Use Comparison



Your Average Daily Use



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



Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

PO Box 1310
210 Metheny Road
Wauchula, Florida 33873
800.282.3824

Account #
Service Address

152609008
4854 ELLENTON GILLETTE RD

Bank Draft Amount **\$30.00**
is scheduled for 10/28/2025



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

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

4 3311



110260152609008000003000000004000100720253



Account
152609008

Service Address
4854 ELLENTON GILLETTE RD

Service Description
PUMP

Board District
8

Meter #	Service Period From	To	Readings Previous	Present	Meter Multiplier	kWh Usage	kW Reading
36334890	08/31/2025	10/01/2025	24,011	24,012	1.0	1	3.564
Account Summary							
Previous Balance			\$30.00				GS-S
Payment(s) Made			-\$30.00				\$28.00
Balance Forward			\$0.00				\$0.12
Current Charges			\$30.00				CPA
Total Amount Due			\$30.00				1 kWh @ -0.007
Current Charges							
Facilities Use Charge							\$0.01
Energy Charge						1 kWh @ 0.121	\$0.88
Property Tax Recovery Fee							\$0.74
Gross Receipts Tax							\$0.27
Operation Round Up							
Total Current Charges							\$30.00
Bank Draft Amount							\$30.00



CYBER SECURITY

October is **National Cyber Security Awareness Month**. Educate yourself and your family on the best way to stay safe online.

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.





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 10/07/2025

Account # 152609009

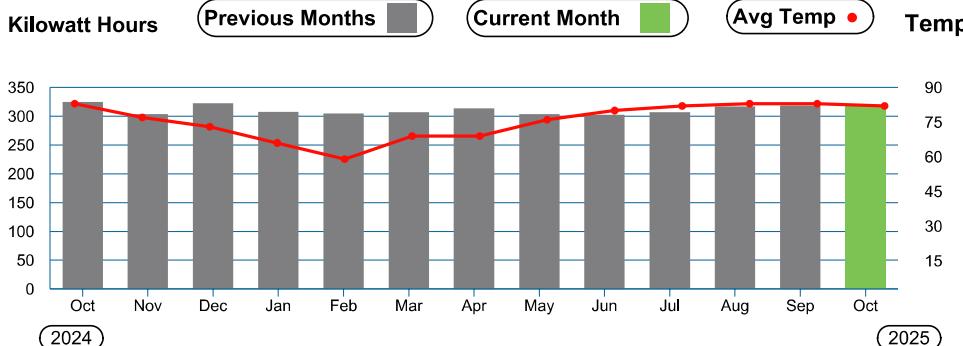
Member # 152353

TOTAL AMOUNT DUE

\$67.85

Bank Draft is scheduled for 10/28/2025

Monthly Energy Use

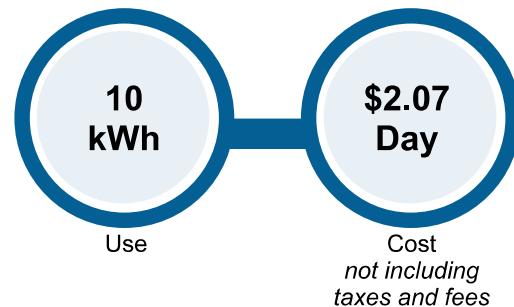


Detailed usage information is available on the SmartHub App or www.preco.coop

Monthly Energy Use Comparison



Your Average Daily Use



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



Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

PO Box 1310
210 Metheny Road
Wauchula, Florida 33873
800.282.3824

Account #
Service Address

152609009
4705 BIRDSONG DR

Bank Draft Amount **\$67.85**
is scheduled for 10/28/2025



2547 0 MB 0.672
WILLOW WALK COMM DEV DIST
RIZZETTA & COMPANY
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

5 2547
C-10

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



110260152609009000006785000007785100720258

Account
152609009

Service Address
4705 BIRDSONG DR

Service Description
AERATOR

Board District
8

Meter #	From	To	Readings	Meter Multiplier	kWh Usage	kW Reading
Service Period			Previous	Present		
38345643	08/31/2025	10/01/2025	12,452	12,769	1.0	317
Account Summary						
Previous Balance			\$67.74			GS-S
Payment(s) Made			-\$67.74			\$28.00
Balance Forward			\$0.00			\$38.36
Current Charges			\$67.85			CPA
Total Amount Due			\$67.85			317 kWh @ -0.007
						-\$2.22
						Property Tax Recovery Fee
						317 kWh @ 0.121
						\$2.01
						Gross Receipts Tax
						\$1.70
						Total Current Charges
						\$67.85
						Bank Draft Amount
						\$67.85



CYBER SECURITY

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



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

Invoice

Date	Invoice #
10/2/2025	INV0000103543

Bill To:

Willow Walk CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

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

Invoice

Date	Invoice #
10/3/2025	INV0000103659

Bill To:

Willow Walk CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Description	Services for the month of		Client Number
	October	Upon Receipt	
Assessment Roll (Annual)	Qty 1.00	Rate \$5,736.00	Amount \$5,736.00
	Subtotal		\$5,736.00
	Total		\$5,736.00



13745 N. Nebraska Ave
Tampa, FL 33613
813.909.7775
AR165@Safetouch.com

Invoice

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 #
		10/01/2025	20813	10/31/2025	VID0643

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

	Subtotal	\$500.00
	Sales Tax (0.0%)	\$0.00
	Total	\$500.00
	Balance Due	\$500.00

Securiteam is now a part of Safetouch!

INVOICE

Sitex Aquatics, LLC
PO Box 917
Parrish, FL 34219

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



Bill to

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

Invoice details

Invoice no.: 10325-b

Terms: Net 30

Invoice date: 10/01/2025

Due date: 10/31/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Aquatic Maintenance	Monthly Lake Maintenance: 19 Waterways 2x a Month	1	\$1,758.00	\$1,758.00
2.		Larvicide	Monthly Midge Larviciding: 19 Pond Banks	1	\$1,250.00	\$1,250.00
				Total	\$3,008.00	

Ways to pay



[View and pay](#)

**Sunshine Pools of Bradenton, LLC.**

P.O. Box 1754

Oneco, FL 34264 US

+19413764102

Spofbradenton@gmail.com

Invoice 24937**BILL TO**

Willow Walk Community
4220 Lindever Lane
Palmetto, FL. 34221

DATE	PLEASE PAY	DUE DATE
10/01/2025	\$1,250.00	10/19/2025

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

THANK YOU.

Business Observer

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

INVOICE

Legal Advertising

Invoice # 25-01836M

Date 10/03/2025

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

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

Description	Amount
Serial # 25-01836M	\$192.50
Request for Proposals RE: Landscape & Irrigation Maintenance Services Published: 10/3/2025	

Important Message	Paid	()
Please include our Serial # on your check	Pay by credit card online: https://legals. businessobserverfl. com/send-payment/	Total \$192.50

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

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INVOICE

TOTAL COMMUNITY
MAINTENANCE LLC
29642 Birds Eye Dr
Wesley Chapel, FL 33543-9519

samogden@tcmaintenance.org
+1 (813) 466-4210
tcmaintenance.org



Bill to

Willow Walk CDD

Invoice details

Invoice no.: 8189

Terms: Due on receipt

Invoice date: 10/01/2025

Due date: 10/01/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Services	Monthly janitorial and light maintenance services. Includes one day of requested deep clean.	1	\$1,500.00	\$1,500.00
					Total	\$1,500.00

Note to customer

Thank you for your business.

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 November 2025 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from November 1, 2025 through November 30, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$19,614.23**

Approval of Expenditures:

Chairperson

Vice Chairperson

Assistant Secretary

Willow Walk Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2025 Through November 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
ADT Commercial	600032	159879511	Security Services 10117/25-12/16/25	\$ 196.12
Ameri Solutions, Inc.	600028	INV050	Willow Walk Comm. Center Repairs 10/25	\$ 325.00
Kilinski | Van Wyk, PLLC	600029	13427	Legal Services 09/25	\$ 3,451.10
Loudy's Outdoor Services, LLC	600030	1205	Removal and disposal of basketball hoop at club house parking lot	\$ 250.00
Manatee County Utilities Department	20251125-1	100024903.4	4220 Lindever Ln 10/25	\$ 560.97
MCUD	600033	103025-100024903	4220 Lindever Ln 10/25	\$ 560.97
Peace River Electric Cooperative, Inc.	20251126-5	110525-152609001 ACH	Irrigation Pump 10/25	\$ 58.00
Peace River Electric Cooperative, Inc.	20251126-1	110525-152609002 ACH	4220 LINDEVER LN 10/25	\$ 884.00
Peace River Electric Cooperative, Inc.	20251126-3	110525-152609003 ACH	4110 41ST ST E 10/25	\$ 85.00
Peace River Electric Cooperative, Inc.	20251126-6	110525-152609004 ACH	3707 WILLOW WALK DR 10/25	\$ 34.00
Peace River Electric Cooperative, Inc.	20251126-2	110525-152609005 ACH	4541 LINDEVER LN 10/25	\$ 106.00
Peace River Electric Cooperative, Inc.	20251126-7	110525-152609006 ACH	3703 WAYFARER 10/25	\$ 31.00
Peace River Electric Cooperative, Inc.	20251126-8	110525-152609008 ACH	Utilities: 4854 ELLENTON GILLETTE RD 10/25	\$ 30.00
Peace River Electric Cooperative, Inc.	20251126-4	110525-152609009 ACH	4705 BIRDSONG DR 10/25	\$ 66.72
Peace River Electric Cooperative, Inc.	20251126-10	152609007 10/25 ACH	4150 Mossy Limb Ct 10/25	\$ 141.00

Willow Walk Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2025 Through November 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Regions Bank Corporate Trust	600038	125968	Trustee Fees Series 2019 11/25	\$ 3,500.00
Rizzetta & Company, Inc.	600031	INV0000104455	District Management Services 11/25	\$ 6,121.84
School Now	600034	INV-SN-1087	ADA Website Quarterly 10/25	\$ 388.13
Sunshine Pools of Bradenton, LLC	600035	25449	Monthly Pool Services 11/25	\$ 1,250.00
The Observer Group, Inc.	600036	25-01689M	Legal Advertising 09/25	\$ 74.38
Total Community Maintenance, LLC	600037	8293	Monthly janitorial and light maintenance services 11/25	\$ 1,500.00
Total				\$ 19,614.23



Switch to paperless Enroll today to receive your company's invoice via email.

When you switch to paperless billing, you will:

- Receive your invoice faster, without relying on the postal service for delivery
- Easily be able to download or forward the invoice PDF as needed
- Maintain electronic documentation for easier, more accurate record-keeping
- Support sustainability by reducing the need for paper, printing, and delivery

Get started today!

Scan here to sign up with your primary Accounts Payable contact's email address.



everonsolutions.com/paperless

Manage Your Account

Update billing information, view past invoices and more
everonsolutions.com/Login

Questions?

everonsolutions.com

Email: support@everonsolutions.com
 844-5-EVERON

 Make checks payable to Everon and please include your account number. You will be charged a \$25.00 fee for any payment returned. Credit card payments are subject to a credit card surcharge fee.

Pay online at everonsolutions.com or by phone 844-5-EVERON. Pay by phone 877-438-9760. Mail by check and include the section above.

Please detach this portion and send with your payment.



P.O. Box 49292 | Wichita, KS 67201

Invoice Number 159879511
 Account Number 70097365
 Invoice Date 10/19/2025
 Payment Due Date 11/13/2025
 Amount Due \$196.12

Amount Enclosed \$

Powered by Experience. Driven by Excellence.™

102-#10-1383-1590

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



REMIT PAYMENT TO ► EVERON, LLC

PO BOX 219044
 KANSAS CITY MO 64121-9044



0000 01 070097365 00000019612 9 159879511 8



Ameri Solutions Inc.

701 Stillview Cir.
Brandon, FL 33510
8134513400
ameri3solutions@gmail.com

INVOICE

INV050

DATE

Oct 27, 2025

DUE

On Receipt

BALANCE DUE

USD \$325.00

BILL TO

Willow Walk CDD

Willow Walk Community Center 4220 Lindever Ln Palmetto, FL 34221

DESCRIPTION	RATE	QTY	AMOUNT
1. Remove broken plastic playground safety rail.	\$325.00	1	\$325.00
2. Remove playground roof canopy steel bar			
TOTAL			\$325.00
BALANCE DUE			USD \$325.00

Payment Info

BY CHECK

Ameri Solutions Inc.

Home repairs

Make all checks payable to Ameri Solutions Inc.

Thank you for your business!



