



Rizzetta & Company

# **Willow Walk Community Development District**

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**Board of Supervisors'  
Regular Meeting  
April 7, 2026**

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

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

# **WILLOW WALK COMMUNITY DEVELOPMENT DISTRICT**

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

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

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

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

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

# WILLOW WALK COMMUNITY DEVELOPMENT DISTRICT

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

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

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

April 7, 2026

## Board of Supervisors Willow Walk Community Development District

### REVISED FINAL AGENDA

Dear Board Members:

The Audit Committee and regular meeting of the Board of Supervisors of Willow Walk Community Development District will be held on **Tuesday, April 7, 2026, at 4:00 p.m. at Parrish Fire Department, Station #2 Training Room, 3804 N Rye Rd, Parrish Florida 34219.**

#### AUDIT COMMITTEE MEETING:

1. CALL TO ORDER
2. BUSINESS ADMINISTRATION
  - A. Consideration of Audit Proposal Instructions.....Tab 1
  - B. Consideration of Audit Evaluation Criteria.....Tab 2
  - C. Consideration of RFP for Audit Services Advertisement.....Tab 3
3. ADJOURNMENT

#### REGULAR MEETING:

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 Inspections..... Tab 2
  - E. Landscape Vendor Report..... Tab 3
    1. Consideration of Blooming Proposal Removing Palms..... Tab 4
    2. Consideration of Pool Vendor Proposals..... Tab 5
  - F. District Manager
4. BUSINESS ITEMS
  - A. Discussion of the Settlement with Duval Landscape
  - B. Consideration of Resolution 2026-02, General Election Resolution..... Tab 6
5. BUSINESS ADMINISTRATION
  - A. Consideration of the Minutes of the Board of Supervisors Workshop held on February 17, 2026.....Tab 7
  - B. Consideration of the Operations and Maintenance Expenditures for January and February, 2026.....Tab 8
6. SUPERVISOR REQUESTS
7. ADJOURNMENT

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

Sincerely,  
*Stephanie DeLuna*  
District Manager

Tab 1

**WILLOW WALK COMMUNITY DEVELOPMENT DISTRICT**

**REQUEST FOR PROPOSALS**

**District Auditing Services for Fiscal Year 2026**

Palmetto, Florida

**INSTRUCTIONS TO PROPOSERS**

**SECTION 1. DUE DATE.** Sealed proposals must be received no later than **May 8, 2026 at 5:00 p.m.**, at the offices of District Manager, located at c/o Rizzetta & Company, 3434 Colwell Ave, Suite 200, Tampa, Florida 33614. Proposals will be publicly opened at that time.

**SECTION 2. FAMILIARITY WITH THE LAW.** By submitting a proposal, the Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.

**SECTION 3. QUALIFICATIONS OF PROPOSER.** The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience and licensing to do the work specified herein. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared to complete the work by the statutory or an otherwise specific deadline to the satisfaction of the District.

**SECTION 4. SUBMISSION OF ONLY ONE PROPOSAL.** Proposers shall be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

**SECTION 5. SUBMISSION OF PROPOSAL.** Submit one (1) hard copy and one (1) digital copy of the Proposal Documents, and other requested attachments at the time and place indicated herein, which shall be enclosed in an opaque sealed envelope, marked with the title "Auditing Services – Grace Key Groves Community Development District" on the face of it.

**SECTION 6. MODIFICATION AND WITHDRAWAL.** Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. No proposal may be withdrawn after opening for a period of ninety (90) days.

**SECTION 7. PROPOSAL DOCUMENTS.** The proposal documents shall consist of the notice announcing the request for proposals, these instructions, the Evaluation Criteria Sheet and a proposal with all required documentation pursuant to Section 12 of these instructions ("**Proposal Documents**").

**SECTION 8. PROPOSAL.** In making its proposal, each Proposer represents that it has read and understands the Proposal Documents and that the proposal is made in accordance therewith.

**SECTION 9. BASIS OF AWARD/RIGHT TO REJECT.** The District reserves the right to reject any and all proposals, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

**SECTION 10. CONTRACT AWARD.** Within fourteen (14) days of receipt of the Notice of Award from the District, the Proposer shall enter into and execute a Contract (engagement letter) with the District.

**SECTION 11. LIMITATION OF LIABILITY.** Nothing herein shall be construed as or constitute a waiver of the District's limited waiver of liability contained in Section 768.28, *Florida Statutes*, or any other statute or law.

**SECTION 12. MISCELLANEOUS.** All proposals shall include the following information in addition to any other requirements of the proposal documents.

- A. List the position or title of all personnel to perform work on the District audit. Include resumes for each person listed; list years of experience in present position for each party listed and years of related experience.
- B. Describe proposed staffing levels, including resumes with applicable certifications.
- C. Three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.
- D. The lump sum cost of the provision of the services under the proposal, plus the lump sum cost of four (4) annual renewals.

**SECTION 13. PROTESTS.** In accordance with the District's Rules of Procedure, any protest regarding the Proposal Documents, must be filed in writing, at the offices of the District Manager, within seventy-two (72) calendar hours (excluding Saturday, Sunday, and state holidays) after the receipt of the Proposal Documents. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturday, Sunday, and state holidays) after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to the aforesaid Proposal Documents.

**SECTION 14. EVALUATION OF PROPOSALS.** The criteria to be used in the evaluation of proposals are presented in the Evaluation Criteria Sheet, contained within the Proposal Documents.

Tab 2

**WILLOW WALK  
COMMUNITY DEVELOPMENT DISTRICT  
AUDITOR SELECTION  
EVALUATION CRITERIA**

**1. Ability of Personnel. (20 Points)**

(E.g., geographic location of the firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel; present ability to manage this project; evaluation of existing work load; proposed staffing levels, etc.)

**2. Proposer's Experience. (30 Points)**

(E.g. past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other or current Community Development District(s), whether the auditor has been able to meet statutory or other deadlines for finalizing audits).

**3. Understanding of Scope of Work. (20 Points)**

Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.

**4. Ability to Furnish the Required Services. (20 Points)**

Extent to which the proposal demonstrates the adequacy of Proposer's financial resources and stability as a business entity.

**5. Price. (10 Points)\*\*\***

Points will be awarded based upon the lowest total proposal for rendering the services and the reasonableness of the proposal.

**Total (100 Points)**

\*\*\*Alternatively, the Board may choose to evaluate firms without considering price, in which case the 10 points allocated to Price would be reallocated to another category.

Tab 3

**WILLOW WALK COMMUNITY DEVELOPMENT DISTRICT  
REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES**

The Willow Walk Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2026, with an option for four (4) additional optional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, *Florida Statutes*, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Leesburg, Florida. The final contract will require that, among other things, the audit for the fiscal year ending September 30, 2026, be completed no later than June 30, 2027.

The auditing entity submitting a proposal must be duly licensed under Chapter 473, *Florida Statutes*, and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, *Florida Statutes*, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below.

Proposers must provide one (1) hard copy and one (1) digital copy of their proposal to Stephanie DeLuna ("**District Manager**"), Rizzetta & Company, 3434 Colwell Dr. Suite 200, Tampa FL 33614 (or by email [sdeluna@rizzetta.com](mailto:sdeluna@rizzetta.com) and [cgargaro@rizzetta.com](mailto:cgargaro@rizzetta.com) ), in an envelope marked on the outside "Auditing Services, Willow Walk Community Development District." Proposals must be received by 3:00 p.m. on May 8, 2026, at the office of the District Manager. Please direct all questions regarding this Notice to the District Manager.

Stephanie DeLuna  
District Manager

*Publish: April 17, 2026*

*Run date: must be published in at least one newspaper of general circulation in the District and the county in which the District is located. The public announcement must allow for at least 7 days for the submission of proposals.*

Tab 1



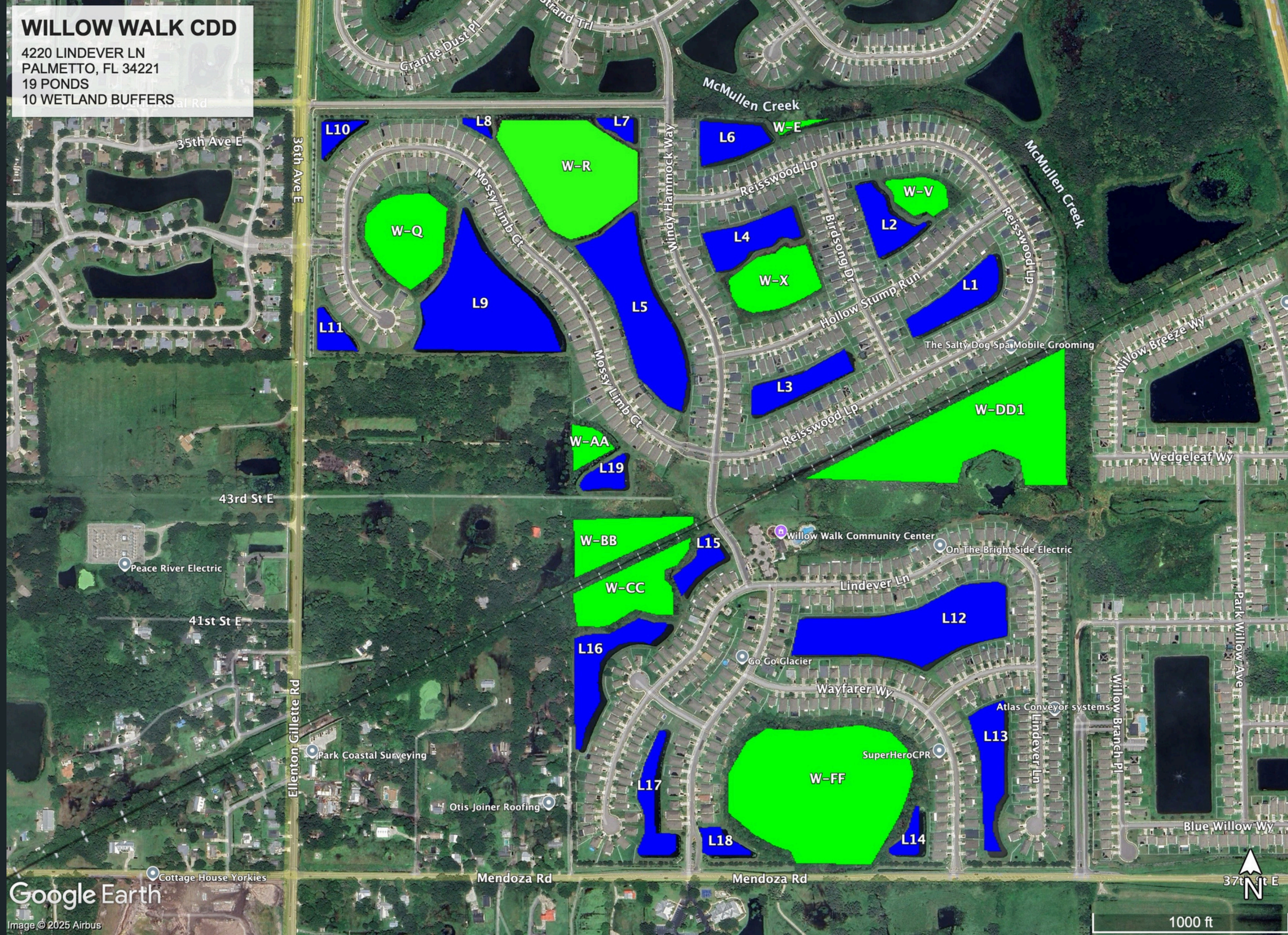
# MONTHLY REPORT

MARCH, 2026



# WILLOW WALK CDD

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



## SUMMARY:

Holding onto winter for as long as we can. Frequent algae blooms and low water levels are normal this time of year. We will see an increase in submerged vegetation as well. This vegetation has sat dormant in the deeper, colder water. This can be a great time to attack these invasive plants as the water temperature start to warm. As always we appreciate the work!