INVOICE

KILINSKI | VAN WYK

Kilinski | Van Wyk PLLC

P.O. Box 6386
Tallahassee, Florida 32314

Invoice # 13427
Date: 10/10/2025
Due On: 11/09/2025

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

Statement of Account

	Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(	\$3,886.60	+ \$3,451.10	) - ( \$0.00) =	\$7,337.70

WWKCDD-01

Willow Walk CDD - General

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	LG	09/02/2025	Advise regarding financing items needed for agenda.	0.30	\$330.00	\$99.00
Service	SH	09/02/2025	Review agenda and back up materials in preparation for monthly Board of Supervisors meeting.	0.70	\$285.00	\$199.50
Service	LG	09/08/2025	Advise regarding landscape performance and RFP.	0.60	\$330.00	\$198.00
Service	SH	09/08/2025	Call with District staff to discuss issues with landscaping vendor; follow up with District staff on updated agenda.	0.50	\$285.00	\$142.50
Service	SH	09/09/2025	Attend and participate in monthly Board of Supervisors meeting.	4.00	\$285.00	\$1,140.00
Expense	KB	09/09/2025	Travel: Mileage - SH.	68.00	\$0.70	\$47.60
Service	SH	09/10/2025	Draft notice of termination for Duval Landscape and review deficiency items for withholding payments.	0.40	\$285.00	\$114.00

Service	LG	09/10/2025	Review landscaping deficiency letter.	0.30	\$330.00	\$99.00
Service	SH	09/11/2025	Finalize termination notice for Duval Landscaping and circulate to District staff; draft agreement for landscaping services.	1.30	\$285.00	\$370.50
Service	SH	09/16/2025	Call with District staff to discuss withholding payment concerns; revise termination letter to Duval Landscaping.	0.30	\$285.00	\$85.50
Service	SH	09/17/2025	Review compiled Duval Landscape termination letter from District staff.	0.10	\$285.00	\$28.50
Service	JK	09/22/2025	Research and prepare memorandum regarding Florida open carry law changes and impact to District operations and transmit same.	0.20	\$330.00	\$66.00
Service	SH	09/23/2025	Review and redline draft Request for Proposals for landscaping services; review invoices received from Duval landscaping.	1.10	\$285.00	\$313.50
Service	LG	09/23/2025	Research legal impact of new open carry firearm decision.	0.30	\$330.00	\$99.00
Service	LG	09/25/2025	Prepare resolution ratifying bond issuance; prepare Supplemental Disclosure of Public Finance.	1.10	\$330.00	\$363.00
Service	AH	09/29/2025	Confer with DeLuna regarding executed supplement to disclosure of public financing.	0.20	\$190.00	\$38.00
Service	CD	09/29/2025	Emails to and from District Manager regarding Budget Amendment (proposed, if applicable).	0.10	\$190.00	\$19.00
Service	SH	09/29/2025	Call with Stephanie DeLuna regarding additional information needed for Bloomings to start providing services.	0.10	\$285.00	\$28.50
Non-billable entries						
Service	LG	09/09/2025	Attend Board meeting.	1.30	\$330.00	\$429.00
					Total	\$3,451.10

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

Please pay within 30 days.

loudys outdoor services llc

18325 Boyette Rd
Lithia, FL 33547 USA
(813) 475-0818
Loudysoutdoorservices@gmail.com

INVOICE

BILL TO
Willow Walk CDD
4220 Lindever Ln, Palmetto, FL 34221
Palmetto
FL
34221

INVOICE 1205
DATE 09/09/2025
DUE DATE 09/25/2025

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
	Services	Removal and disposal of basketball hoop at club house parking lot by		250.00	250.00
		SUBTOTAL			250.00
		TAX			0.00
		TOTAL			250.00
		BALANCE DUE			\$250.00

Pay invoice



Visit: mymanatee.org/utilities



Call: (941) 792-8811

WILLOW WALK COMMUNITY
4220 LINDEVER LN

Amount Due	\$560.97
Please Pay By	20-Nov-2025
Account Number	100024903

Account Summary

Previous Amount Due	\$674.79
Payments Received	-\$674.79
Balance Forward	\$0.00
Contract Charges	\$560.97
Total Amount Due	\$560.97

Usage Profile (Consumption x 1000 = GAL)

Meter Number 61334363

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
09/22	5086	10/20	5104	1.8 kgal

Important Information

- Garbage service changes start October 6 for Manatee County residents. Trash, recycling, and yard waste will now be collected once a week on your new designated pickup day, and yard waste must be free of plastic. Learn more: mymanatee.org/bigbin
- All mailed payments must include a copy of the bill stub or the appropriate account number. Payments for multiple bill stubs being paid with one check, must include the total dollar amount written on each bill stub. Payments received without this information will not be processed and will be returned. A late fee may apply, or service interruption may occur for delinquent accounts.

Charge Details

Service Period 09/22 - 10/22 (31 Days)

Master Metered Water Commercial (Meter # 61334363) (09/22 - 10/20)		
Water Base Rate	1 month(s) x \$47.35	\$47.35
Master Meter Water	1.8 kgal x \$2.97	\$5.35
Commercial		
Master Metered Sewer Commercial (09/22 - 10/20)		
Sewer Base Rate	1 month(s) x \$131.54	\$131.54
Master Metered Sewer	1.8 kgal x \$6.59	\$11.86
Commercial		
Commercial Rented Bins Service (09/23 - 10/22)		
4 Yard Rented Bin	0.43 month(s) x \$325.69	\$141.13
4 Yard Rented Bin	0.57 month(s) x \$325.69	\$184.56
Gate Service (09/23 - 10/22)		
Gate Service	0.43 month(s) x \$31.58	\$13.68
Gate Service	0.57 month(s) x \$45.00	\$25.50
Total New Charges		\$560.97
Total Amount Due		\$560.97

View & Pay Your Bill Online: Visit mymanatee.org/utilities and use your activation code **88DW5C45** (do not share this code)MANATEE COUNTY UTILITIES DEPARTMENT
P.O. BOX 25010
BRADENTON, FL 34206-5010

SERVICE ADDRESS	4220 LINDEVER LN
ACCOUNT NUMBER	100024903
BILLING DATE	30-Oct-2025
DUUE DATE	20-Nov-2025
TOTAL AMOUNT DUE	\$560.97

CHANGE OF MAILING ADDRESS
(Check Box and See Reverse Side)

ADDRESSEE:

AMOUNT PAID

MAKE CHECKS PAYABLE TO MCUD

WILLOW WALK COMMUNITY DEVELOPMENT DISTRICT
3434 COLWELL AVE SUITE 200
TAMPA, FL 33614-8390MANATEE COUNTY UTILITIES DEPARTMENT
PO BOX 25350
BRADENTON FL 34206-5350

100024903Z00000560970000000

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	\$560.97
Please Pay By	20-Nov-2025
Account Number	100024903

Account Summary	
Previous Amount Due	\$674.79
Payments Received	-\$674.79
Balance Forward	\$0.00
Contract Charges	\$560.97
Total Amount Due	\$560.97

Usage Profile (Consumption x 1000 = GAL)				
Meter Number 61334363				
Begin Date: 09/22	Begin Read: 5086	End Date: 10/20	End Read: 5104	Period Consumption: 1.8 kgal

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Charge Details		Service Period 09/22 - 10/22 (31 Days)
Master Metered Water Commercial (Meter # 61334363) (09/22 - 10/20)		
Water Base Rate	1 month(s) x \$47.35	\$47.35
Master Meter Water	1.8 kgal x \$2.97	\$5.35
Commercial		
Master Metered Sewer Commercial (09/22 - 10/20)		
Sewer Base Rate	1 month(s) x \$131.54	\$131.54
Master Metered Sewer	1.8 kgal x \$6.59	\$11.86
Commercial		
Commercial Rented Bins Service (09/23 - 10/22)		
4 Yard Rented Bin	0.43 month(s) x \$325.69	\$141.13
4 Yard Rented Bin	0.57 month(s) x \$325.69	\$184.56
Gate Service (09/23 - 10/22)		
Gate Service	0.43 month(s) x \$31.58	\$13.68
Gate Service	0.57 month(s) x \$45.00	\$25.50
Total New Charges		\$560.97
Total Amount Due		\$560.97

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



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

SERVICE ADDRESS	4220 LINDEVER LN
ACCOUNT NUMBER	100024903
BILLING DATE	30-Oct-2025
DUUE DATE	20-Nov-2025
TOTAL AMOUNT DUE	\$560.97

CHANGE OF MAILING ADDRESS
(Check Box and See Reverse Side)

ADDRESSEE:

AMOUNT PAID

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

100024903Z00000560970000000



Peace River Electric Cooperative, Inc.

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

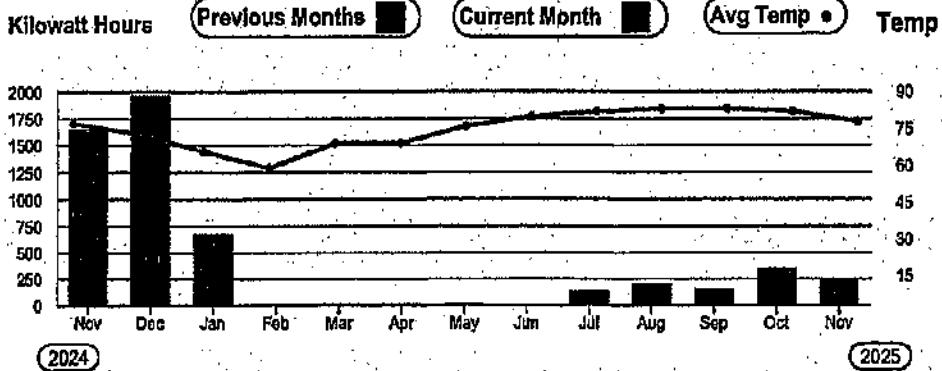


**TOTAL
AMOUNT DUE**

\$58.00

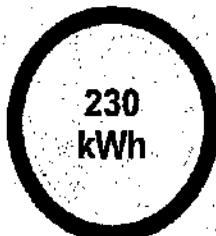
Bank Draft is
scheduled for
11/26/2025

Monthly Energy Use



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

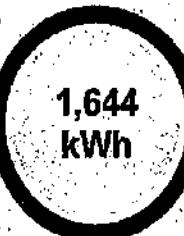
Monthly Energy Use Comparison



This Month
30 Days

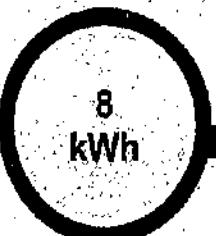


Last Month
31 Days



This Month
Last Year
30 Days

Your Average Daily Use



Use



Cost
not including
taxes and fees

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

Account #

152609001

Bank Draft Amount

\$58.00

is scheduled for 11/26/2025



Peace River Electric
Cooperative, Inc.

PO Box 1310
210 Metheny Road
Wauchula, Florida 33873
800.282.3824

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

WILLOW WALK COMM DEV DIST
RIZZETTA & COMPANY
PO BOX 32414
CHARLOTTE NC 28232-2414

3 7

110260152609001000005800000006800110520252



Account
152609001

Service Description
PUMP

Board District
8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
32804344	10/01/2025	10/31/2025	80,432	80,662	1.0	230	5.586
Account Summary							
Previous Balance			\$72.00		Current Charges		GS-S
Payment(s) Made			-\$72.00		Facilities Use Charge		\$28.00
Balance Forward			\$0.00		Energy Charge	230 kWh @ 0.121	\$27.83
Current Charges			\$58.00		CPA	230 kWh @ -0.006	-\$1.38
Total Amount Due			\$58.00		Property Tax Recovery Fee		\$1.70
					Gross Receipts Tax		\$1.44
					Operation Round Up		\$0.41
					Total Current Charges		\$58.00
					Bank Draft Amount		\$58.00

AMAZING OPPORTUNITY FOR HIGH SCHOOL JUNIORS

JUNE 15-20, 2026 - WASHINGTON, D.C.

PRECO will select 2 students to attend Washington, D.C. All expenses paid!

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



79936643365001102601526090014

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

FAMILY DOLLAR.

CVS

Walgreens

DOLLAR GENERAL





Peace River Electric Cooperative, Inc.

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

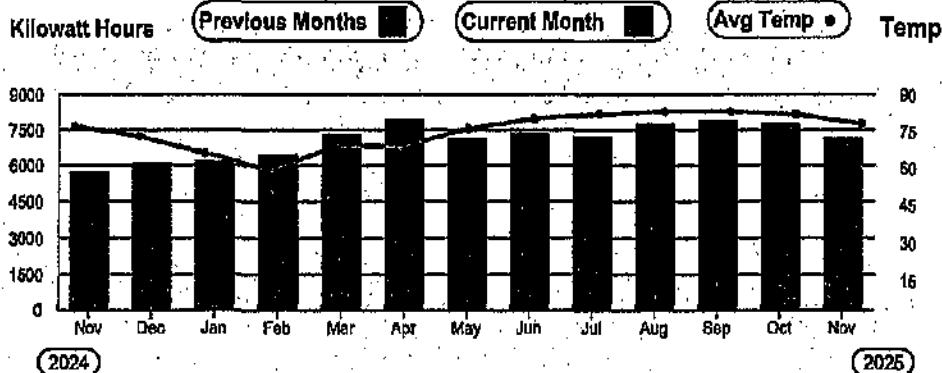


**TOTAL
AMOUNT DUE**

\$884.00

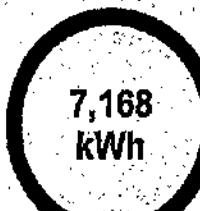
Bank Draft is
scheduled for
11/26/2025

Monthly Energy Use

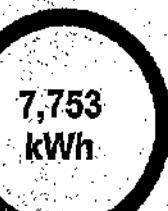


Detailed usage information is available on the SmartHub App or www.preco.coop

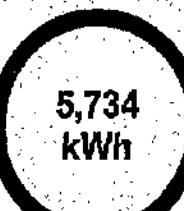
Monthly Energy Use Comparison



This Month
30 Days

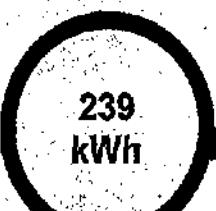


Last Month
31 Days



This Month
Last Year
30 Days

Your Average Daily Use



Use



Cost
not including
taxes and fees

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



Peace River Electric
Cooperative, Inc.

PO Box 1310
 210 Metheny Road
 Wauchula, Florida 33873
 800.282.3824

Account #
Service Address

152609002
4220 LINDEVER LN

Bank Draft Amount \$884.00

is scheduled for 11/26/2025



WILLOW WALK COMM DEV DIST
 RIZZETTA & COMPANY
 PO BOX 32414
 CHARLOTTE NC 28232-2414

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



110260152609002000088400000091052110520252

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	10/01/2025	10/31/2025	954.901	962.069	1.0	7,168	13,548
Account Summary							
Previous Balance			\$923.00		Current Charges		GSD
Payment(s) Made			-\$923.00		Facilities Use Charge		\$110.00
Balance Forward			\$0.00		Energy Charge	7,168 kWh @ 0.083	\$594.94
Current Charges			\$884.00		CPA	7,168 kWh @ -0.006	-\$43.01
Total Amount Due			\$884.00		Billed Demand	20,000 kW @ 0.660	\$173.20
					Property Tax Recovery Fee		\$26.14
					Gross Receipts Tax		\$22.08
					Operation Round Up		\$0.65
					Total Current Charges		\$884.00
					Bank Draft Amount		\$884.00



AMAZING OPPORTUNITY FOR
HIGH SCHOOL JUNIORS

JUNE 15-20, 2026 - WASHINGTON, D.C.

PRCCO will select 2
students to attend
Washington, D.C.
All expenses
paid!

APPLY NOW
www.PRCO.org/youthtour

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 vanilladirect.com/pages/retailers



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

FAMILY DOLLAR.

CVS

Walgreens

DOLLAR GENERAL





Peace River Electric Cooperative, Inc.