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.



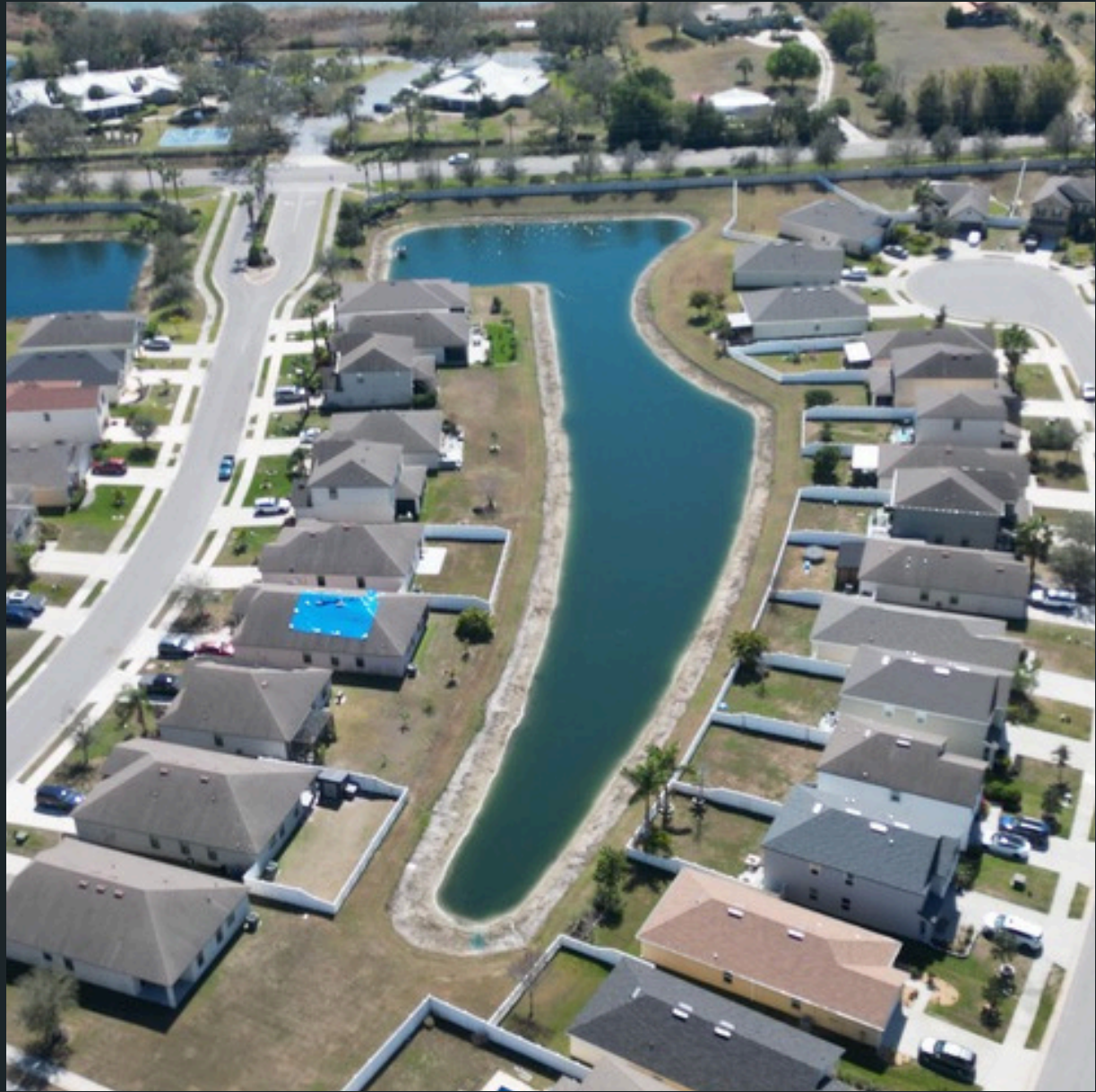
Pond #L14 Treated for Algae and Shoreline Vegetation.



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.

Tab 2

# Willow Walk

LANDSCAPE INSPECTION  
REPORT



February 13, 2026  
Rizzetta & Company  
Haley Pryor □ Landscape Specialist  
Landscape Inspection Services



Rizzetta & Company  
Professionals in Community Management

# Summary/Pond 6/Northeast Perimeter Tract

## General Updates, Recent upcoming maintenance Events

- Pruning and planting should be done in mid-March instead of February this year. Additional time is beneficial after recent freezing temperatures to ensure new growth is protected.

The following are action items for **Bloomings** to complete. **Red items** indicates deficient from previous report. **old Red items** indicates deficient for more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation. **old lack underlined** are for Board information or decisions. **Orange** is for Staff.

1. Noting dead fish all over the turf around Pond 6. This was probably the result of the cold temperatures earlier this month. Sitex will be notified. (Pic 1)



3. Please provide an update on removal of the oak trees along the northeast perimeter tract. The main concerns are the uprooted trees still leaning on the bordering fence. (Pic 3)



2. **Reminder to line trim around the waterway grates and drainage structures. This is along the open landscape tract that runs behind Reisswood Loop property lines. (Pic 2)**



4. Noting palms throughout community and entrances have been maintained and manicured by Bloomings. This is a huge improvement since January. (Pic 4 )



# Willenton Gillette Rd./Mossy Limb Ct./Windy Hammock Way

5. The foliage at the Mossy Limb Ct. gated entrance off Willenton Gillette Rd. is improving. The Ligustrum tree in the median still looks spotty. Please advise on the game plan for trees in this condition. Are these being monitored for improvement? (Pic 5)



7. The east ROW landscape bed outside of the gate is lined with Firebush that appear to be dead. These were on the decline before the colder weather. This row should be removed unless an inspection revealed the roots are still alive. (Pic 7)



6. Documenting turf along the entrance and sidewalk. Please advise on fertilization and treat for weeds. (Pic 6)



8. Please remind mowing crews to hard edge around all drainage grates so there is no obstruction by turf or weeds. This structure is on the bank of Pond 5 near the gated entrance into Mossy Limb Ct. via Windy Hammock Way. (Pic 8)



7. Noting dead palms at the Mossy Limb entrance off of Windy Hammock Way are tagged for removal. Proposals have been approved so this work is on deck and scheduled.

9. Noting current progress made on the entrance median into Mossy Limb seen from Windy Hammock. Cocoplum, Indian Hawthorne, and Ligustrum are inconsistent but salvageable with proper pruning and irrigation when temperatures warm up. (Pics 9a&b)

# Windy Hammock Way/Amenity Center

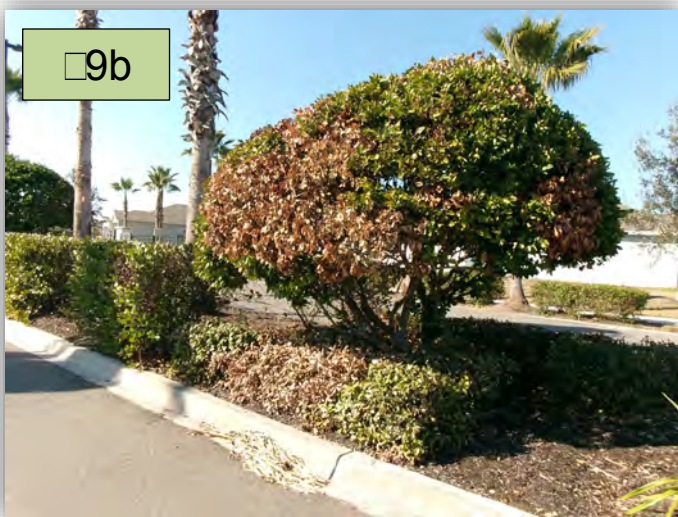
10. The turf along Windy Hammock Way in front of the amenity center needs to be treated for weeds. Please advise on game plan to improve turf and fertilization schedule. (Pic 10)



10



9a



9b

11. The landscape beds around the amenity center and parking lot now have clearly defined borders. Is there a game plan for mulching this month? If not already on schedule, please submit a proposal. In addition, please treat these areas for fire ants. There are active mounds in the tree rings and along the pool fence. (Pics 11a&b)



11a



11b

Fire ants

12. Palm maintenance around the amenity center was completed by Bloomings. Dead fronds were removed and now the seed pods are sprouting. These need to be cut off before the fruits drop and stain the pool pavers and flatwork. (Pic 12)



# Amenity Center/Windy Hammock Way

13. The right side of the pool house entrance has an empty space where something was removed. A recommendation for replanting a another rose bush is on the proposal page. Continuing the pop of red/pink and expanding the rose bush presence would give this prime location a nice color composition. (Pic 13 )



15. The landscape bed between the Amenity Center and railroad tracks, on the North ROW of Windy Hammock, needs additional maintenance. Suckers throughout the bed need removal around the Wax Myrtles. There is a clump of roots and dirt on the end by the road that needs to be discarded. Can this be expedited since it's such a prime location? It's the first thing seen on the way to the clubhouse. (Pics 15a&b)



14. Noting the turf on the roundabout needs to be treated for weeds. Please advise on the fertilization schedule for Willow Walk CDD.



16. The landscape bed along the North ROW on Windy Hammock past the railroad tracks needs to be monitored. The Duranta may have endured cold damage and a Viburnum bush may be declining. Both may thrive again in the Spring but keep this bed on the radar. (Pics 16a&b)

# Windy Hammock Way/Lindever Lane/Willow Walk Dr.

17. The lift station on Lindever Lane could also use mulch in the bed around the fence. The Viburnum planted along the fence perimeter are clearly struggling and some have been removed. Please inspect the remaining bushes to determine viability before proposing to replace. Will the ones still standing make it or does the entire hedgerow need replacement? Also, dead vines need to be removed from the fence. (Pic 17)



18. Noting the ornamental grasses at the lift station need to be trimmed in mid-March. These have gotten quite long and appear healthy but are starting to tangle in some sections. (Pic 18)



19. The Willow Walk Dr. entrance median has improved but the Indian Hawthorne still looks weak. Can we get an update on the gameplan for these? (Pic 19)



# Willow Walk Dr./Pond 17 & 18/49<sup>th</sup> Ave □

20. Please treat massive fire ant mounds forming at the Oak tree beds at Pond 17 & 18 on both sides of the Willow Walk entrance. (Pic 20)



21. Is there an update on the fallen trees lining the 49<sup>th</sup> Ave □ perimeter fence □ There is a Magnolia and an Oak that need removal. (Pics 21a&b □)



# Proposals

1. As mentioned in item #11, please provide proposal for mulching all beds around the Amenity Center. Include the parking lot, and all landscaping around the perimeter and interior beds of the pool and playground. The tree rings along Windy Hammock from Reisswood Loop to Lindever Lane can also be included. (Pic 1)



3. Please provide proposal to revise the roundabout at the Amenity Center. Per the board, a tree, possibly a Magnolia, could be placed in the middle and some of the bushes currently in the center could be repurposed somewhere else in the community. A proposal for removing and replanting the center bushes and planting a new tree can be on one proposal. (Pic 3)



2. Please provide a proposal to plant a matching rose bush in the empty space called out in item #13. This space is on the right of the pool house entrance and irrigation is already in place. Since the rose bush is successful here, it may be a good idea to keep the color strong and add another placement. (Pic 2)



4. Please provide proposal to replant the Juniper at the end of the median of Willow Walk Dr. entrance. (Pic 4)



# Willow Walk



## Community Asset Management Report



March 12, 2026

Rizzetta & Company

Haley Pryor □ Community Asset Manager



Rizzetta & Company  
Professionals in Community Management

# Summary/Pond 6/Northeast Perimeter Tract

## General Updates, Recent Upcoming Maintenance Events

- New growth after cold damage is starting to show throughout the community.
- The final stages of pruning will be wrapping up this month and proposals for planting have been submitted by upcoming.

The following are action items for **upcoming** to complete. **Red items** indicates deficient from previous report. **old Red items** indicates deficient for more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation. **old lack underlined** are for Board information or decisions. **Orange** is for Staff.

1. Pond still has dead fish carcasses laying around the bank since early February. The Site manager has been notified and confirms crews will visit for clean up. Pics 1a



2. **Please have mowing crew hard edge around the tree waterway drainage structures along this tract and Reisswood Loop property lines. Pic 2**



3. Remove the thick layer of vines hanging on the bushes lining the perimeter fence. This is along the same open space tract. (Pic 3)



4. The fallen oak trees, leaning on the perimeter tract fence line still need to be removed. Please see proposal page for disposal of dead tree. (Pic 4)



5. Along this tract, the grounds should be cleared of invasive Brazilian Pepper. Please cut back branches overgrown and extending into the CDD mowing path. (Pic 5)



6. Treat active fire ant mounds along sidewalk on Experimental Farm Rd. Although these mounds have been treated, the colonies are simply vacating and setting up again several feet away. They are still active and growing. (Pic 6)

7. At the Mossy Limb gates entrance on Wilton Gillette Rd., the turf at the monument and entrance are weedy and patchy. Manatee County is also conducting work here so please inspect and see what can be done given the circumstances. (Pics 7a&b)



# Mossy Limb Way/Mendoza Rd.

8. The ornamental grasses before and after the Mossy Limb security gate need trimming this month. The foliage throughout this entrance had new growth and is much improved. After the grasses are trimmed, this feature area will be elevated in terms of aesthetic appeal. (Pic 8)



11. The median inside the security gate on Mossy Limb needs the dead cut out of the Juniper as well. (Pic 11)



12. Across from the security gates, the turf needs treatment for broadleaf weeds. The turf between the sidewalk and turf is patchy with weeds over a foot high. Construction work is in progress in this area as well as others throughout the community. The work includes sectioning off the locations and trenching across several feet. The turf consistency may be delayed but please eliminate the overgrown weeds. (Pic 12)



9. Please remove debris and weeds embedded in the landscape at the entrance. Have detail crew discard trash when they service prime locations like the monuments and entrance medians. Juniper needs the dead branches cut away. (Pic 9)



10. Noting the Manatee County work being done on both sides of the Mendoza Rd. entrance. The water lines and sewer are being worked on according to the color-coded flags installed.

# Mossy Limb Court/Windy Hammock Way

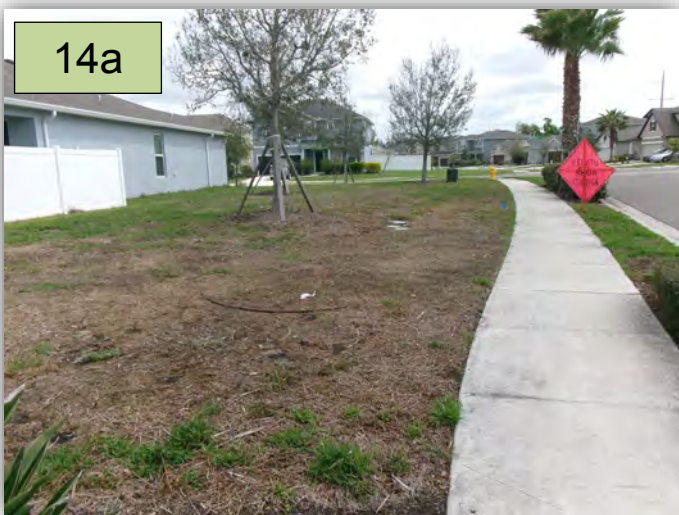
13. The Mossy Limb Court entrance off Windy Hammock Way has several plantings that need removal. Please see the proposal page for replacement requests. The Indian Hawthorne and Ligustrum are still struggling. Please remove dead plant material that will not be regenerating this season. (Pic 13)



15. The landscape beds on the Windy Hammock Way West ROW still need grasses trimmed, and Wax Myrtle suckers removed. Fire ant mounds continue to crop up. Please treat these beds and all Amenity Center landscape and walkways for fire ants. (Pics 15a&b)



14. Please advise on plan or update for turf at this entrance. Utility work is going on at the Mossy Limb Ct. and Windy Hammock Way intersection. Trucks with equipment were onsite during this inspection. (Pics 14a&b)



# Windy Hammock Way/Pond 15/Amenity Center/Lindever Ln.

16. Adjacent to the South ROW sidewalk on Windy Hammock Way and Pond 15, there is a small bed becoming overgrown and shaggy. A waterway culvert is also on the outside of this bed. Please have crews clean up this area and remove dead plant material, trim grasses, and prune foliage. (Pic 16)



19. Prune and shape the remaining Viburnum lining the back of the lift station fence on Lindever Lane. Noting proposals have been submitted for removing and replacing non-viable Viburnum in this hedge. (Pic 19)



17. Between the Amenity Center parking lot and playground walkway, there is depression in the turf from a previously removed tree. This could become an immediate trip hazard. Please have this filled as soon as possible. If necessary, please submit a proposal to grade and turf over. (Pic 17)



18. Please treat fire ant mounds around the Amenity Center. There are *at least* 10 large active mounds from the railroad tracks to Lindever Lane throughout the turf and bordering sidewalks. (Pics 18a&b)



# Willow Walk Dr./Pond 17 & 18/49<sup>th</sup> Ave □

20. Documenting the beds along the fence on 49<sup>th</sup> Ave and the improvement made. Brush is getting cleared and it looks much better. There is still an oak tree against the fence that needs removal. (Pic 20)



22. Documenting the median beds for the Willow Walk Dr. entrance. A proposal was submitted to enhance these landscape features. Include the corners leading to the monuments. (Pics 22a-c)



21. The Willow Walk Dr. entrance off Mendoza Rd. still has active fire ant mounds. Multiple mounds have cropped up along Pond 17 and previously treated mounds are evacuating the colonies and then setting up again several feet away. Additional mounds are all along the beds lining Mendoza Rd. and sidewalks. Please advise if a proposal for Top Choice is in order. (Pic 21)



# Willow Walk Dr./Pond 18/Mendoza Rd.

23. Please have mowing crew line trim the grass and weeds along the fences. The photo below shows Pond 18 and the bottom of the fence. (Pic 23)

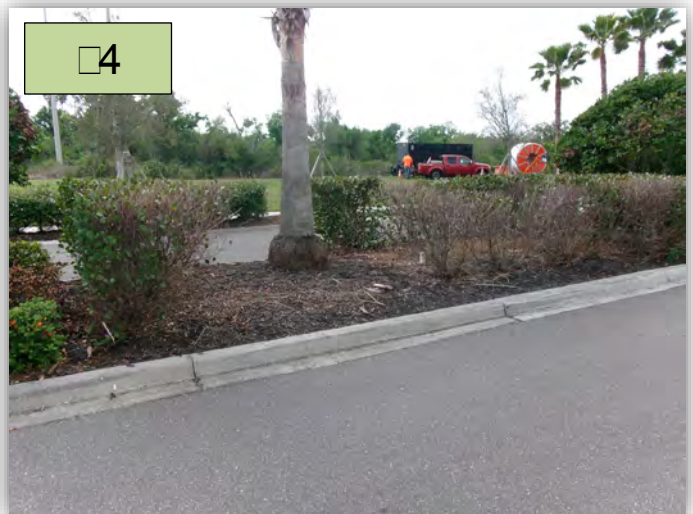


24. Remove weeds throughout the beds along Mendoza Rd. and Willow Walk Dr. Please have crews scan along the perimeter walls and tree rings. The definition between turf and the beds is getting less defined. (Pic 24)



# Proposals

1. Provide proposal to remove and dispose of the dead or uprooted Oak trees leaning on the fence along the open tract behind Reisswood Loop. This section of the tract is past Pond 6. (Pics 1a&b)



2. Please provide a proposal or update on the proposal to mulch beds and tree rings throughout community.
3. Please provide a proposal to plant ornamental grass in the North ROW bed on Mendoza Rd. by the monument. There's also Viburnum bushes that need to be replaced to fill in the hedge in the same area. (Pics 3a&b)
4. Please provide proposal to replant the Indian Hawthorne and Cocoplum missing on the Mossy Limb Court Median off Windy Hammock Way before the gates. (Pic 4)

# Proposals

5. Provide proposal to repair turf between the sidewalk and curb on Lindever Rd. In front of the lift station, a vehicle drove off the road and created a rut that needs filled and possible sod replacement. (Pics 5a&b)



Tab 3



**Willow Walk CDD**

**Landscape Report February 13, 2026**

**The responses below coincide with the report sent.**

- 1 – Done by others**
- 2 – Ongoing reminders for taking care of the drains behind the homes.**
- 3 – See proposal**
- 4 – Done**
- 5 – irrigation has been repaired and plantings will continue to improve.**
- 6 – Palm removal completed.**
- 7 – Location to be confirmed. If dead will be removed.**
- 8 – Same as 2.**
- 9 – Irrigation has been repaired and plantings will continue to improve.**
- 10 – turf herbicides and fertilizer scheduled for March.**
- 11 A – See proposal.**
- 11 B – Ant treatment is ongoing.**
- 12 – Ongoing**
- 13 – See proposal.**
- 14 – Turf herbicides and fert scheduled for March.**
- 15 A/B – Continued clean up throughout the property.**
- 16 – The irrigation has been repaired and Gold Mound will be cut back in March to promote new growth.**
- 17 – See proposal.**
- 18 – To be trimmed week of March 23<sup>rd</sup> while on site for service.**
- 19 – See proposal.**
- 20 – Fire ant treatment is ongoing.**
- 21A/B – See proposal.**