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

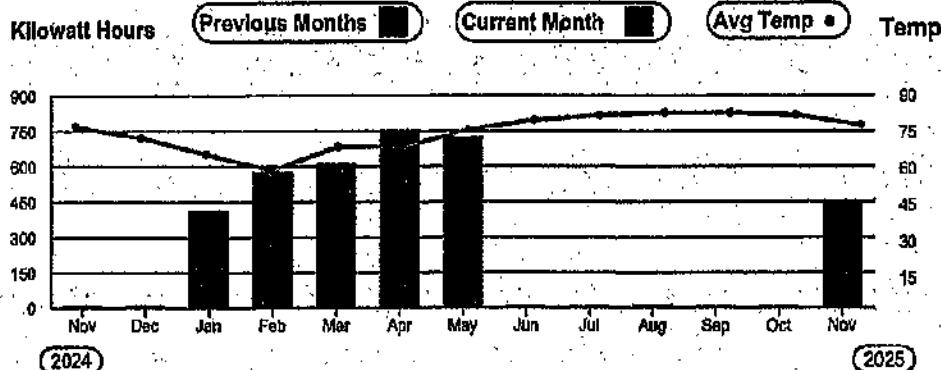


**TOTAL
AMOUNT DUE**

\$85.00

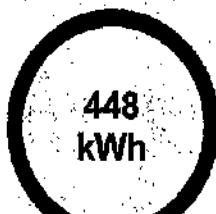
Bank Draft is
scheduled for
11/26/2025

Monthly Energy Use

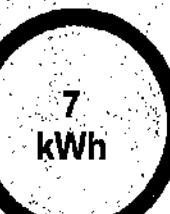


Detailed usage information is available on the SmartHub App or www.preco.coop

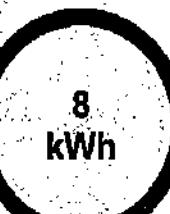
Monthly Energy Use Comparison



This Month
30 Days

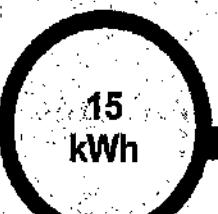


Last Month
31 Days



This Month
Last Year
30 Days

Your Average Daily Use



Use



Cost
not including
taxes and fees

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



Peace River Electric
Cooperative, Inc.

P.O. Box 1310
210 Metheny Road.
Wauchula, Florida 33873
800.282.3824

Account #
Service Address

152609003
4110 41ST ST E

Bank Draft Amount

\$85.00

is scheduled for 11/26/2025



WILLOW WALK COMM DEV DIST
RIZZETTA & COMPANY
PO BOX 32414
CHARLOTTE NC 28232-2414

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



1102601526090030000008500000009500110520250

Account
152609003

Service Address
4110 41ST STE

Service Description
IRRIGATION PUMP

Board District
8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
918572591	10/01/2025	10/31/2025	25,712	26,160	1.0	448	4.524
Previous Balance			\$31.00		Current Charges		GS-S
Payment(s) Made			-\$31.00		Facilities Use Charge		\$28.00
Balance Forward			\$0.00		Energy Charge	448 kWh @ 0.121	\$54.21
Current Charges			\$85.00		CPA	448 kWh @ -0.008	-\$2.69
Total Amount Due			\$85.00		Property Tax Recovery Fee		\$2.49
					Gross Receipts Tax		\$2.10
					Operation Round Up		\$0.89
					Total Current Charges		\$85.00

Bank Draft Amount **\$85.00**

AMAZING OPPORTUNITY FOR HIGH SCHOOL JUNIORS

JUNE 15-20, 2026 - WASHINGTON, D.C.

PRECO will select 2 students to attend Washington, D.C. All expenses paid!

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



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

FAMILY DOLLAR.

CVS

Walgreens

DOLLAR GENERAL





Peace River Electric Cooperative, Inc.

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

11/05/2025

Account #

152609004

Member #

152353

TOTAL
AMOUNT DUE

\$34.00

Bank Draft is
scheduled for
11/26/2025

Monthly Energy Use

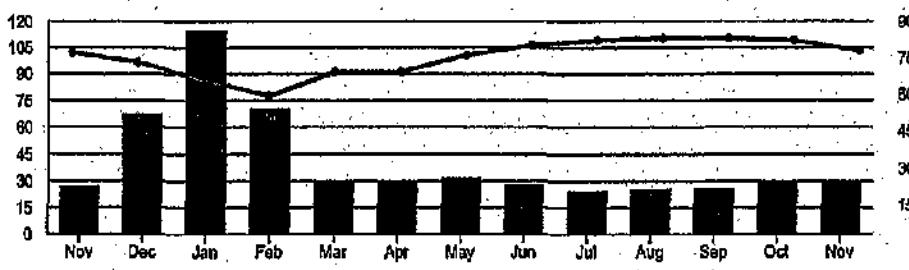
Kilowatt Hours

Previous Months

Current Month

Avg Temp

Temp



90

75

60

45

30

15

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

Monthly Energy Use Comparison

Your Average Daily Use

29
kWhThis Month
30 Days29
kWhLast Month
31 Days27
kWhThis Month
Last Year
30 Days1
kWh

Use

\$1.04
DayCost
not including
taxes and fees

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



Peace River Electric
Cooperative, Inc.

PO Box 1310

210 Metheny Road

Wauchula, Florida 33873

800.282.3824

Account #

Service Address

152609004

3707 WILLOW WALK DR

Bank Draft Amount

\$34.00

is scheduled for 11/26/2025



WILLOW WALK COMM DEV DIST
RIZZETTA & COMPANY
PO BOX 32414
CHARLOTTE NC 28232-2414

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



11026015260900400000034000000004400110520255

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	10/01/2025	10/31/2025	5,835	5,864	1.0	29	0.082
Account Summary							
Previous Balance			\$34.00		Current Charges		GS-S
Payment(s) Made			-\$34.00		Facilities Use Charge		\$28.00
Balance Forward			\$0.00		Energy Charge	29 kWh @ 0.121	\$3.51
Current Charges			\$34.00		CPA	29 kWh @ -0.006	-\$0.17
Total Amount Due			\$34.00		Property Tax Recovery Fee		\$0.98
					Gross Receipts Tax		\$0.83
					Operation Round Up		\$0.85
					Total Current Charges		\$34.00
					Bank Draft Amount		\$34.00

AMAZING OPPORTUNITY FOR HIGH SCHOOL JUNIORS

JUNE 15-20, 2026 - WASHINGTON, D.C.

PRECO will select 2 students to attend Washington, D.C. All expenses paid!

DEADLINE TO APPLY
JUN 15 2026

For more information please visit
www.precowash.org and youthtour2026.com

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799366433650001102601526090048

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FAMILY DOLLAR.

CVS

Walgreens

DOLLAR GENERAL





Peace River Electric Cooperative, Inc.

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

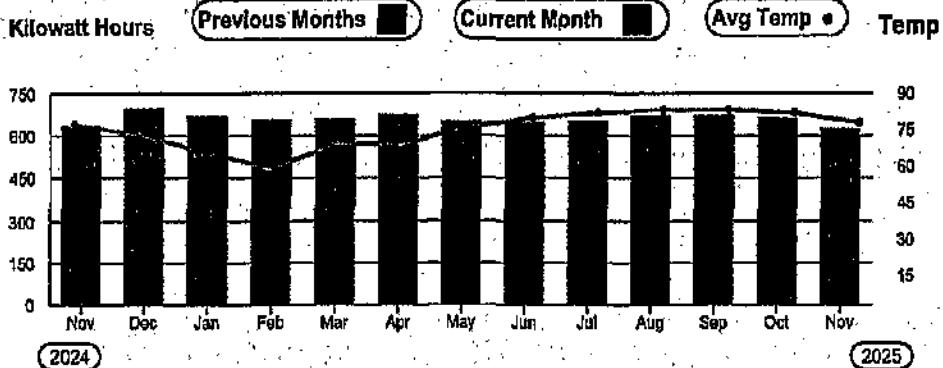


**TOTAL
AMOUNT DUE**

\$106.00

Bank Draft is
scheduled for
11/26/2025

Monthly Energy Use



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

Monthly Energy Use Comparison

624
kWh

This Month
30 Days

663
kWh

Last Month
31 Days

634
kWh

This Month
Last Year
30 Days

Your Average Daily Use

21
kWh

Use

\$3.33
Day

Cost
not including
taxes and fees

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



Peace River Electric
Cooperative, Inc.

P.O. Box 1310
210 Metheny Road
Wauchula, Florida 33873
800.282.3824

Account #
Service Address

152609005
4541 LINDEVER LN

Bank Draft Amount **\$106.00**
is scheduled for 11/26/2025



WILLOW WALK COMM DEV DIST
RIZZETTA & COMPANY
PO BOX 32414
CHARLOTTE NC 28232-2414

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



110260152609005000010600000011600110520256

Account
152609005

Service Address
4541 LINDEVER LN

Service Description
POND AERATOR

Board District 8



AMAZING OPPORTUNITY FOR HIGH SCHOOL JUNIORS

JUNE 15-20, 2026 - WASHINGTON, D.C.

**PRECO will select 2
students to attend
Washington, D.C.
All expenses
paid!**

**READY TO APPLY
RESULTS** *→* **GOALS** *→* **PLANNING**
→ **IMPLEMENTATION** *→* **MONITORING** *→* **ADJUSTMENT**

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Peace River Electric Cooperative, Inc.

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

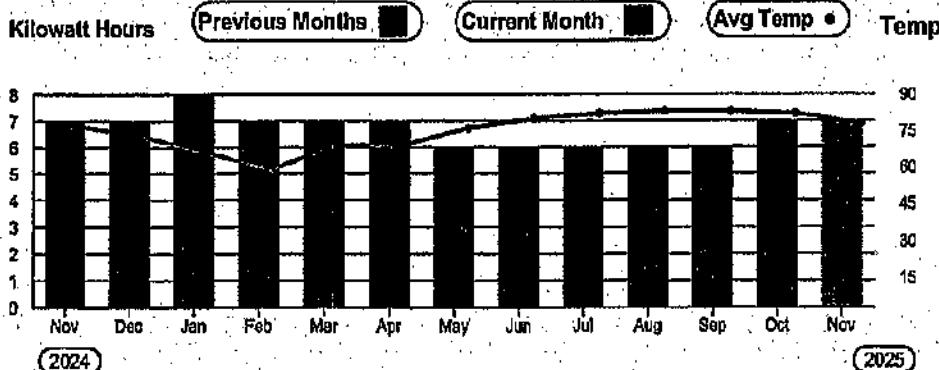


**TOTAL
AMOUNT DUE**

\$31.00

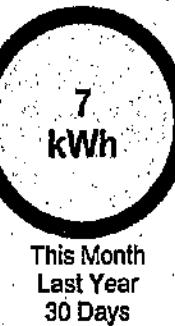
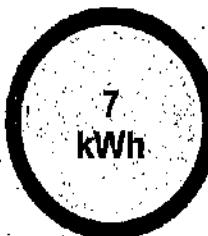
Bank Draft is
scheduled for
11/26/2025

Monthly Energy Use

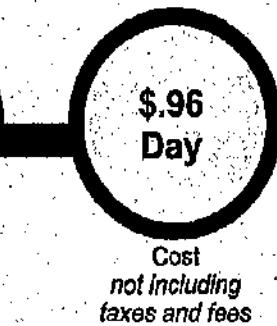
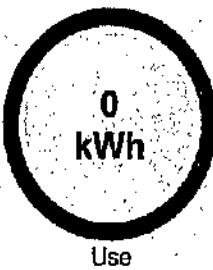


Detailed usage information is available on the SmartHub App or www.preco.coop

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.

PO Box 1310
210 Metheny Road
Wauchula, Florida 33873
800.282.3824

Account #
Service Address

152609006
3703 WAYFARER WAY

Bank Draft Amount \$31.00
is scheduled for 11/26/2025



WILLOW WALK COMM DEV DIST
RIZZETTA & COMPANY
PO BOX 32414
CHARLOTTE NC 28232-2414

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



110260152609006000003100000004100110520257

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	10/01/2025	10/31/2025	1,042	1,049	1.0	7	0.018
Account Summary							
Previous Balance			\$31.00		Current Charges		GS-S
Payment(s) Made			\$31.00		Facilities Use Charge		\$28.00
Balance Forward			\$0.00		Energy Charge	7 kWh @ 0.121	\$0.85
Current Charges			\$31.00		CPA	7 kWh @ -0.006	-\$0.04
Total Amount Due			\$31.00		Property Tax Recovery Fee		\$0.90
					Gross Receipts Tax		\$0.76
					Operation Round Up		\$0.53
					Total Current Charges		\$31.00
					Bank Draft Amount		\$31.00

AMAZING OPPORTUNITY FOR HIGH SCHOOL JUNIORS

JUNE 15-20, 2026 - WASHINGTON, D.C.

PRECCO will select 2 students to attend Washington, D.C. All expenses paid!

www.PRECCO.org/contests/YouthTour2026

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

FAMILY DOLLAR.

CVS

Walgreens

DOLLAR GENERAL





Peace River Electric Cooperative, Inc.

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



**TOTAL
AMOUNT DUE**

\$30.00

Bank Draft is
scheduled for
11/26/2025

Monthly Energy Use

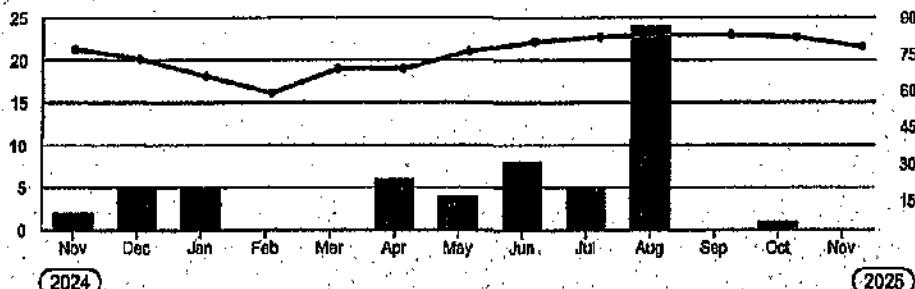
Kilowatt Hours

Previous Months

Current Month

Avg Temp

Temp



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

Monthly Energy Use Comparison

0
kWh

This Month
30 Days

1
kWh

Last Month
31 Days

2
kWh

This Month
Last Year
30 Days

Your Average Daily Use

0
kWh

Use

\$.93
Day

Cost
not including
taxes and fees

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



Peace River Electric
Cooperative, Inc.

PO Box 1310

210 Metheny Road

Wauchula, Florida 33873

800.282.3824

Account #

Service Address

152609008

4854 ELLENTON GILLETTE RD

Bank Draft Amount

\$30.00

is scheduled for 11/26/2025

WILLOW WALK COMM DEV DIST
RIZZETTA & COMPANY
PO BOX 32414
CHARLOTTE NC 28232-2414

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

110260152609008000003000000004000110520253

Account
152609008

Service Address
4854 ELLENTON GILLETTE RD

Service Description
PUMP

Board District
8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
36334890	10/01/2025	10/31/2025	24,012	24,012	1.0	0	0.0
Account Summary		Current Charges Facilities Use Charge Property Tax Recovery Fee Gross Receipts Tax Operation Round Up Total Current Charges					
Previous Balance	\$30.00						GS-S
Payment(s) Made	-\$30.00						\$28.00
Balance Forward	\$0.00						\$0.88
Current Charges	\$30.00						\$0.74
Total Amount Due	\$30.00						\$0.38
							\$30.00
							Bank Draft Amount
							\$30.00



AMAZING OPPORTUNITY FOR
HIGH SCHOOL JUNIORS

JUNE 15-20, 2026 - WASHINGTON, D.C.