Tab 4



***Landscape Enhancement Report Proposals***

***Please review the proposals below and initial for approval.***

***\_\_\_\_\_ #3 in report – Remove and dispose of fallen Oak Tree along the northeast perimeter tract - \$250.00***

***\_\_\_\_\_ #11A in report – Mulch proposal – Areas to include: the Amenity Center and adjacent Islands - 40 cubic yards, Willow Walk Gated Entrance inside and Ellenton Gillette entrance and adjacent Islands – 30 cubic yards coco brown, Willow Walk Dr. entrance monuments and adjacent Islands – 15 cubic yards coco brown, Wayfarer Way entrance monuments and adjacent islands – 15 cubic yards coco brown. Total – 100 cubic yards coco brown - \$7,500.00 (incl. labor, materials and delivery)***

***\_\_\_\_\_ #13 in report – 10 x 3-gal Dwarf Ixora - \$350.00 (incl. materials and labor).***

***\_\_\_\_\_ #17 in report - Remove and dispose of declining Viburnum surrounding the lift station adjacent to 4135 Lindever Ln. Install 26 x 15 gal Viburnum surrounding the lift station - \$7,150.00 (includes labor to remove and dispose of the existing Viburnum).***

***\_\_\_\_\_ #19 in report – Ww Dr. and Mendoza Rd. - Remove and dispose of Hawthorne and jasmine in the island and install Panama Rose and Green Island Ficus - \$1,400.00 (incl. removal and disposal of existing material).***



### **Additional Landscape Enhancement Proposals**

#### **Willow Walk Dr and Mendoza Ent. And Wayfarer Way**

\_\_\_\_\_ Remove and dispose of Dwarf Schilling in front of the monuments on the east and west side of WW Dr. Wayfarer and install Green Island Ficus - \$2,780.00

\_\_\_\_\_ Create annual beds in front of the monuments and the tips of the center median. Till areas, add soil, and install 140 x 6" annuals - \$3,500.00

#### **Willow Walk Interior Gate**

\_\_\_\_\_ Outside Island – Remove and dispose of Hawthorne and install 20 x Panama Rose - \$700.00 (incl. labor and material).

\_\_\_\_\_ Island with Gate – Install 1 x 7-gal Orange Bird of Paradise on the western tip - \$85.00. Remove Jasmine and declining Ixora and install 10 x Panama Rose - \$350.00

\_\_\_\_\_ Cut back Japanese Blueberry – N/C

\_\_\_\_\_ \*\*Option A - Install 30 x 15-gal Pitch Apple where the dead Viburnum was removed left side 4135 along the common area property line - \$8,250.00

\_\_\_\_\_ \*\*Option B – Install 30 x 7-gal Pitch Apple where the dead Viburnum was removed left side of 4135 along the common area property line- \$2,550.00

\_\_\_\_\_ Irrigation repairs in the common areas surrounding the interior gate - \$2,200.00.

\_\_\_\_\_ \*\*Option A – Install 18 x 15-gal Pitch Apple where the dead Viburnum was removed right side of 4130 along the common area property line - \$4,950.00

\_\_\_\_\_ \*\*Option B – Install 18 x 7-gal Pitch Apple where the dead Viburnum was removed right side of 4130 along the common area property Line - \$1,350.00

\_\_\_\_\_ \*\*Option A – Install 7x 25-gal Japanese Blueberry inside and outside fence on the right side of 4130 - \$3,115.00

\_\_\_\_\_ **\*\*Option B – Install 7 x 15-gal Japanese Blueberry inside and outside the fence on the right side of 4130 - \$1,925**

**Willow Walk gate at Ellenton Gillette**

\_\_\_\_\_ *Inside gate in the common area across the street from gate – Replace the turf between the sidewalk and the road to begin at the stop sign adjacent to 3637 moving north 103.5 ft - \$1,200.00 (incl. removal of existing turf).*

\_\_\_\_\_ *Landscape bed in the same area – Remove and dispose of declining Gold Mound and Jasmine. Install 4 x 7-gal Orange Bird of Paradise, 15 x 3-gal Dwarf Ixora, and 2 x 15-gal Japanese Blue Berry - \$1,415.00*

\_\_\_\_\_ *Inside gate – south side – 1 x 25-gal Japanese Blueberry - \$445.00*

\_\_\_\_\_ *Inside gate – north side – Cut back Japanese Blueberry – N/C*

\_\_\_\_\_ *Island gate island– Remove and dispose of existing Jasmine and Juniper. Till, add soil, and install 60 x 6" Vinca - \$750.00*

\_\_\_\_\_ *Outside gate island – Remove and dispose of Jasmine and Ligustrum – Install 1 x 25-gal Japanese Blueberry - \$445.00*

\_\_\_\_\_ *Outside gate – south side – Remove and dispose of declining Gold Mound and install 12 x 3-gal Variegated Arboricola - \$420.00*

\_\_\_\_\_ *Outside gate – north side – Remove and dispose of declining Gold Mound and install 12 x 3-gal Variegated Arboricola - \$420.00*

*Total balance of the selected projects are due upon completion.*

***Willow Walk CDD wishes to be provided with the services (defined above) by Bloomings Landscape and agrees to the terms and conditions of this proposal.***

***Willow Walk CDD***

***Bloomings Landscape  
Authorized Rep.***

***Date***

***Date***



**Willow Walk CDD**

***Bloomings Landscape is proposing to:***

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

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

**Total - \$2,185.00**

**Willow Walk CDD  
Authorized Rep.**

**Bloomings Landscape  
Authorized Rep.**

\_\_\_\_\_

\_\_\_\_\_

**Date** \_\_\_\_\_

**Date** \_\_\_\_\_

Tab 5

## Wahoo Pools Group

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



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## Commercial Pool Maintenance

Florida License# CPC1458680

Thank you for considering Wahoo Pools for your commercial pool maintenance needs. We pride ourselves on providing high-quality, reliable, and comprehensive pool care services to ensure a safe and enjoyable swimming experience for your patrons.

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## Scope of Services for Willow Walk CDD

### Water Chemistry Testing

Test Free & Total Chlorine, pH, Total Alkalinity, Calcium, CYA, Phosphates

### Inspect Equipment & Clean Filters

Check pumps, leaks, flow meter, and pressure gauge. Clean and recharge Filters as needed.

### Check Feeders / Salt System

Ensure ORP/pH controller and salt system are functioning correctly.

### Skim Surface & Visual Pool Inspection

Walk pool perimeter. Check for algae, cloudy water, damaged tiles, missing drain covers, and loose railings

### Full Brushing

Brush Gutters, tile line, corners, steps, walls & floor. Focus on shaded areas prone to algae.

### Vacuum Pool

Vacuum as needed with overlapping passes, focusing on corners, deep ends, algae-prone areas.

### Check Water Level & Autofills

Ensure water levels are correct. Check autofill valve. Adjust if low.

### Water Treatment

Adjust pool chemistry as needed based on test results, including chlorine, pH, alkalinity, stabilizer, calcium, and phosphate levels. Chemical tanks will be maintained at operational levels with properly functioning stenner pumps.

### Log Book & Chemical Check

Log details into each Pool's LogBook. Check tanks for chlorine, acid, DE powder, etc.

### Final Walkthrough

Final property walkthrough ensuring all doors are closed and secured equipment area. All readings, photos, and notes are complete in logbook and records.

Repairs, upgrades & remodel services available upon request.  
In-House Certified Technicians and construction teams.

## Pricing Structure

Based on pool volume and required services, we propose the following monthly rates:

---

### **Willow Walk CDD**

4220 lindever In Palmetto, FL 34221

3 visits per Week

\$1,550.00

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## Terms & Conditions

1. Pricing includes standard chemicals, routine equipment checks, and minor adjustments. Replacement parts or major repairs will incur additional costs, subject to prior approval.
2. Payment: Monthly billing will be sent on the 15th of the month for the following month and is due by the 1st of each month. If payment is not received by the 10th of each month, service might be stopped. On National Holidays like Christmas and New Years service might be limited due to company policy.
3. A 30-day written notice is required for cancellation.
4. Water Level: Due to the amount of time it takes to raise the water level in the pool, it is the customer's responsibility to adjust the water level of the pool. Pool water should be halfway between the tile, or more importantly halfway between the skimmer throat.

## Why Choose Wahoo?

- ❖ Licensed and insured professionals.
- ❖ Certified Pool Operators and CPT in-house.
- ❖ Design, build, repair and maintain luxury pools and spas.
- ❖ Customer support for urgent issues.
- ❖ Proven track record of maintaining commercial pools in pristine condition.

---

Print Name

Signature

Date



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

**Estimate 1785**

<b>ADDRESS</b> Willow Walk Community 4220 Lindever Lane Palmetto, FL. 34221	<b>DATE</b> 03/23/2026	<b>TOTAL</b> <b>\$3,041.00</b>	<b>EXPIRATION DATE</b> 04/23/2026
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DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	<b>Materials</b>	Materials- New pool DE filter grids (19" circular spin grids) 72 in total are needed) SALES TAX IS NOT INCLUDED ON QUOTED SALE ITEMS***	72	34.50	2,484.00
	<b>Materials</b>	Materials- Misc. fittings, clamps, etc.	1	60.00	60.00
	<b>Materials</b>	Materials- New pool autofill. New float tray, new solenoid valve	1	92.00	92.00
	<b>Service Charge</b>	Service Charge/Labor (3 hrs)	3	135.00	405.00

SALES TAX IS NOT INCLUDED ON QUOTED SALE ITEMS***	<b>SUBTOTAL</b>	3,041.00
	<b>TAX</b>	0.00

<b>TOTAL</b>	<b>\$3,041.00</b>
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THANK YOU.

Accepted By

Accepted Date

Tab 6

**RESOLUTION 2026-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WILLOW WALK COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3)(A)2.C., FLORIDA STATUTES AND INSTRUCTING THAT THE MANATEE COUNTY SUPERVISOR OF ELECTIONS CONDUCT THE DISTRICT’S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

**WHEREAS**, the Willow Walk Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Manatee County, Florida; and

**WHEREAS**, the Board of Supervisors of the District (“**Board**”) seeks to implement Section 190.006(3)(a)2.c., *Florida Statutes*, and to instruct the Manatee County Supervisor of Elections (“**Supervisor**”) to conduct the District’s elections by the qualified electors of the District at the 2026 general election (“**General Election**”).

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

**1. CURRENT BOARD MEMBERS.** The Board is currently made up of the following individuals, seats and terms:

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
1	Ali Mustafa	November 2026
2	Jasen Milenkovski	November 2026
3	Kathleen Adams	November 2026
4	Shaun Chapdelaine	November 2028
5	Brandy Dingley	November 2028

**2. GENERAL ELECTION SEATS.** Seats 1, 2, and 3 are scheduled for the General Election in November 2026. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year.

**3. QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Manatee County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

4. **COMPENSATION.** Members of the Board are entitled to receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.

5. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four (4) years. The newly elected Board members shall assume office on the second Tuesday following the election.

6. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor of Elections to conduct the District's General Election in November 2026, and each subsequent General Election thereafter unless otherwise directed by the District Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor of Elections.

7. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

8. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

9. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED** this 7th day of April 2026.

ATTEST:

**WILLOW WALK COMMUNITY  
DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Chairperson, Board of Supervisors

**EXHIBIT A**

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES  
FOR THE BOARD OF SUPERVISORS OF THE  
WILLOW WALK COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Willow Walk Community Development District will commence at **noon on Monday, June 8, 2026, and close at noon on Friday, June 12, 2026.** Candidates must qualify for the office of Supervisor with the Manatee County Supervisor of Elections located at 600 301 Blvd. W., Suite 108, Bradenton, FL 34205. The Supervisor of elections may be contacted by phone at (941) 741-3823. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a “qualified elector” of the District, as defined in Section 190.003, *Florida Statutes*. A “qualified elector” is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Manatee County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Willow Walk Community Development District has three (3) seats up for election, specifically Seats 1, 2, and 3, each carrying a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

For additional information, please contact the Manatee County Supervisor of Elections.

Publish on or before \_\_\_\_\_, 2026\*

\*Deadline is at least 2 weeks before the start of the qualifying period

Tab 7

**MINUTES OF MEETING**

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

**WILLOW WALK  
COMMUNITY DEVELOPMENT DISTRICT**

The workshop of the Board of Supervisors of the Willow Walk Community Development District was held on **Tuesday, February 17, 2026, at 4:12 p.m.** at the Parrish United Methodist Church located at 12180 US-301, Parrish FL 34219 (Corner of U.S. 301 North & C.R. 675 (Rutland Rd.) Parrish, Florida 34219).

Present and constituting a quorum were:

Jasen Milenkovski	<b>Board Supervisor, Chairman</b>
Kathy Adams	<b>Board Supervisor, Assistant Secretary</b>

Also, present were:

Rachel Welborn	<b>District Manager, Rizzetta &amp; Co., Inc.</b>
Stephanie DeLuna	<b>District Manager, Rizzetta &amp; Co., Inc. (via phone)</b>
Savannah Hancock	<b>District Counsel, Kilinski Van Wyk</b>

Audience	<b>Present</b>
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**FIRST ORDER OF BUSINESS** **Call to Order**

Ms. Welborn called the meeting to order and conducted roll call. She stated that since there was not a quorum of Supervisors in attendance, no Board action can be taken, therefore this meeting will be considered a workshop.

**SECOND ORDER OF BUSINESS** **Public Comment**

Audience comments were heard regarding vandalism at the pool and whether security cameras have caught any of it.

Comments were also heard regarding satisfaction with the job that Bloomings is doing in the community.

**THIRD ORDER OF BUSINESS** **Staff Reports**

**A. District Counsel**

Ms. Hancock stated that she received a demand from the HOA regarding Pond 9 and Duval has filed a suit for \$56,000. The Board withheld \$28,420 due to poor performance. She stated that a Shade Session would be appropriate if not resolved before April.



Tab 8

# Willow Walk Community Development District

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

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

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

## Operations and Maintenance Expenditures

January 2026

For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from January 1, 2026 through January 31, 2026. This does not include expenditures previously approved by the Board.

The total items being presented:    **\$57,353.23**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

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

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

# Willow Walk Community Development District

## Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Bloomings Landscape & Turf Management, Inc.	600062	2026-00048	Monthly General Landscape Maintenance 01/26	\$ 18,172.00
Bloomings Landscape & Turf Management, Inc.	600065	2026-00112	Pump Repair 01/26	\$ 7,367.00
Duval Landscape Maintenace, LLC	600067	32548	Monthly Landscape Maintenance 09/25	\$ 14,210.25
ECS Integrations, LLC	600068	103574	Deadbolt Installation 01/26	\$ 400.00
Frontier Communications of FL	600066	941-722-1788-111920-5 12/25	Internet Service 12/25	\$ 250.61
Jerry Richardson	600069	2108	Monthly Wildlife Services 12/25	\$ 1,500.00
Kilinski Van Wyk, PLLC	600059	13796	Legal Services 11/25	\$ 329.00
MCUD	20260122-1	100024903-123125 ACH	4220 Lindever Ln 01/26	\$ 562.01
Peace River Electric Cooperative, Inc.	20260130-9	152609001-010826 ACH	Irrigation Pump 01/26	\$ 173.00
Peace River Electric Cooperative, Inc.	20260130-7	152609002-010826 ACH	4220 Lindever Ln 01/26	\$ 779.00
Peace River Electric Cooperative, Inc.	20260130-4	152609003-010826 ACH	4110 41ST ST E 01/26	\$ 71.00
Peace River Electric Cooperative, Inc.	20260130-5	152609004-010826 ACH	3707 WILLOW WALK DR 01/26	\$ 44.00
Peace River Electric Cooperative, Inc.	20260130-2	152609005-010826 ACH	4541 LINDEVER LN 01/26	\$ 105.00
Peace River Electric Cooperative, Inc.	20260130-8	152609006-010826 ACH	3703 WAYFARER WAY 01/26	\$ 31.00
Peace River Electric Cooperative, Inc.	20260130-1	152609007-010826 ACH	4150 Mossy Limb Ct 01/26	\$ 143.00

# Willow Walk Community Development District

## Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Peace River Electric Cooperative, Inc.	20260130-6	152609008-010826 ACH	4854 ELLENTON GILLETTE RD 01/26	\$ 31.00
Peace River Electric Cooperative, Inc.	20260130-3	152609009-010826 ACH	4705 BIRDSONG DR 01/26	\$ 67.39
Rizzetta & Company, Inc.	600061	INV0000106190	Accounting Services 01/26	\$ 6,121.84
SafeTouch, LLC	300141	21205	Monthly Clubhouse Security Monitoring 01/26	\$ 500.00
School Now	600070	INV-SN-1220	ADA Website Quarterly 01/26	\$ 388.13
Sitex Aquatics, LLC	600063	10638-b	Monthly Lake Maintenance 01/26	\$ 1,758.00
Sunshine Pools of Bradenton, LLC	300142	26480	Monthly Pool Services 01/26	\$ 1,250.00
Total Community Maintenance, LLC	600060	8355	Monthly Janitorial Services 12/25	\$ 1,500.00
Total Community Maintenance, LLC	600064	8414	Monthly janitorial and light maintenance services 01/26	\$ 1,500.00
United Methodist Church of Parrish. Inc.	600071	021726	Willow Walk CDD Meeting 02/17/26	<u>\$ 100.00</u>
<b>Total</b>				<b><u>\$ 57,353.23</u></b>



# Invoice

5824 Bee Ridge Road #165, Sarasota, FL 34233

**Date**                      **Invoice #**  
 1/1/2026                      2026-00048

**Bill To:**

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

		<b>Terms</b>	<b>Net 30</b>
Description	Qty	Rate	Amount
Month of January 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.

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

<b>Phone #</b>	<b>Fax #</b>	<b>E-mail</b>	<b>Web Site</b>
(941) 927-9765		amy@bloomingslandscape.com	www.bloomingslandscape.com



# Invoice

5824 Bee Ridge Road #165, Sarasota, FL 34233

**Date**                      **Invoice #**  
 1/7/2026                      2026-00112

**Bill To:**

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

**Terms**

**Net 30**

Description	Qty	Rate	Amount
Pump Service - Install properly sized vfd, new check valve and pressure tank on well at corner of 36th and experimental farm			
Pump Service as described above	1	7,367.00	7,367.00

**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.

<b>Total</b>	\$7,367.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$7,367.00

**Phone #**

**Fax #**

**E-mail**

**Web Site**

(941) 927-9765

amy@bloomingslandscape.com

www.bloomingslandscape.com



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

## INVOICE

Date	Invoice No.
09/02/25	32548
Terms	Due Date
Net 30	10/02/25

BILL TO
Willow Walk Willow Walk Dr Palmetto, , FL 34221

PROPERTY
Willow Walk Willow Walk Dr Palmetto, FL 34221

Amount Due	PO Number
\$14,210.25	

*Please detach top portion and return with your payment.*

DESCRIPTION	UOM	QTY	UNIT PRICE	EXT PRICE	TOTAL
#38112 - Monthly Landscape- Services September 2025					\$14,210.25

Total	\$14,210.25
Payments/Credits	(\$0.00)
<b>Balance Due</b>	<b>\$14,210.25</b>

**ECS INTEGRATIONS LLC**

PO Box 1225  
Polk City, FL 33868 US  
chris@ecsintegrations.com



**INVOICE**

**BILL TO**  
Willow Walk CDD  
3434 Colwell Ave, Suite 200  
Tampa, FL 33614 USA

**SHIP TO**  
Willow Walk CDD  
4220 Windy Hammock Way  
Bradenton, FL 34221 USA

**INVOICE** 103574  
**DATE** 01/20/2026  
**TERMS** Net 15  
**DUE DATE** 02/04/2026

DATE	DESCRIPTION	QTY	RATE	AMOUNT
01/19/2026	Install knob, deadbolt and lockbox at electrical room.	1	400.00	400.00
-----				
			SUBTOTAL	400.00
			TAX	0.00
			TOTAL	400.00
-----				
			BALANCE DUE	<b>\$400.00</b>

[Pay invoice](#)



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.

Total balance \$250.61 due Jan 12

Bill history

Table with 2 columns: Description, Amount. Rows include Previous balance, Payment received, Adjustments, and Prior bill period balance.

Service summary

Table with 3 columns: Description, Previous month, Current month. Rows include Bundle, Other, One-Time Charges, Taxes and Fees, Total services, and Total balance.

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 12222025 NNNNNNNY 01 008082 0036

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



Total balance \$250.61

Due by Jan 12

Account number 941-722-1788-111920-5

Amount enclosed \$

Mail payment to:

FRONTIER
PO BOX 740407
CINCINNATI, OH 45274-0407



7820039417221788111920000000000000000250615



FRONTIER

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

Billing Date:  
Dec 19, 2025

Billing Period:  
Dec 19 - Jan 18, 2026

## WAYS TO PAY YOUR BILL



Easy, simple, secure payments with Auto Pay at [frontier.com/autopay](https://frontier.com/autopay)



Download the MyFrontier® app



For help: Customer Service at [frontier.com/helpcenter](https://frontier.com/helpcenter), chat at [frontier.com/chat](https://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](https://frontier.com/internetdisclosures).

### SERVICE TERMS

Visit [frontier.com/terms](https://frontier.com/terms), [frontier.com/tariffs](https://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](https://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](https://frontier.com/ctnetx-privacy).