ERICO will select 2
students to attend
Washington, D.C.
All expenses
paid!

DEADLINE TO APPLY
REACHES
JANUARY 15, 2026
For more information
visit www.ericowashington.org/youthtour.aspx

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 www.vanilladirect.com/pages/retailers



79936643365001102601526090089

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

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

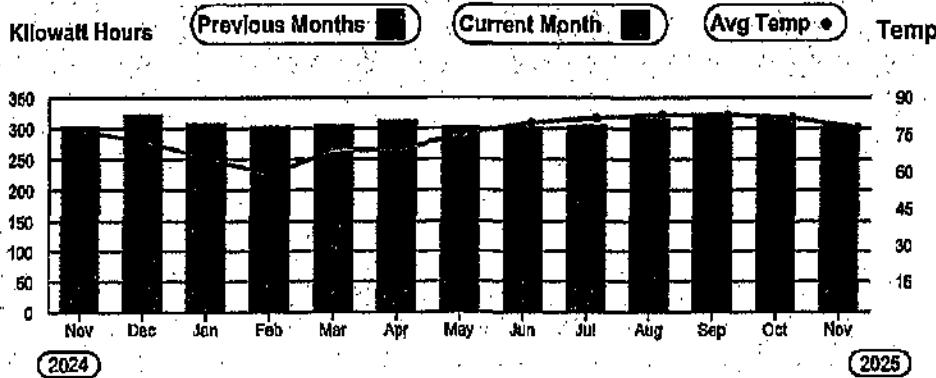


**TOTAL
AMOUNT DUE**

\$66.72

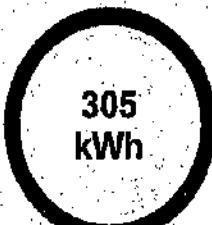
Bank Draft is
scheduled for
11/26/2025

Monthly Energy Use

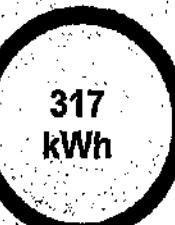


Detailed usage information is available on the SmartHub App or www.preco.coop

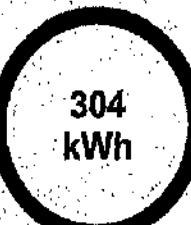
Monthly Energy Use Comparison



This Month
30 Days

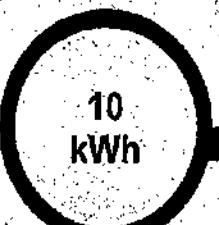


Last Month
31 Days



This Month
Last Year
30 Days

Your Average Daily Use



Use



Cost
not including
taxes and fees

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



Peace River Electric
Cooperative, Inc.

P.O. Box 1310

210 Metheny Road
Wauchula, Florida 33873
800.282.3824

Account #
Service Address

152609009

4705 BIRDSONG DR

Bank Draft Amount **\$66.72**
is scheduled for 11/26/2025

WILLOW WALK COMM DEV DIST
RIZZETTA & COMPANY
PO BOX 32414
CHARLOTTE NC 28232-2414

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



110260152609009000006672000007672110520258

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	10/01/2025	10/31/2025	12,769	13,074	1.0	305	0.434	
Account Summary			Current Charges					
Previous Balance			\$67.85				GS-S	
Payment(s) Made			\$67.85				\$28.00	
Balance Forward			\$0.00			305 kWh @ 0.121	\$36.91	
Current Charges			\$66.72			305 kWh @ -0.006	-\$1.83	
Total Amount Due			\$66.72				\$1.97	
						Property Tax Recovery Fee	\$1.67	
						Gross Receipts Tax		
						Total Current Charges		
								\$66.72
						Bank Draft Amount		\$66.72



AMAZING OPPORTUNITY FOR HIGH SCHOOL JUNIORS

JUNE 15-20, 2026 - WASHINGTON, D.C.

PRECO will select 2 students to attend Washington, D.C.
All expenses paid!

DEADLINE TO APPLY
MARCH 15, 2026

For more information visit
www.precoweb.org/ed/contests/youthtour.htm

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/peces/retailers



799366433650001102601526090097

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/erceipt.

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

FAMILY DOLLAR.

CVS

Walgreens

DOLLAR GENERAL





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

11/05/2025

Account #

152609007

Member #

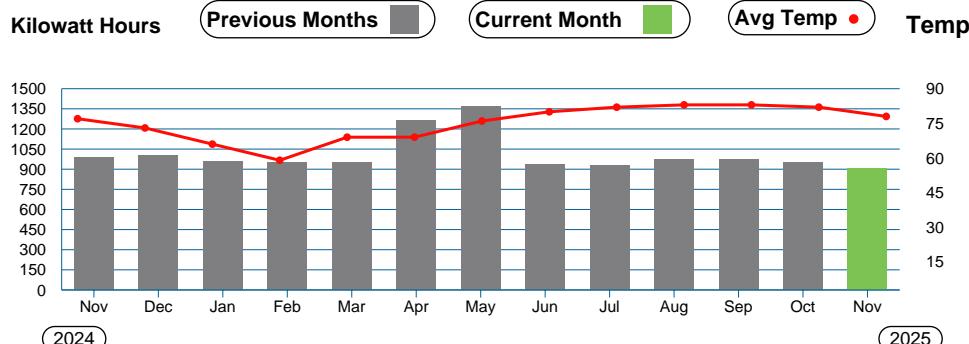
152353

TOTAL
AMOUNT DUE

\$141.00

Bank Draft is
scheduled for
11/26/2025

Monthly Energy Use

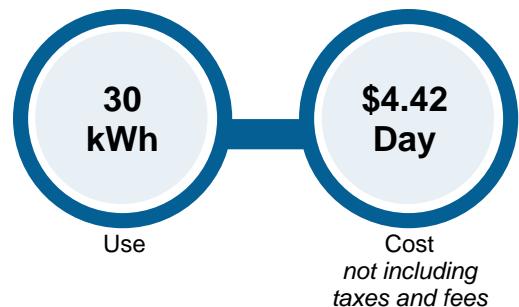


Detailed usage information is available on the SmartHub App or www.preco.coop

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.

PO Box 1310
 210 Metheny Road
 Wauchula, Florida 33873
 800.282.3824



Account #
Service Address

152609007
4150 MOSSY LIMB CT

Bank Draft Amount **\$141.00**
is scheduled for 11/26/2025

WILLOW WALK COMM DEV DIST
 RIZZETTA & COMPANY
 PO BOX 32414
 CHARLOTTE NC 28232-2414

PEACE RIVER ELECTRIC COOPERATIVE, INC.
 PO BOX 1547
 3
 WAUCHULA FL 33873-1547



110260152609007000014100000015100110520254

Account
152609007

Service Address
4150 MOSSY LIMB CT

Service Description
IRRIGATION PUMP

Board District
8

Meter #	From	To	Readings	Meter Multiplier	kWh Usage	kW Reading	
			Previous	Present			
35778358	10/01/2025	10/31/2025	64,604	65,513	1.0	909	
Account Summary			Current Charges				
Previous Balance			\$145.00				GS-S
Payment(s) Made			-\$145.00				\$28.00
Balance Forward			\$0.00				\$109.99
Current Charges			\$141.00				\$4.15
Total Amount Due			\$141.00				\$3.50
			Total Current Charges				
			Bank Draft Amount				
			\$141.00				



Youth Tour 2026

AMAZING OPPORTUNITY FOR HIGH SCHOOL JUNIORS

DEADLINE TO APPLY IS JAN 16

JUNE 15-20, 2026 - WASHINGTON, D.C.

PRECO will select 2 students to attend Washington, D.C.

All expensives paid!

For more info, please visit www.PRECO.coop and Youthtour.coop

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



799366433650001102601526090071

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.





Invoice # 125968

BI # 8662

11/16/2025

EMAIL TO ADMIN
WILLOW WALK CDD
TAMPA FL 33625

WILLOW WALK COMMUNITY DEVELOPMENT
DISTRICT (MANATEE COUNTY, FLORIDA)
(SPECIAL ASSESSMENT NORTH PARCEL
AREA PROJECT) SERIES 2017 BI # 8662

Please remit the following for Trustee, Paying Agent, Registrar, Custodial or Escrow Agent Fee.

Due Date 10/01/2025

ANNUAL FEE	\$3,500.00
------------	------------

Total Due: \$3,500.00

Detach and remit with payment to the address below. If paying by wire, please remit to the following instructions.

=====
Thank you for choosing Regions Bank

8662

=====
Due Date 10/01/2025

Amount Due \$3,500.00

Please contact your administrator with any questions or concerns.

JANET RICARDO
904-565-7973

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

Invoice

Date	Invoice #
11/2/2025	INV0000104455

Bill To:

Willow Walk CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

**INVOICE**

Willow Walk CDD
2700 S. Falkenburg Rd. Suite 2745
Riverview FL 33578
United States

Invoice #: INV-SN-1087
Invoice Date: 10/22/2025
Due Date: 11/21/2025
PO#:

Item	Description	AMOUNT
SchoolNow CDD ADA-PDF		\$234.38
SchoolNow CDD	Community Development District (CDD) governmental unit management company ADA-compliant website	\$153.75
Subscription start:	10/21/2025	Subtotal: \$388.13
Subscription end:	10/20/2026	Tax Total: \$0.00
		Total: \$388.13
		Amount Paid: \$0.00
Direct Deposit Instruction:		Amount Due: \$388.13

Check Remittance:

Innersync Studios Ltd
P.O. Box 771470
St. Louis, MO 63177-9816
United States



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

Invoice 25449

BILL TO

Willow Walk Community
4220 Lindever Lane
Palmetto, FL. 34221

DATE	PLEASE PAY	DUE DATE
11/01/2025	\$1,250.00	11/19/2025

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

Pay invoice

THANK YOU.

Business Observer

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

INVOICE

Legal Advertising

Invoice # 25-01689M

Date 09/19/2025

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

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

Description	Amount
Serial # 25-01689M	\$74.38
Notice of Public Meeting Dates	
RE: Fiscal Year 2025/2026	
Published: 9/19/2025	

Important Message	Paid	()
Please include our Serial # on your check	Pay by credit card online: https://legals. businessobserverfl. com/send-payment/	Total \$74.38

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

NOTICE

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

Business Observer

1970 Main Street

3rd Floor

Sarasota, FL 34236

, 941-906-9386 x322

INVOICE

Legal Advertising

NOTICE OF PUBLIC MEETING DATES WILLOW WALK COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of Willow Walk Community Development District will hold its regular monthly meetings for the Fiscal Year 2025/2026 on the dates as follows:

December 2, 2025
February 3, 2026
April 7, 2026
June 2, 2026
August 4, 2026

All meetings will convene at 4:00 p.m. and will be held at the Harrison Ranch Clubhouse, located at 5755 Harrison Ranch Boulevard, Parrish, Florida 34219. The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts.

A copy of the agenda for these meetings and workshops may be obtained by contacting the District Office, Rizzetta & Company, Inc., by mail at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, or by phone at (813) 533-2950, or by visiting the District's website: www.WillowWalkCDD.org.

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that any person can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication. Each meeting may be continued in progress without additional notice to a time, date, and location stated on the record.

Any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (239) 936-0913, at least 48 hours before the meetings. 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 Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting 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.

Stephanie DeLuna
District Manager
September 19, 2025 25-01689M

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

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INVOICE

**TOTAL COMMUNITY
MAINTENANCE LLC**
29642 Birds Eye Dr
Wesley Chapel, FL 33543-9519

samogden@tcmaintenance.org
+1 (813) 466-4210
tcmaintenance.org



Bill to

Willow Walk CDD

Invoice details

Invoice no.: 8293

Terms: Due on receipt

Invoice date: 11/04/2025

Due date: 11/04/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Services	Monthly janitorial and light maintenance services. Includes one day of requested deep clean.	1	\$1,500.00	\$1,500.00
					Total	\$1,500.00

Note to customer

Thank you for your business.

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 December 2025 For Board Approval

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

The total items being presented: **\$72,928.04**

Approval of Expenditures:

Chairperson

Vice Chairperson

Assistant Secretary

Willow Walk Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Ali Talib Mustafa	600053	AM121525	Board of Supervisor Meeting 12/15/25	\$ 200.00
Bloomings Landscape & Turf Management, Inc.	600040	2025-01695	Monthly General Landscape Maintenance 11/25	\$ 18,172.00
Bloomings Landscape & Turf Management, Inc.	600048	2025-01908	Monthly General Landscape Maintenance 12/25	\$ 18,172.00
Bloomings Landscape & Turf Management, Inc.	600058	2025-02017	Irrigation Inspection 12/25	\$ 168.50
Brandy Dingley	600054	BD121525	Board of Supervisor Meeting 12/15/25	\$ 200.00
Del Webb Bayview Community Association, Inc.	300140	Del Webb112525	Room Rental at DW Bayview 11/25	\$ 100.00
Duval Landscape Maintenace, LLC	600049	32487	Landscape Replacement 08/25	\$ 14,266.00
Everon, LLC	600050	160046190	Service Plan 12/25	\$ 196.12
Frontier Communications of FL	20251219-1	941-722-1788-111920-5 10/25 ACH	Internet Service 11/25	\$ 269.30
Frontier Communications of FL	20251219-1	941-722-1788-111920-5-091925	Internet Service 10/25	\$ 241.67
Frontier Communications of FL	20251219-1	94172217881119205 11/25 ACH	Internet Service 11/25	\$ 277.83
Frontier Communications of FL	94172217881119205-121925 -	94172217881119205-121925	Internet Service 12/25	\$ 250.61
Harrison Ranch CDD	600041	WW1125-01	Meeting Rental 10/25	\$ 200.00
Jasen Milenkovski	600055	JM121525	Board of Supervisor Meeting 12/15/25	\$ 200.00
Jerry Richardson Trapper	600042	2092	Monthly Wildlife Services 11/25	\$ 1,500.00

Willow Walk Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Jerry Richardson Trapper	600057	2099	Monthly Wildlife Services 12/25	\$ 1,500.00
Kathleen M Adams	600056	KA121525	Board of Supervisor Meeting 12/15/25	\$ 200.00
Kilinski | Van Wyk, PLLC	600051	13561	Legal Services 10/25	\$ 1,548.25
MCUD	20251218-1	100024903-112625 ACH	4220 Lindever Ln 11/25	\$ 231.18
Morris Engineering and Consulting, LLC	600052	21400178-000-1	Engineering Services 11/25	\$ 275.00
Peace River Electric Cooperative, Inc.	20251229-9	152609001 11/25 ACH	Irrigation Pump 11/25	\$ 97.00
Peace River Electric Cooperative, Inc.	20251229-3	152609002 11/25 ACH	4220 Lindever Ln 11/25	\$ 842.00
Peace River Electric Cooperative, Inc.	20251229-1	152609003 11/25 ACH	4110 41ST ST E 11/25	\$ 131.00
Peace River Electric Cooperative, Inc.	20251229-7	152609004 11/25 ACH	3707 WILLOW WALK DR 11/25	\$ 39.00
Peace River Electric Cooperative, Inc.	20251229-2	152609005 11/25 ACH	4541 LINDEVER LN 11/25	\$ 106.00
Peace River Electric Cooperative, Inc.	20251229-8	152609006 11/25 ACH	3703 WAYFARER WAY 11/25	\$ 31.00
Peace River Electric Cooperative, Inc.	20251229-4	152609007 11/25 ACH	4150 Mossy Limb Ct 11/25	\$ 145.00
Peace River Electric Cooperative, Inc.	20251229-6	152609008 11/25 ACH	4854 ELLENTON GILLETTE RD 11/25	\$ 30.00
Peace River Electric Cooperative, Inc.	20251229-5	152609009 11/25 ACH	4705 BIRDSONG DR 11/25	\$ 67.68
Rizzetta & Company, Inc.	600047	INV0000105270	Accounting Services 12/25	\$ 6,121.84

Willow Walk Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
SafeTouch, LLC	600043	20925	Monthly Clubhouse Security Monitoring 11/25	\$ 500.00
Sitex Aquatics, LLC	600044	10440-b	Monthly Lake Maintenance 11/25	\$ 6,508.00
Sunshine Pools of Bradenton, LLC	600045	25755	Pool Chemicals 11/25	\$ 82.00
The Observer Group, Inc.	600046	25-02211M	Legal Advertising 11/25	\$ 59.06
Total				\$ 72,928.04

WILLOW WALK CDD
Meeting Date: December 15, 2025

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if paid
Jasen Milenkovski	X
Shaun Chapdelaine	
Ali Mustafa	X
Brandy Dingley	X
Kathleen Adams	X

(*) Does not get paid

By PY

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	4:00 am
Meeting End Time:	5:51 pm
Total Meeting Time:	

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

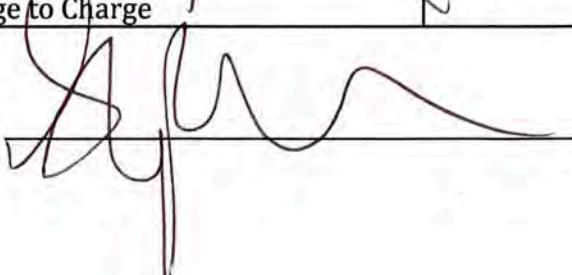
Total at \$175 per Hour:	0
--------------------------	---

ADDITIONAL OR CONTINUED MEETING TIMECARD

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

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

DM Signature:





Invoice

5824 Bee Ridge Road #165, Sarasota, FL 34233

Date Invoice #

11/1/2025 2025-01695

Bill To:

Willow Walk CDD
c/o Rizzetta & Company, Inc.
2700 S. Faulkenberg Rd
Riverview, FL 33578

Terms Net 30

Description	Qty	Rate	Amount
Month of November Monthly General Landscape Maintenance		18,172.00	18,172.00

PAYMENT ACCEPTED: BANK TRANSFER (ACH) & CHECK

Make check payable to:

Bloomings Landscape & Turf Management, Inc.
Please include invoice number on your check.

Thank You For Your Business.

Total	\$18,172.00
Payments/Credits	\$0.00
Balance Due	\$18,172.00

Phone #

Fax #

E-mail

Web Site

(941) 927-9765

amy@bloomingslandscape.com

www.bloomingslandscape.com



Invoice

5824 Bee Ridge Road #165, Sarasota, FL 34233

Date Invoice #

12/1/2025 2025-01908

Bill To:

Willow Walk CDD
c/o Rizzetta & Company, Inc.
2700 S. Faulkenberg Rd
Riverview, FL 33578

Terms Net 30

Description	Qty	Rate	Amount
Month of December Monthly General Landscape Maintenance		18,172.00	18,172.00

PAYMENT ACCEPTED: BANK TRANSFER (ACH) & CHECK

Make check payable to:

Bloomings Landscape & Turf Management, Inc.
Please include invoice number on your check.

Thank You For Your Business.

Total	\$18,172.00
Payments/Credits	\$0.00
Balance Due	\$18,172.00

Phone #

Fax #

E-mail

Web Site

(941) 927-9765

amy@bloomingslandscape.com

www.bloomingslandscape.com



Invoice

5824 Bee Ridge Road #165, Sarasota, FL 34233

Date Invoice #

12/21/2025 2025-02017

Bill To:

Willow Walk CDD
c/o Rizzetta & Company, Inc.
2700 S. Faulkenberg Rd
Riverview, FL 33578

Terms Due on receipt

Description	Qty	Rate	Amount
Irrigation Inspection - 12/15			
MPR Nozzle	2	3.00	6.00
6" Popup	1	15.00	15.00
Drip Fitting	5	2.00	10.00
Drip Tube /ft	5	1.50	7.50
Repair Hours: 2 Technicians @ 1 Hour Each	2	65.00	130.00

PAYMENT ACCEPTED: BANK TRANSFER (ACH) & CHECK

Make check payable to:

Bloomings Landscape & Turf Management, Inc.
Please include invoice number on your check.

Thank You For Your Business.

Total	\$168.50
Payments/Credits	\$0.00
Balance Due	\$168.50

Phone #

Fax #

E-mail

Web Site

(941) 927-9765

amy@bloomingslandscape.com

www.bloomingslandscape.com

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

Check Request

Amount: \$100.00

Date: 11/25/25

Payable To: Del Webb Bayview Community Association

Description: Room Rental at DW Bayview for Willow Walk CDD Meeting Space

Requestor: Stephanie DeLuna

Check Instructions: Mail to:

Del Webb BayView Community Association, Inc.
8810 Barrier Coast Trail, Parrish, FL 34219

Approved By: *Stephanie DeLuna*



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

INVOICE

Date	Invoice No.
08/31/25	32487
Terms	Due Date
Net 30	09/30/25

BILL TO

Willow Walk
Willow Walk Dr
Palmetto, FL 34221

PROPERTY

Willow Walk
Willow Walk Dr
Palmetto, FL 34221

Amount Due	PO Number
\$14,266.00	

Please detach top portion and return with your payment.

DESCRIPTION	UOM	QTY	UNIT PRICE	EXT PRICE	TOTAL
#38154 - Landscape Clean Up					

Remove dead palm by pool area, dead oak by pool area, and stake up oak at pool area

Install new sod at main entrance points of Willow Walk Dr.

Remove dead viburnum hedge at main entrance or Willow Walk Dr and Wayfarer

all labor, debris haul, and materials included.

Willow Walk Drive/Amenity Center \$14,266.00

Total	\$14,266.00
Payments/Credits	(\$0.00)
Balance Due	\$14,266.00



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 844-S-EVERON

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Pay by phone: 1-844-S-EVERON

Mail by check: include the following:

Please detach this portion and send with your payment.



P.O. Box 49292 | Wichita, KS 67201

Invoice Number 160046190
 Account Number 70097365
 Invoice Date 11/18/2025
 Payment Due Date 12/13/2025
 Amount Due \$196.12

Amount Enclosed \$

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1oz - #10 - 752 - 863

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

REMIT PAYMENT TO ► EVERON, LLC
 PO BOX 219044
 KANSAS CITY MO 64121-9044



0000 01 070097365 00000019612 9 160046190 ?



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

Billing Date:
Oct 19, 2025

Billing Period:
Oct 19 - Nov 18, 2025

Hi WILLOW WALK CDD,

Your account is past due, please pay immediately to avoid any service interruptions.

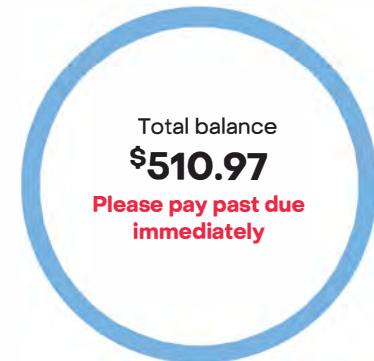
Bill history

Previous balance	\$241.67
Payment not received by Oct 19	\$0.00
Prior bill period balance	\$241.67
Please pay past due immediately	\$241.67

Service summary

	Previous month	Current month
Bundle	\$240.97	+\$250.97
One-Time Charges		\$17.63
Taxes and Fees	\$0.70	\$0.70
Total services	\$241.67	\$269.30
Total balance		\$510.97

\$269.30 due Nov 12



Total balance
\$510.97

Please pay past due
immediately

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P.O. Box 211579
Eagan, MN 55121-2879

6790 0107 DY RP 19 10212025 NNNNNNNY 01 992370

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

Total balance
\$510.97

Due by
Nov 12

Account number
941-722-1788-111920-5

Amount enclosed
\$ _____

Mail payment to:

FRONTIER
PO BOX 740407
CINCINNATI, OH 45274-0407

982094941722178811192000000241670000510975



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

Billing Date:
Oct 19, 2025

Billing Period:
Oct 19 - Nov 18, 2025

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Visually impaired/TTY customers, call 711.

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IMPORTANT MESSAGES

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

Billing Date:
Oct 19, 2025

Page 3/4

Billing Period:
Oct 19 - Nov 18, 2025

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Bundle	
Monthly Charges	
10.19-11.18	FiberOptic Internet 500 Static IP
	Business Fiber Internet 500
	1 Usable Static IP Address
Bundle Total	\$250.97
One-Time Charges	
	Late Payment Fee
One-Time Charges Total	\$17.63
Taxes and Fees	
	FL State Sales Tax
	County Sales Tax
	State Taxes
Taxes and Fees Total	\$0.70
Total current month charges	\$269.30

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$17.63 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.

Avoid account suspension by paying your past-due balance immediately. Log in to frontier.com or use the MyFrontier app for latest balances and due dates.

NOTICE OF RATE INCREASE...

Beginning with this bill, your FiberOptic Internet service has increased by \$10.00 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

**Billing Date:
Sep 19, 2025**

Billing Period:
Sep 19 - Oct 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	\$241.67
Payment received by Sep 19, thank you	-\$241.67

Service summary

	Bundle	\$240.97	\$240.97
	Taxes and Fees	\$0.70	\$0.70
Total services	\$241.67	\$241.67	
Total balance			\$241.67



Total balance
\$241.67
due
Oct 14

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P.O. Box 211579
Eagan, MN 55121-2879

6790 0107 DY RP 19 09222025 NNNNNNNNY 01 992279

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

Total balance
\$ 241.67

Due by
Oct 14

Account number
941-722-1788-11920-5

Amount enclosed
\$

Mail payment to:

FRONTIER
PO BOX 740407
CINCINNATI, OH 45274-0407



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

Billing Date:
Sep 19, 2025

Billing Period:
Sep 19 - Oct 18, 2025

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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

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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/ctnetx-privacy.



FRONTIER

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

Billing Date:
Sep 19, 2025

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Billing Period:
Sep 19 - Oct 18, 2025

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Bundle		NOTICE OF RATE INCREASE...	
Monthly Charges			
09.19-10.18	FiberOptic Internet 500 Static IP	\$140.98	Beginning with your next bill, your FiberOptic Internet service will increase by \$10.00 per month, per line.
	Business Fiber Internet 500	\$74.99	Questions? Please contact customer service.
	1 Usable Static IP Address	\$25.00	
Bundle Total		\$240.97	
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			\$241.67

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FRONTIER

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

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Billing Date:
Nov 19, 2025

Billing Period:
Nov 19 - Dec 18, 2025

Hi WILLOW WALK CDD,

Your account is past due, please pay immediately to avoid any service interruptions.

Bill history

Previous balance	\$510.97
Payment not received by Nov 19	\$0.00
Prior bill period balance	\$510.97
Please pay past due immediately	\$510.97

Service summary

	Previous month	Current month
Bundle	\$250.97	\$250.97
Other		\$4.50
One-Time Charges	\$17.63	\$21.66
Taxes and Fees	\$0.70	\$0.70
Total services	\$269.30	\$277.83
Total balance		\$788.80

\$277.83 due Dec 15

Total balance
\$788.80
Please pay past due
immediately



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P.O. Box 211579
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6790 0107 DY RP 19 11202025 NNNNNNNY 01 008240 0030

WILLOW WALK CDD
C/O RIZETTA & COMPANY
PO BOX 32414
CHARLOTTE NC 28232-2414

Total balance
\$788.80

Account number
941-722-1788-111920-5

Due by
Dec 15

Amount enclosed
\$

Mail payment to:

FRONTIER
PO BOX 740407
CINCINNATI, OH 45274-0407



682042941722178811192000000510970000788805



FRONTIER

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

Billing Date:
Nov 19, 2025

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Billing Period:
Nov 19 - Dec 18, 2025

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FRONTIER

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

Billing Date:
Nov 19, 2025

Billing Period:
Nov 19 - Dec 18, 2025

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Bundle

Monthly Charges

11.19-12.18	FiberOptic Internet 500 Static IP Business Fiber Internet 500 1 Usable Static IP Address	\$150.98 \$74.99 \$25.00	\$250.97
Bundle Total			

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$39.29 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.



Other Charges

Monthly Charges

11.19-12.18	Printed Bill Fee	\$4.50
Other Charges Total		

Avoid account suspension by paying your past-due balance immediately. Log in to frontier.com or use the MyFrontier app for latest balances and due dates.

One-Time Charges

Late Payment Fee	\$21.66
One-Time Charges Total	

Taxes and Fees

FL State Sales Tax	\$0.60
County Sales Tax	\$0.10
State Taxes	\$0.70
Taxes and Fees Total	

Total current month charges **\$277.83**

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business.frontier.com



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

Billing Date:
Dec 19, 2025

Billing Period:
Dec 19 - Jan 18, 2026

Hi WILLOW WALK CDD,

Simplify your payments! Enroll in Auto Pay today to avoid missed payments and service interruptions.