Don't let an unexpected outage stop your business. Get Frontier Internet Backup to keep your critical systems running. Visit: [business.frontier.com/internet-backup](https://business.frontier.com/internet-backup)

**Adjustment to prior bill period**

	Non Reg Service Crdt	-\$15.55
<b>Total Adjustment</b>		<b>-\$15.55</b>



**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

<b>Bundle Total</b>		<b>\$250.97</b>
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**Other Charges**

**Monthly Charges**

12.19-01.18	Printed Bill Fee	\$4.50
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<b>Other Charges Total</b>		<b>\$4.50</b>
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**One-Time Charges**

	Reconnection Fee-Broadband	\$9.99
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<b>One-Time Charges Total</b>		<b>\$9.99</b>
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**Taxes and Fees**

	FL State Sales Tax	\$0.60
	County Sales Tax	\$0.10

<b>State Taxes</b>		<b>\$0.70</b>
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<b>Taxes and Fees Total</b>		<b>\$0.70</b>
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<b>Total current month charges</b>		<b>\$266.16</b>
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**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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**Account Activity**

---

**9417221788**

Qty	Description	Order number	Effective date	Charge
1	Reconnection Fee-Broadband	088862734	2025-12-18	\$9.99
Total				\$9.99



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 # 2108  
DATE 01/16/2026  
DUE DATE 02/01/2026  
TERMS Net 15

ACTIVITY	QTY	RATE	AMOUNT
<b>State Wildlife Trapping</b> Monthly service for January 2026	1	1,500.00	1,500.00
2 Cameras/1 Trap on property			
LTD Hog removal:	40		
YTD Hog removal:	2		
MTD Hog Removal:	2		

### Note:

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

Thank you for doing business with us.

Make all checks payable to: Jerry Richardson

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

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

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

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



KILINSKI | VAN WYK

# Kilinski | Van Wyk PLLC

P.O. Box 6386  
Tallahassee, Florida 32314

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

## INVOICE

Invoice # 13796  
Date: 12/17/2025  
Due On: 01/16/2026

### Statement of Account

Outstanding Balance	New Charges	Payments Received	<b>Total Amount Outstanding</b>
( \$2,129.25	+ \$329.00	) - ( \$0.00	) = <b>\$2,458.25</b>

### WWKCDD-01

#### Willow Walk CDD - General

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	JK	11/07/2025	Memorandum to District Management regarding implementation of Amendment 2 and impacts on CDD property for enforcement of fishing and hunting regulations; confirm same.	0.20	\$355.00	\$71.00
Service	SH	11/10/2025	Monitor and report on bills affecting special districts.	0.20	\$300.00	\$60.00
Service	LG	11/20/2025	Review response from landscaper regarding withheld funds; advise regarding same.	0.30	\$330.00	\$99.00
Service	LG	11/25/2025	Receive final transcript of 2025 bonds; update files regarding same.	0.30	\$330.00	\$99.00
<b>Total</b>						<b>\$329.00</b>

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

WILLOW WALK COMMUNITY  
4220 LINDEVER LN



Amount Due	\$562.01
Please Pay By	21-Jan-2026
Account Number	100024903

Auto-pay is scheduled for 21-Jan-2026



Account Summary	
Previous Amount Due	\$792.15
Payments Received	-\$792.15
Balance Forward	\$0.00
Contract Charges	\$562.01
<b>Total Amount Due</b>	<b>\$562.01</b>

Usage Profile (Consumption x 1000 = GAL)				
Meter Number 61334363				
Begin Date	Begin Read	End Date	End Read	Period Consumption
11/18	5346	12/21	5359	1.3 kgal

**Important Information**

- Because the new franchise hauler agreements took effect mid-month, the system had to prorate solid waste charges. This may have caused discrepancies in the solid waste portion of some bills, even though the total amount due did not change. Solid waste base rates remain the same, and any overcharges will be credited on the next statement.
- 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

Charge Details		Service Period 11/18 - 12/22 (35 Days)	
Master Metered Water Commercial (Meter # 61334363) (11/18 - 12/21)			
Water Base Rate	1 month(s) x \$47.35		\$47.35
Master Meter Water Commercial	1.3 kgal x \$2.97		\$3.86
Master Metered Sewer Commercial (11/18 - 12/21)			
Sewer Base Rate	1 month(s) x \$131.54		\$131.54
Master Metered Sewer Commercial	1.3 kgal x \$6.59		\$8.57
Commercial Rented Bins Service (11/23 - 12/22)			
4 Yard Rented Bin	1 month(s) x \$325.69		\$325.69
Gate Service (11/23 - 12/22)			
Gate Service	1 month(s) x \$45.00		\$45.00
<b>Total New Charges</b>			<b>\$562.01</b>
<b>Total Amount Due</b>			<b>\$562.01</b>

View & Pay Your Bill Online: Visit [mymanatee.org/utilities](http://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	31-Dec-2025
DUE DATE	21-Jan-2026
TOTAL AMOUNT DUE	\$562.01

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

AMOUNT PAID

Auto-Pay is scheduled

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MP80102A 7968 1 MB 0.672  
7000014597 00.0029.0197 7968/1



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

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

100024903200000562010000000

MCUD reserves the right to discontinue service for non-payment. Reinstatement of service requires payment of all delinquent charges and a reinstatement fee. Services will be reinstated the next business day.

All returned payments (non-sufficient funds; account closed, etc.) are subject to a minimum \$25 returned payment fee.

**RESIDENTIAL POTABLE QUANTITY CHARGE  
INDIVIDUAL RESIDENTIAL METERS**

0 - 6,000 Gallons	\$ 2.97
6,000 - 15,000 Gallons	\$ 3.72
15,000 - 20,000 Gallons	\$ 8.95
Over 20,000 Gallons	\$13.45

PER 1,000 GALLONS

**WASTE WATER (SEWER)  
QUANTITY RATES**

0 - 10,000 Gallons	\$ 6.59
--------------------	---------

PER 1,000 GALLONS

For more rate information visit [www.mymanatee.org/utilities](http://www.mymanatee.org/utilities)

**PAY BY MAIL:** Send payment with lower portion of the statement to: MCUD, P.O. Box 25350, Bradenton, FL 34206-5350

**PAY ONLINE:** Use the Customer Self-Service (CSS) at [www.mymanatee.org/css](http://www.mymanatee.org/css).

**PAY BY PHONE:** Call 833-425-2099 and follow prompts to pay your bill.

**Hurricane Season  
Hints and Reminders:**

- Trim trees and prepare yards in March and April. Do NOT wait until a storm is approaching.
- Garbage collections may be suspended prior to landfall for safety reasons.
- Sign-up for Alert Manatee at [www.mymanatee.org/alertmanatee](http://www.mymanatee.org/alertmanatee).
- If a storm is approaching or hits; monitor [www.mymanatee.org/utilities](http://www.mymanatee.org/utilities) and the local news outlets for specific information and instructions.
- If debris results, remember proper separation is important to ensure collection.

**YES PLEASE**  
Only the following items are accepted in your household recycling bin.

- PAPER**  
Clean junk mail, newspapers, newspapers
- CARDBOARD**  
Only clean flattened
- METAL**  
Only clean aluminum or tin
- PLASTIC**  
Clean plastic bottles and jugs
- GLASS**  
Only clean glass bottles and jars

**NO THANKS**

- PAPER**  
No wrapping paper, napkins or paper towels
- CARDBOARD**  
No wet or soiled cardboard
- METAL**  
No pots, pans, metal fencing or metal
- PLASTIC**  
No Styrofoam, all film, pipe, hangers, plastic hoses
- GLASS**  
No broken glass, drinking glasses, wine bulbs or mirrors

**ALL ITEMS SHOULD BE CLEAN AND DRY**

PAYMENT LOCATIONS	
Manatee County Utilities Department 24 Hour Drop Box Location 3647 Cortez Rd. W. Bradenton, FL 34210	<p><b>SAVE TIME AND MONEY</b> by scheduling automatic ACH payments and enrolling in paperless billing. Manatee County Utilities customers paying with credit cards will be charged a per-transaction fee of \$2.50. NO FEES will be assessed for those who pay by ACH.</p>
Pay by phone 24/7 833-425-2099 Amcot Locations - Cash only There is a convenience fee for using this service.	
Walmart Locations There is a convenience fee for using this service.  For other convenient payment options visit: <a href="http://www.mymanatee.org/utilities">www.mymanatee.org/utilities</a>	

**MAILING ADDRESS CHANGE**

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_


Home #: \_\_\_\_\_ Cell #: \_\_\_\_\_

Contact Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Mailing address changes are not effective until registered with the United States Post Office. Complete an official change of address form at your local post office or visit [www.usps.com](http://www.usps.com)

# MCUD

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

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

WILLOW WALK COMMUNITY  
4220 LINDEVER LN



Amount Due	\$562.01
Please Pay By	21-Jan-2026
Account Number	100024903

Auto-pay is scheduled for 21-Jan-2026



late fee may apply, or service interruption may occur for delinquent accounts.

MT80102A 7968 1 MB 0.672  
7000014598 00.0029.0197 7968/2

WILLOW WALK COMMUNITY DEVELOPMENT  
DISTRICT  
PO BOX 32414  
CHARLOTTE, NC 28232



# 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**

# \$173.00

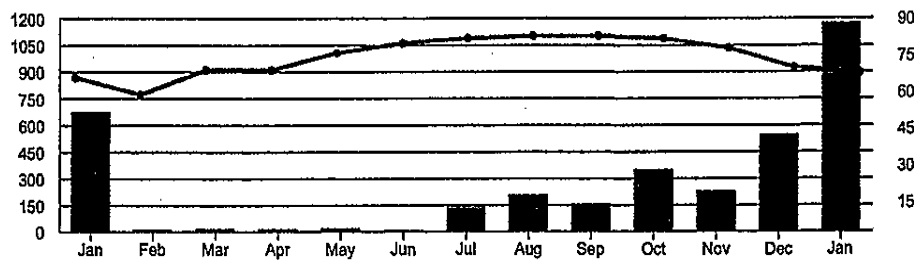
Bank Draft Is scheduled for 01/29/2026

WILLOW WALK COMM DEV DIST  
 RIZZETTA & COMPANY  
 Bill Date | 01/08/2026  
 Account # | 152609001  
 Member # | 152353

YTD Operation Round Up Contribution  
 Your total contribution for 2025 is \$4.82.