Bill history

Previous balance	\$788.80
Payment received by Dec 19, thank you	-\$788.80
Adjustments to prior bill period	-\$15.55
Prior bill period balance	-\$15.55



Service summary		Previous month	Current month
 Bundle		\$250.97	\$250.97
 Other		\$4.50	\$4.50
 One-Time Charges		\$21.66	\$9.99
 Taxes and Fees		\$0.70	\$0.70
Total services		\$277.83	\$266.16
Total balance			\$250.61

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P.O. Box 211579
Eagan, MN 55121-2879

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WILLOW WALK CDD
C/O RIZETTA & COMPANY
PO BOX 32414
CHARLOTTE NC 28232-2414

Total balance
\$ 250.61

Account number
941-722-1788-111920-5

Due by
Jan 12

Amount enclosed
\$

Mail payment to:

FRONTIER
PO BOX 740407
CINCINNATI, OH 45274-0407



FRONTIER

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

Billing Date:
Dec 19, 2025

Billing Period:
Dec 19 ~ Jan 18, 2026

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FRONTIER

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

Billing Date:
Dec 19, 2025

Billing Period:
Dec 19 - Jan 18, 2026

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Adjustment to prior bill period

Non Reg Service Crdt	-\$15.55
Total Adjustment	-\$15.55

Bundle

Monthly Charges

12.19-01.18	FiberOptic Internet 500 Static IP	\$150.98
	Business Fiber Internet 500	\$74.99
	1 Usable Static IP Address	\$25.00
Bundle Total		\$250.97

Other Charges

Monthly Charges

12.19-01.18	Printed Bill Fee	\$4.50
Other Charges Total		\$4.50

One-Time Charges

Reconnection Fee-Broadband	\$9.99
One-Time Charges Total	\$9.99

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 **\$266.16**

Harrison Ranch

INVOICE

Community Development District

3434 Colwell Avenue, Suite 200
Tampa, FL 33614
Phone 813.533.2950

DATE: November 1, 2025

Bill To:

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

INVOICE: WW1125-01

Type	DESCRIPTION	AMOUNT
Rent	Rent - Meeting 10/07/2025	200.00
TOTAL		\$200.00

Make all checks payable to Harrison Ranch CDD.

If you have any questions please contact Eric Kanjirathingal at 813-533-2950 or ekanjirathingal@rizzetta.com.

Invoice Payment Terms:

Due Date: December 1, 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 # 2092**DATE** 11/15/2025**DUE DATE** 12/01/2025**TERMS** Net 15

ACTIVITY	QTY	RATE	AMOUNT
State Wildlife Trapping Monthly service for November 2025	1	1,500.00	1,500.00

2 Cameras/1 Trap on property

LTD Hog removal: 38
YTD Hog removal: 14
MTD Hog Removal: 0

Note:

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

Thank you for doing business with us.

Make all checks payable to: Jerry Richardson

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

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

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

SUBTOTAL	1,500.00
TAX	0.00
TOTAL	1,500.00
BALANCE DUE	\$1,500.00

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 # 2099**DATE** 12/15/2025**DUE DATE** 01/01/2026**TERMS** Net 15

ACTIVITY	QTY	RATE	AMOUNT
State Wildlife Trapping Monthly service for December 2025	1	1,500.00	1,500.00

2 Cameras/1 Trap on property

LTD Hog removal: 38
YTD Hog removal: 14
MTD Hog Removal: 0

Note:

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

Thank you for doing business with us.	SUBTOTAL	1,500.00
Make all checks payable to: Jerry Richardson	TAX	0.00
A late fee of 15% late fee will be applied if not paid within 10 days from date.	TOTAL	1,500.00
	BALANCE DUE	\$1,500.00

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.



KILINSKI | VAN WYK

Kilinski | Van Wyk PLLC

P.O. Box 6386
Tallahassee, Florida 32314

INVOICE

Invoice # 13561

Date: 11/22/2025

Due On: 12/22/2025

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

Statement of Account

	Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(	\$581.00	+ \$1,548.25	) - ( \$0.00) =	\$2,129.25

WWKCDD-01

Willow Walk CDD - General

Type	Attorney	Date	Notes	Quantity	Rate	Discount	Total
Service	AH	10/01/2025	Prepare recording of supplemental disclosure of public financing; prepare updates to district file regarding same.	0.40	\$190.00	-	\$76.00
Expense	KB	10/01/2025	Simplifile Recording: Recording fee for Supplement to Disclosure of Public Financing.	1.00	\$66.25	-	\$66.25
Service	LG	10/02/2025	Advise regarding outstanding landscape invoices.	0.20	\$330.00	-	\$66.00
Service	SH	10/02/2025	Strategy session on outstanding Duval Landscaping invoices.	0.20	\$300.00	-	\$60.00
Service	SH	10/13/2025	Draft withholding payment letter to Duval Landscaping LLC.	0.60	\$300.00	-	\$180.00

Service	LG	10/13/2025	Analyze basis for withholding landscaping payment; review and revise letter withholding payments.	0.60	\$330.00	-	\$198.00
Service	LG	10/14/2025	Prepare guidance memo regarding best practices for responding to public records requests.	0.10	\$330.00	-	\$33.00
Service	JK	10/17/2025	Monitor and report on bills affecting special districts.	0.20	\$355.00	-	\$71.00
Service	LG	10/22/2025	Analyze contractual landscape scope; confer with Rizzetta regarding amounts to withhold from landscaping payments.	0.60	\$330.00	50.0%	\$99.00
Service	SH	10/22/2025	Strategy session on outstanding Duval Landscaping invoices.	0.80	\$300.00	50.0%	\$120.00
Service	SH	10/23/2025	Review deficiency concerns and revise withholding letter for Duval Landscaping.	0.70	\$300.00	-	\$210.00
Service	SH	10/24/2025	Draft updated deficiency and withholding letter.	0.60	\$300.00	-	\$180.00
Service	LG	10/27/2025	Review and revise letter withholding payment.	0.30	\$330.00	-	\$99.00
Service	SH	10/27/2025	Finalize withholding letter for Duval Landscape and circulate to District staff.	0.20	\$300.00	-	\$60.00
Service	SH	10/30/2025	Coordinate call with District staff and Duval Landscaping.	0.10	\$300.00	-	\$30.00
						Line Item Discount	Subtotal
							-\$219.00
						Total	\$1,548.25

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

Please pay within 30 days.

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

\$792.15

Please Pay By

17-Dec-2025

Account Number

100024903

Auto-pay is scheduled for 17-Dec-2025



Account Summary

Previous Amount Due	\$560.97
Payments Received	-\$560.97
Balance Forward	\$0.00
Contract Charges	\$780.93
Other Charges	\$11.22
Total Amount Due	\$792.15

Usage Profile (Consumption x 1000 = GAL)

Meter Number 61334363				
Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
10/21	5104	11/17	5346	24.2 kgal

Important Information

- Waste Collection Reminder: Only items placed inside your bins will be collected - nothing left beside or on top. Garbage must be bagged and fit inside the bin with the lid closed. Recycling should be placed loosely (not in bags) in the blue cart, and all boxes should be flattened. Yard waste must be placed loosely in your old garbage bin, in paper bags, or bundled - less than 4ft and under 40lbs. Additional items will need scheduled for pickup and will be charged a fee. FAQs: mymanatee.org/bigbin
- A backflow on this property is due for annual testing within the next 60 days.

Charge Details

Service Period 10/21 - 11/22 (33 Days)		
Master Metered Water Commercial (Meter # 61334363) (10/21 - 11/17)		
Water Base Rate	1 month(s) x \$47.35	\$47.35
Master Meter Water Commercial	24.2 kgal x \$2.97	\$71.87
Master Metered Sewer Commercial (10/21 - 11/17)		
Sewer Base Rate	1 month(s) x \$131.54	\$131.54
Master Metered Sewer Commercial	24.2 kgal x \$6.59	\$159.48
Commercial Rented Bins Service (10/23 - 11/22)		
4 Yard Rented Bin	1 month(s) x \$325.69	\$325.69
Gate Service (10/23 - 11/22)		
Gate Service	1 month(s) x \$45.00	\$45.00
Other Charges		
Late payment penalty		\$11.22
Total New Charges		\$792.15
Total Amount Due		\$792.15

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



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

SERVICE ADDRESS	4220 LINDEVER LN
ACCOUNT NUMBER	100024903
BILLING DATE	26-Nov-2025
DUUE DATE	17-Dec-2025
TOTAL AMOUNT DUE	\$792.15

CHANGE OF MAILING ADDRESS
(Check Box and See Reverse Side)

ADDRESSEE:

AMOUNT PAID

Auto-Pay is scheduled

MT81127A 8648 1 MB 0.672
7000017304 00.0038.0201 8648/1



WILLOW WALK COMMUNITY DEVELOPMENT
DISTRICT
PO BOX 32414
CHARLOTTE NC 28232-2414



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

100024903Z00000792150000000



Morris Engineering & Consulting LLC
a Pape-Dawson Company
6901 Professional Parkway East
Suite 103
Sarasota, FL 34240

Willow Walk CDD
3434 Colwell Ave, Suite 200
Tampa, FL 33614

December 04, 2025
Invoice No: 21400178-000 - 1
Contract No:

Invoice Total: 275.00

Project 21400178-000 Willow Walk CDD
Professional Services through November 21, 2025

Task Services

Professional Personnel

	Hours	Rate	Amount	
Vice President	1.00	275.00	275.00	
Totals	1.00		275.00	
			275.00	
		Total this Task	275.00	
			Total this Invoice	275.00

Billings to Date

	Current	Prior	Total
Fee	0.00	102,672.50	102,672.50
Labor	275.00	0.00	275.00
Totals	275.00	102,672.50	102,947.50

Interest of 10% per annum is added on past due invoices, unless otherwise contractually stated.

PROJECT MANAGER : Matthew Morris



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

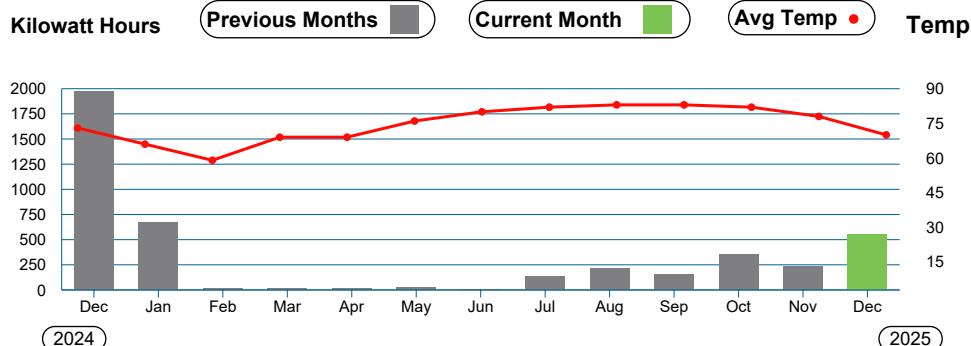
Bill Date 12/08/2025
 Account # 152609001
 Member # 152353

TOTAL AMOUNT DUE

\$97.00

Bank Draft is
scheduled for
12/29/2025

Monthly Energy Use

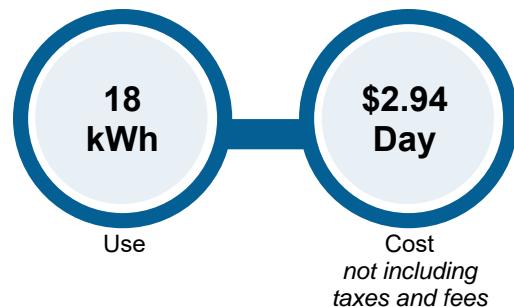


Detailed usage information is available on the SmartHub App or www.preco.coop

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.**

PO Box 1310
210 Metheny Road
Wauchula, Florida 33873
800.282.3824

Account #

152609001

Bank Draft Amount **\$97.00**
is scheduled for 12/29/2025



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

WILLOW WALK COMM DEV DIST
RIZZETTA & COMPANY
PO BOX 32414
CHARLOTTE NC 28232-2414

3 6

110260152609001000009700000010700120820259



Account
152609001

Service Description
PUMP

Board District
8

Meter #	Service Period From	To	Readings Previous	Present	Meter Multiplier	kWh Usage	kW Reading
32804344	10/31/2025	12/01/2025	80,662	81,211	1.0	549	5.576
Account Summary							
Previous Balance			\$58.00				GS-S
Payment(s) Made			-\$58.00				\$28.00
Balance Forward			\$0.00				\$66.43
Current Charges			\$97.00				\$2.85
Total Amount Due			\$97.00				\$2.41
Current Charges							
Facilities Use Charge							
Energy Charge				549 kWh @ 0.121			\$66.43
CPA				549 kWh @ -0.006			-\$3.29
Property Tax Recovery Fee							
Gross Receipts Tax							\$2.41
Operation Round Up							\$0.60
Total Current Charges							
Bank Draft Amount							
\$97.00							



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

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

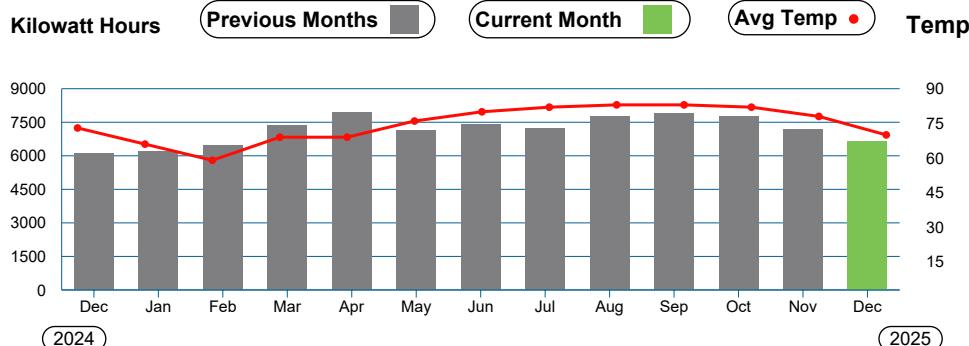




Customer Care 800-282-3824 8am - 5pm M-F
Pay by Phone 855-937-1752
Outage 800-282-3824 24/7
Website www.preco.coop