## Monthly Energy Use

Kilowatt Hours Previous Months Current Month Avg Temp Temp



## Monthly Energy Use Comparison

**1,175 kWh**

This Month  
31 Days

**549 kWh**

Last Month  
31 Days

**675 kWh**

This Month  
Last Year  
30 Days

## Your Average Daily Use

**38 kWh**

Use

**\$5.30 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 # 152609001

**Bank Draft Amount \$173.00**  
 is scheduled for 01/29/2026



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



Account  
152609001

Service Description  
PUMP

Board District  
8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
32804344	12/01/2025	01/01/2026	81,211	82,388	1.0	1,177	5.61
<b>Account Summary</b>				<b>Current Charges</b>			<b>GS-S</b>
Previous Balance			\$97.00	Facilities Use Charge			\$28.00
Payment(s) Made			-\$97.00	Energy Charge	1,175 kWh @ 0.121		\$142.18
Balance Forward			\$0.00	CPA	1,175 kWh @ -0.005		-\$5.88
Current Charges			\$173.00	Property Tax Recovery Fee			\$3.89
Total Amount Due			\$173.00	Gross Receipts Tax			\$4.31
				Operation Round Up			\$0.50
				<b>Total Current Charges</b>			<b>\$173.00</b>
<b>Bank Draft Amount</b>							<b>\$173.00</b>

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



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

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

FAMILY DOLLAR

CVS

Walgreens

DOLLAR GENERAL





# Peace River Electric Cooperative, Inc.

WILLOW WALK COMM DEV DIST  
RIZZETTA & COMPANY

Bill Date | 01/08/2026  
Account # | 152609002  
Member # | 152353

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



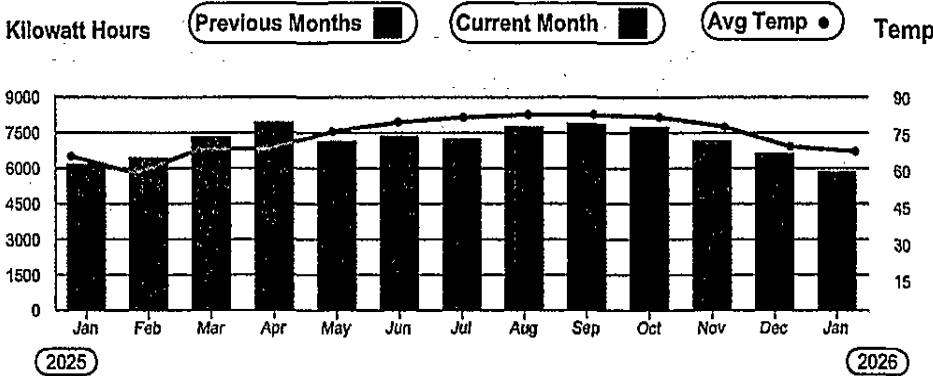
TOTAL AMOUNT DUE

# \$779.00

Bank Draft is scheduled for 01/29/2026

YTD Operation Round Up Contribution  
Your total contribution for 2025 is \$6.26.

## Monthly Energy Use



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

## Monthly Energy Use Comparison

5,876 kWh  
This Month 31 Days

6,653 kWh  
Last Month 31 Days

6,189 kWh  
This Month Last Year 30 Days

## Your Average Daily Use

190 kWh  
Use

\$23.92  
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 # 152609002  
Service Address 4220 LINDEVER LN

Bank Draft Amount \$779.00  
is scheduled for 01/29/2026



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



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	12/01/2025	01/01/2026	968,722	974,598	1.0	5,876	8,778
<b>Account Summary</b>			<b>Current Charges</b>			<b>GSD</b>	
Previous Balance			\$842.00	Facilities Use Charge			\$110.00
Payment(s) Made			-\$842.00	Energy Charge	5,876 kWh @ 0.083		\$487.71
Balance Forward			\$0.00	CPA	5,876 kWh @ -0.005		-\$29.38
Current Charges			\$779.00	Billed Demand	20,000 kW @ 0.000		\$173.20
Total Amount Due			\$779.00	Property Tax Recovery Fee			\$17.57
				Gross Receipts Tax			\$19.46
				Operation Round Up			\$0.44
				Total Current Charges			\$779.00
<b>Bank Draft Amount</b>						<b>\$779.00</b>	

NEW

Peco River Electric Cooperative, Inc.

Your Service ▾ Products & Programs ▾ Outages & Safety ▾ Energy Tools ▾ Community ▾ About Us ▾ Q Login

# New Look. A Better Experience.

www.peco.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](http://pay.vanilladirect.com/pages/retailers)

799366433650001102601526090022

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

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



# 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

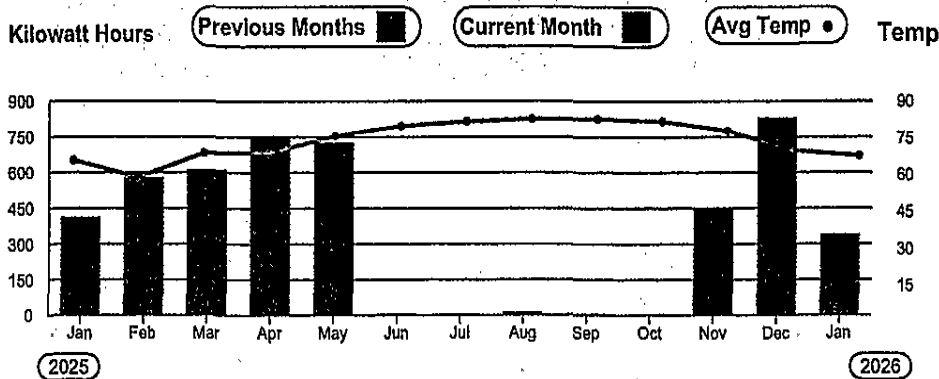
# \$71.00

Bank Draft is scheduled for 01/29/2026

WILLOW WALK COMM DEV DIST  
RIZZETTA & COMPANY  
Bill Date | 01/08/2026  
Account # | 152609003  
Member # | 152353

YTD Operation Round Up Contribution  
Your total contribution for 2025 is \$8.22.

## Monthly Energy Use



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

## Monthly Energy Use Comparison

339 kWh This Month 31 Days

831 kWh Last Month 31 Days

412 kWh This Month Last Year 30 Days

## Your Average Daily Use

11 kWh Use

\$2.17 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 # 152609003  
Service Address 4110 41ST ST E

Bank Draft Amount \$71.00  
is scheduled for 01/29/2026



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



Account  
152609003

Service Address  
4110 41ST ST E

Service Description  
IRRIGATION PUMP

Board District  
8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
918572591	12/01/2025	01/01/2026	26,991	27,330	1.0	339	5.844
<b>Account Summary</b>				<b>Current Charges</b>			<b>GS-S</b>
Previous Balance			\$131.00	Facilities Use Charge			\$28.00
Payment(s) Made			-\$131.00	Energy Charge	339 kWh @ 0.121		\$41.02
Balance Forward			\$0.00	CPA	339 kWh @ -0.005		-\$1.70
Current Charges			\$71.00	Property Tax Recovery Fee			\$1.60
Total Amount Due			\$71.00	Gross Receipts Tax			\$1.77
				Operation Round Up			\$0.31
				Total Current Charges			\$71.00
<b>Bank Draft Amount</b>							<b>\$71.00</b>

**NEW**

Pease River Electric Cooperative, Inc.

Your Service ▾ Products & Programs ▾ Outages & Safety ▾ Energy Tools ▾ Community ▾ About Us ▾

# A New Look. A Better Experience.

[www.preco.coop](http://www.preco.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](http://pay.vanilladirect.com/pages/retailers)



799366433650001102601526090030

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

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.

WILLOW WALK COMM DEV DIST  
RIZZETTA & COMPANY

Bill Date | 01/08/2026  
Account # | 152609004  
Member # | 152353

YTD Operation Round Up Contribution  
Your total contribution for 2025 is \$6.77.

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

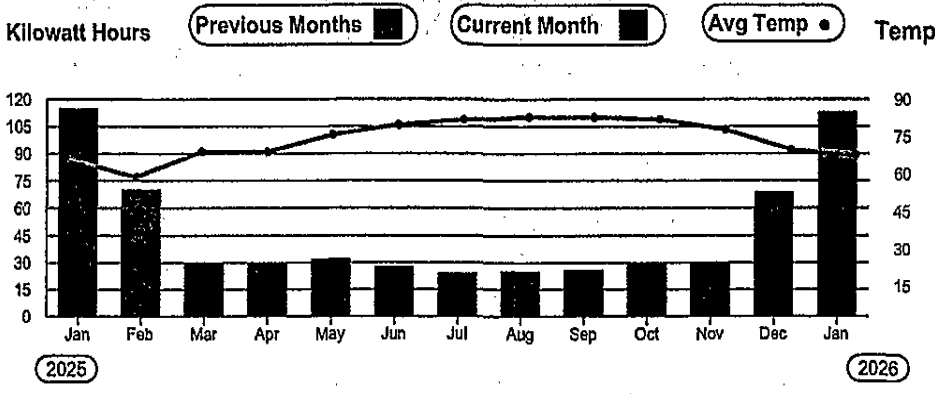


TOTAL AMOUNT DUE

# \$44.00

Bank Draft is scheduled for 01/29/2026

## Monthly Energy Use



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

## Monthly Energy Use Comparison

113 kWh This Month 31 Days

69 kWh Last Month 31 Days

115 kWh This Month Last Year 30 Days

## Your Average Daily Use

4 kWh Use

\$1.33 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.

PO Box 1310  
210 Metheny Road  
Wauchula, Florida 33873  
800.282.3824

Account # 152609004  
Service Address 3707 WILLOW WALK DR

Bank Draft Amount \$44.00  
is scheduled for 01/29/2026



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



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	12/01/2025	01/01/2026	5,933	6,046	1.0	113	0.308
<b>Account Summary</b>			<b>Current Charges</b>			<b>GS-S</b>	
Previous Balance			\$39.00	Facilities Use Charge			\$28.00
Payment(s) Made			-\$39.00	Energy Charge	113 kWh @ 0.121		\$13.67
Balance Forward			\$0.00	CPA	113 kWh @ -0.005		-\$0.57
Current Charges			\$44.00	Property Tax Recovery Fee			\$0.97
<b>Total Amount Due</b>			<b>\$44.00</b>	Gross Receipts Tax			\$1.08
				Operation Round Up			\$0.85
				<b>Total Current Charges</b>			<b>\$44.00</b>
<b>Bank Draft Amount</b>						<b>\$44.00</b>	

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799366433650001102601526090048

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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.

WILLOW WALK COMM DEV DIST

RIZZETTA & COMPANY

Bill Date	01/08/2026
Account #	152609005
Member #	152353

YTD Operation Round Up Contribution  
Your total contribution for 2025 is \$5.53.