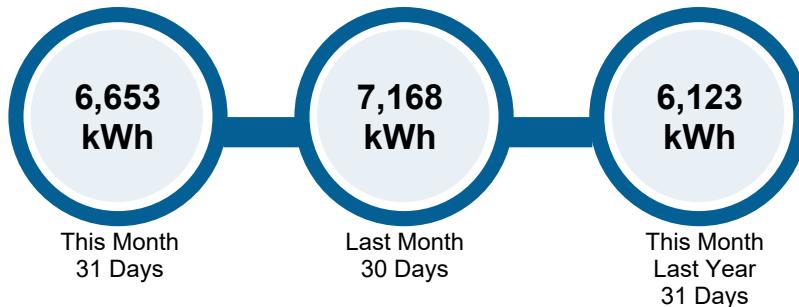


Monthly Energy Use

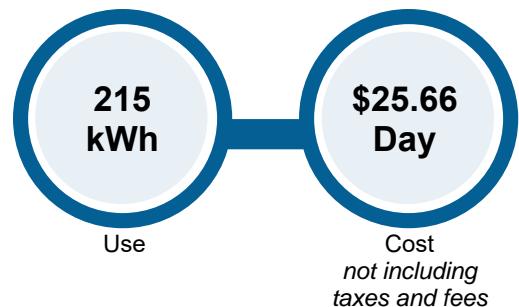


Detailed usage information is available on the SmartHub App or www.preco.coop

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.**

PO Box 1310
210 Metheny Road
Wauchula, Florida 33873
800.282.3824



Account #
Service Address

152609002
4220 LINDEVER LN

Bank Draft Amount **\$842.00**
is scheduled for 12/29/2025

WILLOW WALK COMM DEV DIST
RIZZETTA & COMPANY
PO BOX 32414
CHARLOTTE NC 28232-2414

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



110260152609002000084200000086726120820250

Account
152609002

Service Address
4220 LINDEVER LN

Service Description
AMENITY CENTER

Board District
8

Meter #	Service Period From	To	Readings Previous	Present	Meter Multiplier	kWh Usage	kW Reading
918572612	10/31/2025	12/01/2025	962,069	968,722	1.0	6,653	10.632
Account Summary							
Previous Balance			\$884.00				GSD
Payment(s) Made			-\$884.00				\$110.00
Balance Forward			\$0.00				\$552.20
Current Charges			\$842.00				-\$39.92
Total Amount Due			\$842.00				\$173.20
Current Charges							
Facilities Use Charge							\$24.90
Energy Charge				6,653 kWh @ 0.083			\$21.04
CPA				6,653 kWh @ -0.006			\$0.58
Billed Demand				20.000 kW @ 8.660			
Property Tax Recovery Fee							
Gross Receipts Tax							
Operation Round Up							
Total Current Charges							\$842.00
Bank Draft Amount							\$842.00



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799366433650001102601526090022

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

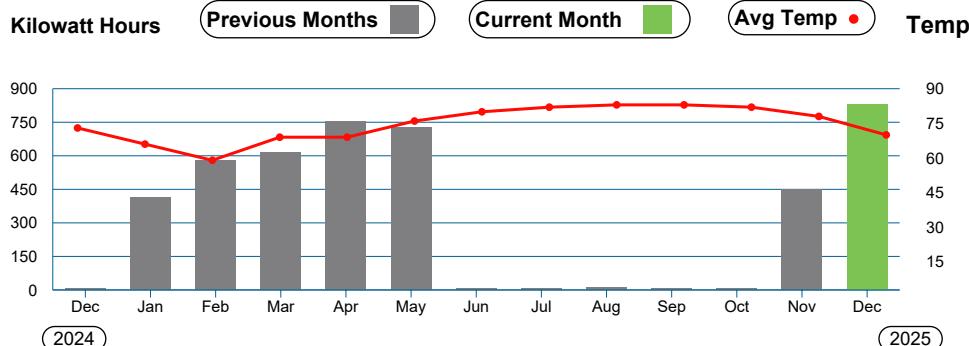




Customer Care 800-282-3824 8am - 5pm M-F
Pay by Phone 855-937-1752
Outage 800-282-3824 24/7
Website www.preco.coop



Monthly Energy Use

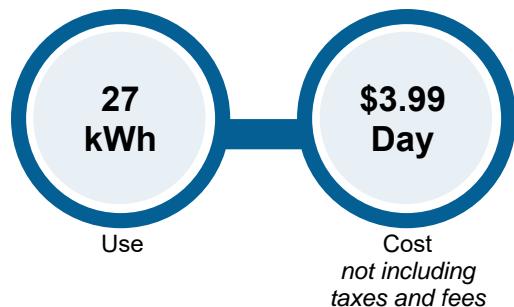


Detailed usage information is available on the SmartHub App or www.preco.coop

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.

PO Box 1310
 210 Metheny Road
 Wauchula, Florida 33873
 800.282.3824



Account # 152609003
 Service Address 4110 41ST ST E

Bank Draft Amount \$131.00
is scheduled for 12/29/2025

WILLOW WALK COMM DEV DIST
 RIZZETTA & COMPANY
 PO BOX 32414
 CHARLOTTE NC 28232-2414

PEACE RIVER ELECTRIC COOPERATIVE, INC.
 PO BOX 1547
 3
 WAUCHULA FL 33873-1547



110260152609003000013100000014100120820256

Account
152609003

Service Address
4110 41ST ST E

Service Description
IRRIGATION PUMP

Board District
8

Meter #	Service Period From	To	Readings Previous	Present	Meter Multiplier	kWh Usage	kW Reading
918572591	10/31/2025	12/01/2025	26,160	26,991	1.0	831	5.82
Account Summary					Current Charges		GS-S
Previous Balance					Facilities Use Charge		\$28.00
Payment(s) Made					Energy Charge	831 kWh @ 0.121	\$100.55
Balance Forward					CPA	831 kWh @ -0.006	-\$4.99
Current Charges					Property Tax Recovery Fee		\$3.87
Total Amount Due					Gross Receipts Tax		\$3.27
					Operation Round Up		\$0.30
					Total Current Charges		\$131.00
					Bank Draft Amount		\$131.00



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799366433650001102601526090030

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





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



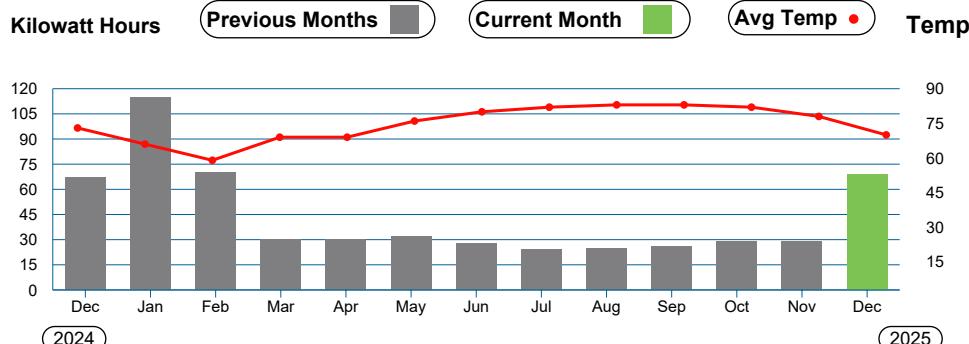
WILLOW WALK COMM DEV DIST

RIZZETTA & COMPANY

Bill Date	12/08/2025
Account #	152609004
Member #	152353



Monthly Energy Use

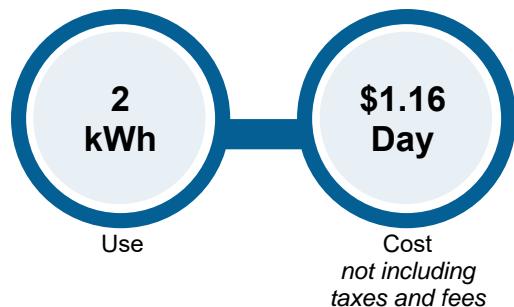


Detailed usage information is available on the SmartHub App or www.preco.coop

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.

PO Box 1310
 210 Metheny Road
 Wauchula, Florida 33873
 800.282.3824



Account #
Service Address

152609004
3707 WILLOW WALK DR

Bank Draft Amount
is scheduled for 12/29/2025

WILLOW WALK COMM DEV DIST
 RIZZETTA & COMPANY
 PO BOX 32414
 CHARLOTTE NC 28232-2414

PEACE RIVER ELECTRIC COOPERATIVE, INC.
 PO BOX 1547
 3
 WAUCHULA FL 33873-1547



11026015260900400000039000000004900120820255

Account
152609004

Service Address
3707 WILLOW WALK DR

Service Description
SIGN LIGHTING

Board District
8

Meter #	Service Period From	To	Readings Previous	Present	Meter Multiplier	kWh Usage	kW Reading
33848765	10/31/2025	12/01/2025	5,864	5,933	1.0	69	0.312
Account Summary					Current Charges		GS-S
Previous Balance			\$34.00		Facilities Use Charge		\$28.00
Payment(s) Made			-\$34.00		Energy Charge	69 kWh @ 0.121	\$8.35
Balance Forward			\$0.00		CPA	69 kWh @ -0.006	-\$0.41
Current Charges			\$39.00		Property Tax Recovery Fee		\$1.12
Total Amount Due			\$39.00		Gross Receipts Tax		\$0.95
					Operation Round Up		\$0.99
					Total Current Charges		\$39.00
					Bank Draft Amount		\$39.00



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



799366433650001102601526090048

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

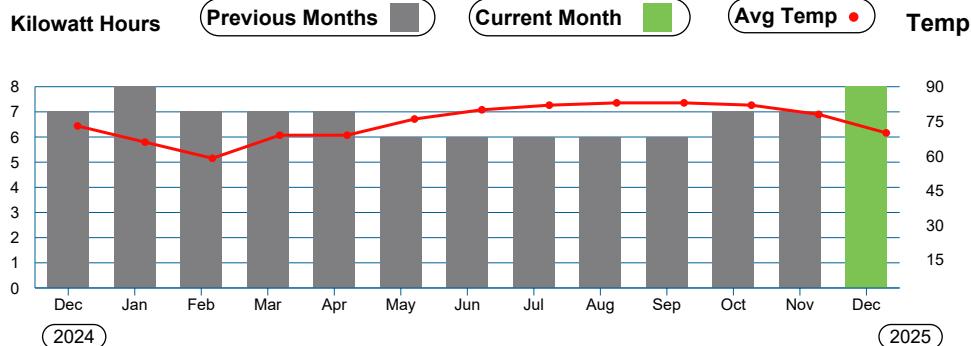




Customer Care 800-282-3824 8am - 5pm M-F
Pay by Phone 855-937-1752
Outage 800-282-3824 24/7
Website www.preco.coop



Monthly Energy Use

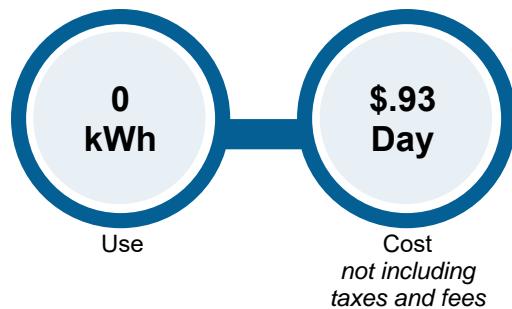


Detailed usage information is available on the SmartHub App or www.preco.coop

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.

PO Box 1310
 210 Metheny Road
 Wauchula, Florida 33873
 800.282.3824



Account #
 Service Address

152609006
 3703 WAYFARER WAY

Bank Draft Amount **\$31.00**
 is scheduled for 12/29/2025

WILLOW WALK COMM DEV DIST
 RIZZETTA & COMPANY
 PO BOX 32414
 CHARLOTTE NC 28232-2414

PEACE RIVER ELECTRIC COOPERATIVE, INC.
 PO BOX 1547
 3
 WAUCHULA FL 33873-1547



110260152609006000003100000004100120820255

Account
152609006

Service Address
3703 WAYFARER WAY

Service Description
SIGN LIGHTING

Board District
8

Meter #	Service Period From	To	Readings Previous	Present	Meter Multiplier	kWh Usage	kW Reading
34330437	10/31/2025	12/01/2025	1,049	1,057	1.0	8	0.018
Account Summary					Current Charges		GS-S
Previous Balance			\$31.00		Facilities Use Charge		\$28.00
Payment(s) Made			-\$31.00		Energy Charge	8 kWh @ 0.121	\$0.97
Balance Forward			\$0.00		CPA	8 kWh @ -0.006	-\$0.05
Current Charges			\$31.00		Property Tax Recovery Fee		\$0.91
Total Amount Due			\$31.00		Gross Receipts Tax		\$0.76
					Operation Round Up		\$0.41
					Total Current Charges		\$31.00
					Bank Draft Amount		\$31.00



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



79936643365001102601526090063

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

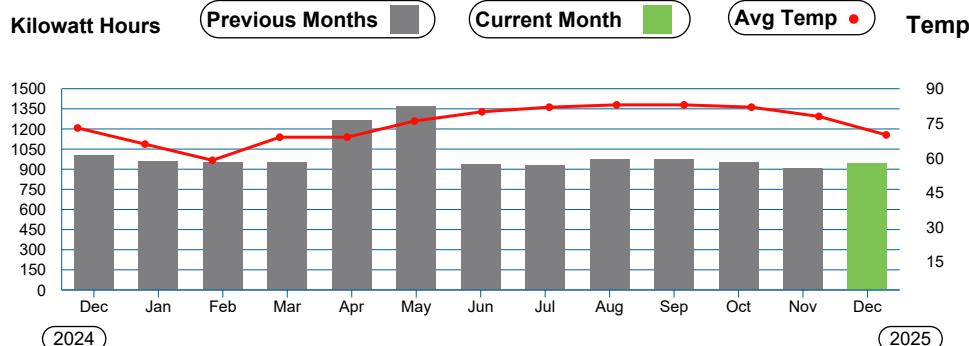




Customer Care 800-282-3824 8am - 5pm M-F
Pay by Phone 855-937-1752
Outage 800-282-3824 24/7
Website www.preco.coop

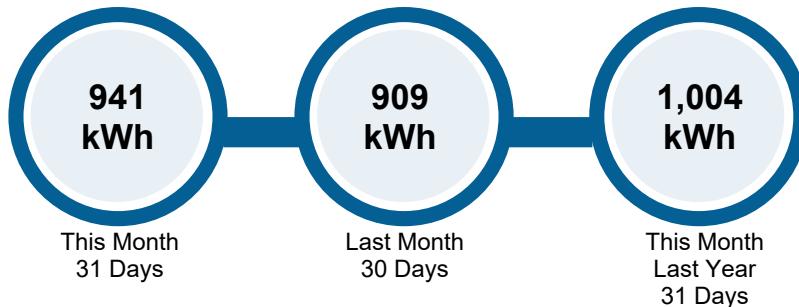


Monthly Energy Use

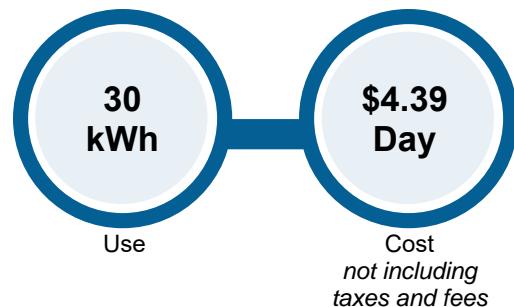


Detailed usage information is available on the SmartHub App or www.preco.coop

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.**

PO Box 1310
 210 Metheny Road
 Wauchula, Florida 33873
 800.282.3824



WILLOW WALK COMM DEV DIST
 RIZZETTA & COMPANY
 PO BOX 32414
 CHARLOTTE NC 28232-2414

WILLOW WALK COMM DEV DIST

RIZZETTA & COMPANY

Bill Date

Account #

Member #

12/08/2025

152609007

152353

PEACE RIVER ELECTRIC COOPERATIVE, INC.
 PO BOX 1547
 3
 WAUCHULA FL 33873-1547

Bank Draft Amount **\$145.00**
is scheduled for 12/29/2025



110260152609007000014500000015500120820258

Account
152609007

Service Address
4150 MOSSY LIMB CT

Service Description
IRRIGATION PUMP

Board District
8

Meter #	Service Period From	To	Readings Previous	Present	Meter Multiplier	kWh Usage	kW Reading
35778358	10/31/2025	12/01/2025	65,513	66,454	1.0	941	1.452
Account Summary						Current Charges	GS-S
Previous Balance			\$141.00			Facilities Use Charge	\$28.00
Payment(s) Made			-\$141.00			Energy Charge	941 kWh @ 0.121 \$113.86
Balance Forward			\$0.00			CPA	941 kWh @ -0.006 -\$5.65
Current Charges			\$145.00			Property Tax Recovery Fee	\$4.26
Total Amount Due			\$145.00			Gross Receipts Tax	\$3.60
						Operation Round Up	\$0.93
						Total Current Charges	\$145.00
						Bank Draft Amount	\$145.00



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799366433650001102601526090071

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

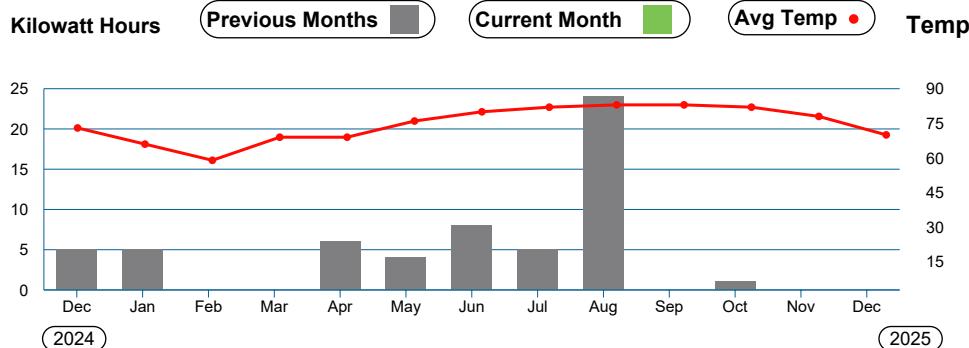




Customer Care 800-282-3824 8am - 5pm M-F
Pay by Phone 855-937-1752
Outage 800-282-3824 24/7
Website www.preco.coop

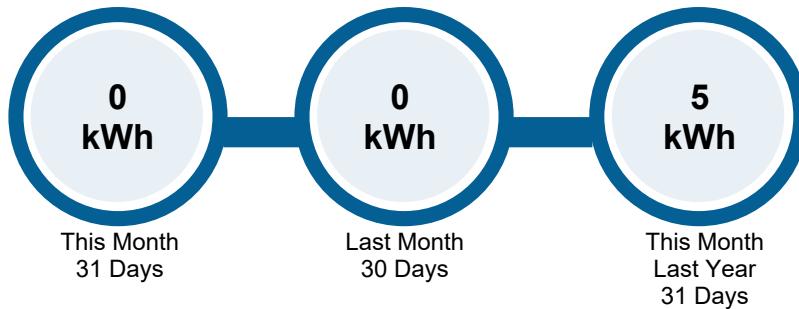


Monthly Energy Use

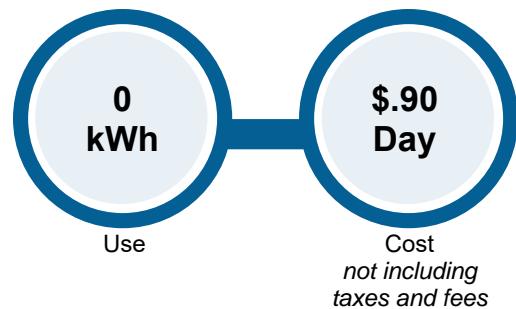


Detailed usage information is available on the SmartHub App or www.preco.coop

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.

PO Box 1310
 210 Metheny Road
 Wauchula, Florida 33873
 800.282.3824



Account # 152609008
 Service Address 4854 ELLENTON GILLETTE RD

Bank Draft Amount **\$30.00**
 is scheduled for 12/29/2025

WILLOW WALK COMM DEV DIST
 RIZZETTA & COMPANY
 PO BOX 32414
 CHARLOTTE NC 28232-2414

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



110260152609008000003000000004000120820251

Account
152609008

Service Address
4854 ELLENTON GILLETTE RD

Service Description
PUMP

Board District
8

Meter #	Service Period From	To	Readings Previous	Present	Meter Multiplier	kWh Usage	kW Reading
36334890	10/31/2025	12/01/2025	24,012	24,012	1.0	0	0.0
Account Summary						Current Charges	GS-S
Previous Balance			\$30.00			Facilities Use Charge	\$28.00
Payment(s) Made			-\$30.00			Property Tax Recovery Fee	\$0.88
Balance Forward			\$0.00			Gross Receipts Tax	\$0.74
Current Charges			\$30.00			Operation Round Up	\$0.38
Total Amount Due			\$30.00			Total Current Charges	\$30.00
						Bank Draft Amount	\$30.00



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

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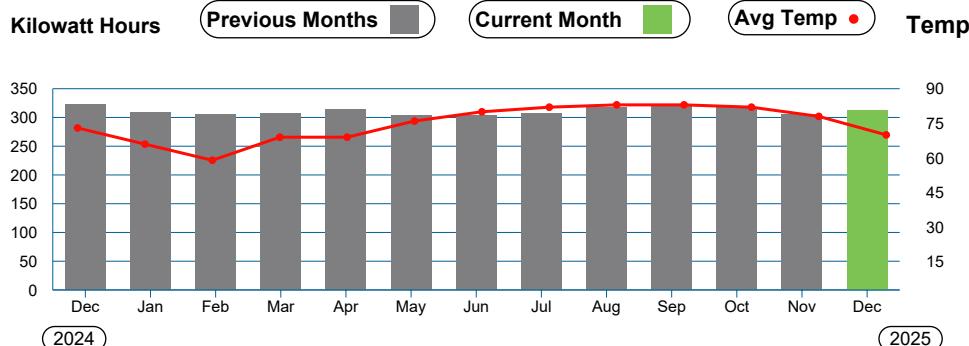




Customer Care 800-282-3824 8am - 5pm M-F
Pay by Phone 855-937-1752
Outage 800-282-3824 24/7
Website www.preco.coop



Monthly Energy Use

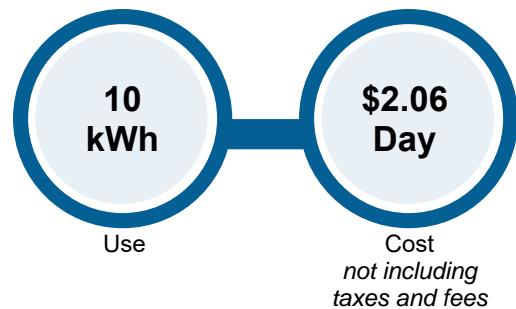


Detailed usage information is available on the SmartHub App or www.preco.coop

Monthly Energy Use Comparison



Your Average Daily Use



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Peace River Electric
Cooperative, Inc.

PO Box 1310
 210 Metheny Road
 Wauchula, Florida 33873
 800.282.3824



Account #
 Service Address

152609009
 4705 BIRDSONG DR

Bank Draft Amount **\$67.68**
 is scheduled for 12/29/2025

WILLOW WALK COMM DEV DIST
 RIZZETTA & COMPANY
 PO BOX 32414
 CHARLOTTE NC 28232-2414

PEACE RIVER ELECTRIC COOPERATIVE, INC.
 PO BOX 1547
 3
 WAUCHULA FL 33873-1547



110260152609009000006768000007768120820252

Account
152609009

Service Address
4705 BIRDSONG DR

Service Description
AERATOR

Board District
8

Meter #	Service Period From	To	Readings Previous	Present	Meter Multiplier	kWh Usage	kW Reading
38345643	10/31/2025	12/01/2025	13,074	13,387	1.0	313	0.428
Account Summary							
Previous Balance			\$66.72				GS-S
Payment(s) Made			-\$66.72				\$28.00
Balance Forward			\$0.00				\$37.87
Current Charges			\$67.68				Energy Charge CPA Property Tax Recovery Fee Gross Receipts Tax Total Current Charges
Total Amount Due			\$67.68				\$67.68
Bank Draft Amount							\$67.68



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

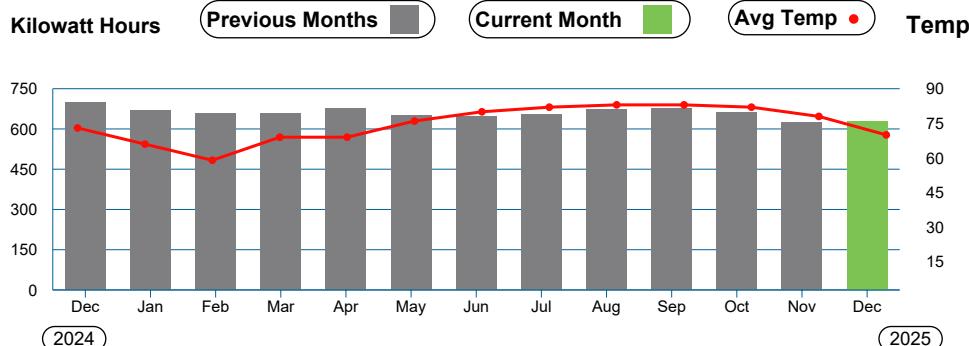




Customer Care 800-282-3824 8am - 5pm M-F
Pay by Phone 855-937-1752
Outage 800-282-3824 24/7
Website www.preco.coop



Monthly Energy Use

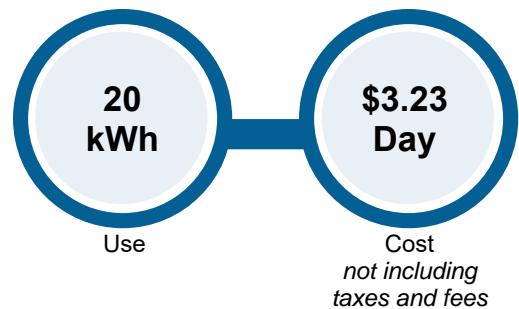


Detailed usage information is available on the SmartHub App or www.preco.coop

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.

PO Box 1310
 210 Metheny Road
 Wauchula, Florida 33873
 800.282.3824



WILLOW WALK COMM DEV DIST
 RIZZETTA & COMPANY
 PO BOX 32414
 CHARLOTTE NC 28232-2414

WILLOW WALK COMM DEV DIST

RIZZETTA & COMPANY

Bill Date 12/08/2025

Account # 152609005

Member # 152353

PEACE RIVER ELECTRIC COOPERATIVE, INC.
 PO BOX 1547
 3
 WAUCHULA FL 33873-1547



110260152609005000010600000011600120820254

Account
152609005

Service Address
4541 LINDEVER LN

Service Description
POND AERATOR

Board District
8

Meter #	Service Period From	To	Readings Previous	Present	Meter Multiplier	kWh Usage	kW Reading
34710836	10/31/2025	12/01/2025	51,534	52,161	1.0	627	0.87
Account Summary						Current Charges	GS-S
Previous Balance			\$106.00			Facilities Use Charge	\$28.00
Payment(s) Made			-\$106.00			Energy Charge	627 kWh @ 0.121 \$75.87
Balance Forward			\$0.00			CPA	627 kWh @ -0.006 -\$3.76
Current Charges			\$106.00			Property Tax Recovery Fee	\$3.13
Total Amount Due			\$106.00			Gross Receipts Tax	\$2.65
						Operation Round Up	\$0.11
						Total Current Charges	\$106.00
						Bank Draft Amount	\$106.00



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799366433650001102601526090055

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



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

Invoice

Date	Invoice #
12/2/2025	INV0000105270

Bill To:

Willow Walk CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614



13745 N. Nebraska Ave
Tampa, FL 33613
813.909.7775
AR165@Safetouch.com

Invoice

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 #
		11/01/2025	20925	12/01/2025	VID0643

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

	Subtotal	\$500.00
	Sales Tax (0.0%)	\$0.00
	Total	\$500.00
	Balance Due	\$500.00

Securiteam is now a part of Safetouch!

INVOICE

Sitex Aquatics, LLC
PO Box 917
Parrish, FL 34219

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



Bill to

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

Invoice details

Invoice no.: 10440-b

Terms: Net 30

Invoice date: 11/01/2025

Due date: 12/01/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Aquatic Maintenance	Monthly Lake Maintenance: 19 Waterways 2x a Month	1	\$1,758.00	\$1,758.00
2.		Larvicide	Monthly Midge Larvicing: 19 Pond Banks	1	\$1,250.00	\$1,250.00
3.		Aquatic Maintenance	Quarterly Maintenance: 10 Wetland Sites	1	\$3,500.00	\$3,500.00
				Total	\$6,508.00	

Ways to pay



[View and pay](#)



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

Invoice 25755

BILL TO

Willow Walk Community
4220 Lindever Lane
Palmetto, FL. 34221

DATE	PLEASE PAY	DUE DATE
11/24/2025	\$82.00	12/12/2025

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Materials	Materials- New pool chlorine chemical barrel (44 gallons)	1	82.00	82.00
		SUBTOTAL			82.00
		TAX			0.00
		TOTAL			82.00
		TOTAL DUE			\$82.00

THANK YOU.

Business Observer

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

INVOICE

Legal Advertising

Invoice # 25-02211M

Date 11/28/2025

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

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

Description	Amount
Serial # 25-02211M	\$59.06
Notice of Board Meeting RE: Meeting on December 15, 2025 at 4:00pm; Willow Walk CDD Published: 11/28/2025	

Important Message	Paid	()
Please include our Serial # on your check	Pay by credit card online: https://legals. businessobserverfl. com/send-payment/	Total \$59.06

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

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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 special Board meeting with a Landscape RFP Ranking on **December 15, 2025, at 4:00 p.m.** at the Driftwood Clubhouse located at 8810 Barrier Coast Trail, Parrish, FL 34219. The purpose of the meeting is to discuss any 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
November 28, 2025 25-02211M

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