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



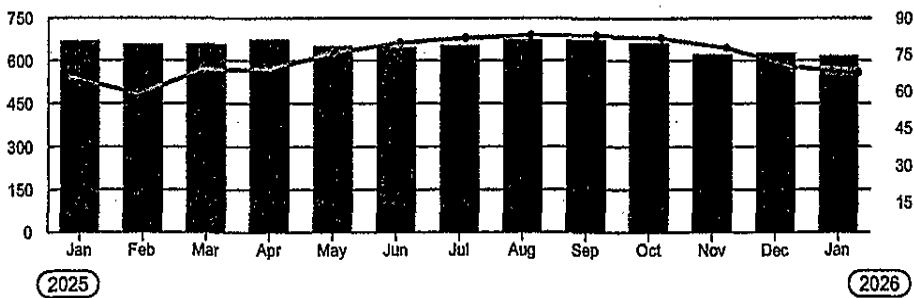
**TOTAL  
AMOUNT DUE**

# \$105.00

Bank Draft is  
scheduled for  
01/29/2026

## Monthly Energy Use

Kilowatt Hours: Previous Months Current Month Avg Temp Temp



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

## Monthly Energy Use Comparison

<b>615 kWh</b>	<b>627 kWh</b>	<b>668 kWh</b>
This Month 31 Days	Last Month 31 Days	This Month Last Year 30 Days

## Your Average Daily Use

<b>20 kWh</b>	<b>\$3.20 Day</b>
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 #	152609005
Service Address	4541 LINDEVER LN

**Bank Draft Amount \$105.00**  
 is scheduled for 01/29/2026



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



Account  
152609005

Service Address  
4541 LINDEVER LN

Service Description  
POND AERATOR

Board District  
8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
34710836	12/01/2025	01/01/2026	52,161	52,776	1.0	615	0.856
<b>Account Summary</b>				<b>Current Charges</b>			<b>GS-S</b>
Previous Balance			\$106.00	Facilities Use Charge			\$28.00
Payment(s) Made			-\$106.00	Energy Charge	615 kWh @ 0.121		\$74.42
Balance Forward			\$0.00	CPA	615 kWh @ -0.005		-\$3.08
Current Charges			\$105.00	Property Tax Recovery Fee			\$2.35
Total Amount Due			\$105.00	Gross Receipts Tax			\$2.61
				Operation Round Up			\$0.70
				Total Current Charges			\$105.00
<b>Bank Draft Amount</b>							<b>\$105.00</b>

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FAMILY DOLLAR

CVS

Walgreens

DOLLAR GENERAL





# Peace River Electric Cooperative, Inc.

WILLOW WALK COMM DEV DIST  
RIZZETTA & COMPANY

Bill Date | 01/08/2026  
Account # | 152609006  
Member # | 152353

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

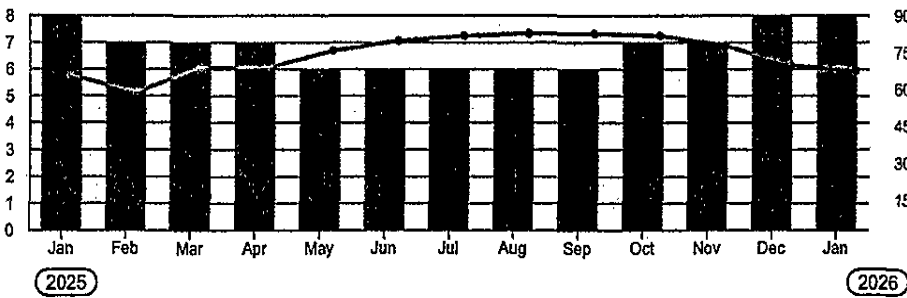
# \$31.00

Bank Draft is scheduled for 01/29/2026

YTD Operation Round Up Contribution  
Your total contribution for 2025 is \$6.95.

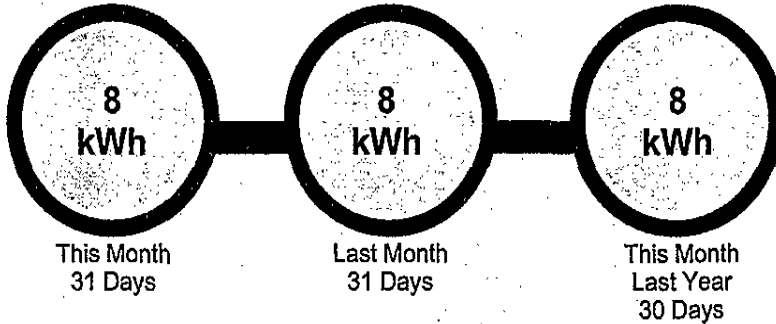
## Monthly Energy Use

Kilowatt Hours Previous Months Current Month Avg Temp Temp

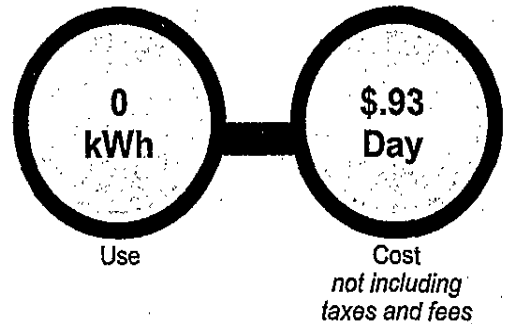


Detailed usage information is available on the SmartHub App or www.preco.coop

## Monthly Energy Use Comparison



## 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 Methery Road  
Wauchula, Florida 33873  
800.282.3824

Account # 152609006  
Service Address 3703 WAYFARER WAY

Bank Draft Amount \$31.00  
is scheduled for 01/29/2026



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



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	12/01/2025	01/01/2026	1,057	1,065	1.0	8	0.018
<b>Account Summary</b>			<b>Current Charges</b>			<b>GS-S</b>	
Previous Balance			\$31.00				\$28.00
Payment(s) Made			-\$31.00				\$0.97
Balance Forward			\$0.00			8 kWh @ 0.121	-\$0.04
Current Charges			\$31.00			8 kWh @ -0.005	\$0.69
Total Amount Due			\$31.00				\$0.76
							\$0.62
							\$31.00
<b>Bank Draft Amount</b>							<b>\$31.00</b>

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FAMILY DOLLAR

CVS

Walgreens

DOLLAR GENERAL





# Peace River Electric Cooperative, Inc.

WILLOW WALK COMM DEV DIST  
RIZZETTA & COMPANY

Bill Date | 01/08/2026  
Account # | 152609007  
Member # | 152353

YTD Operation Round Up Contribution  
Your total contribution for 2025 is \$6.42.

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



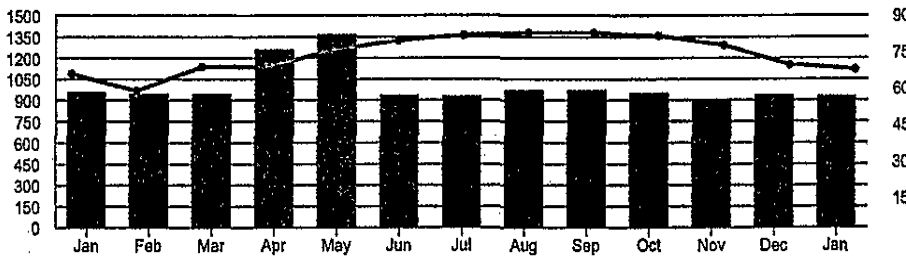
TOTAL AMOUNT DUE

# \$143.00

Bank Draft is scheduled for 01/29/2026

## Monthly Energy Use

Kilowatt Hours  Previous Months  Current Month  Avg Temp  Temp



2025

2026

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

## Monthly Energy Use Comparison

929 kWh This Month 31 Days

941 kWh Last Month 31 Days

959 kWh This Month Last Year 30 Days

## Your Average Daily Use

30 kWh Use

\$4.38 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 # 152609007  
Service Address 4150 MOSSY LIMB CT

Bank Draft Amount \$143.00  
is scheduled for 01/29/2026



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



Account  
152609007

Service Address  
4150 MOSSY LIMB CT

Service Description  
IRRIGATION PUMP

Board District  
8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
35778358	12/01/2025	01/01/2026	66,454	67,383	1.0	929	1,448
<b>Account Summary</b>				<b>Current Charges</b>			<b>GS-S</b>
Previous Balance			\$145.00	Facilities Use Charge			\$28.00
Payment(s) Made			-\$145.00	Energy Charge	929 kWh @ 0.121		\$112.41
Balance Forward			\$0.00	CPA	929 kWh @ -0.005		-\$4.65
Current Charges			\$143.00	Property Tax Recovery Fee			\$3.22
Total Amount Due			\$143.00	Gross Receipts Tax			\$3.56
				Operation Round Up			\$0.46
				Total Current Charges			\$143.00
<b>Bank Draft Amount</b>							<b>\$143.00</b>

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FAMILY DOLLAR

CVS

Walgreens

DOLLAR GENERAL





# Peace River Electric Cooperative, Inc.

WILLOW WALK COMM DEV DIST  
RIZZETTA & COMPANY

Bill Date | 01/08/2026  
Account # | 152609008  
Member # | 152353

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



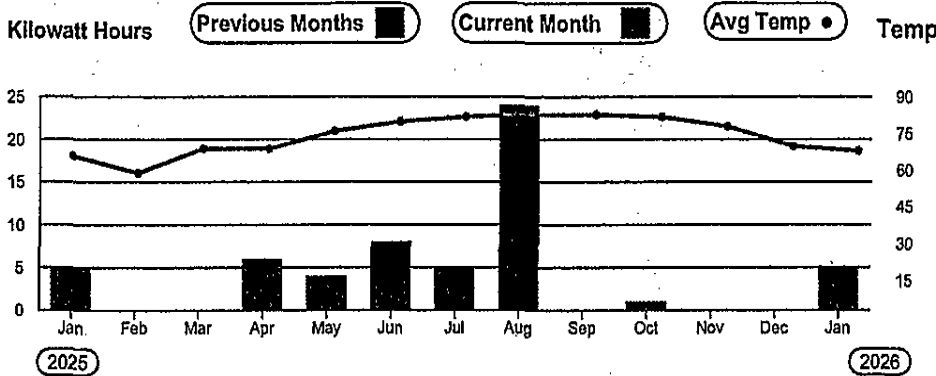
TOTAL  
AMOUNT DUE

# \$31.00

Bank Draft is  
scheduled for  
01/29/2026

YTD Operation Round Up Contribution  
Your total contribution for 2025 is \$6.31.

## Monthly Energy Use



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

## Monthly Energy Use Comparison

**5**  
kWh

This Month  
31 Days

**0**  
kWh

Last Month  
31 Days

**5**  
kWh

This Month  
Last Year  
30 Days

## Your Average Daily Use

**0**  
kWh

Use

**\$ .92**  
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 # 152609008  
Service Address 4854 ELLENTON GILLETTE RD

Bank Draft Amount **\$31.00**  
is scheduled for 01/29/2026



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



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	12/01/2025	01/01/2026	24,012	24,017	1.0	5	6.914

**Account Summary**

Previous Balance	\$30.00
Payment(s) Made	-\$30.00
Balance Forward	\$0.00
Current Charges	\$31.00
<b>Total Amount Due</b>	<b>\$31.00</b>

<b>Current Charges</b>	<b>GS-S</b>
Facilities Use Charge	\$28.00
Energy Charge	5 kWh @ 0.121 \$0.61
CPA	5 kWh @ -0.005 -\$0.03
Property Tax Recovery Fee	\$0.68
Gross Receipts Tax	\$0.75
Operation Round Up	\$0.99
<b>Total Current Charges</b>	<b>\$31.00</b>

**Bank Draft Amount \$31.00**

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FAMILY DOLLAR

CVS

Walgreens

DOLLAR GENERAL





# Peace River Electric Cooperative, Inc.

WILLOW WALK COMM DEV DIST  
RIZZETTA & COMPANY

Bill Date | 01/08/2026  
Account # | 152609009  
Member # | 152353

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



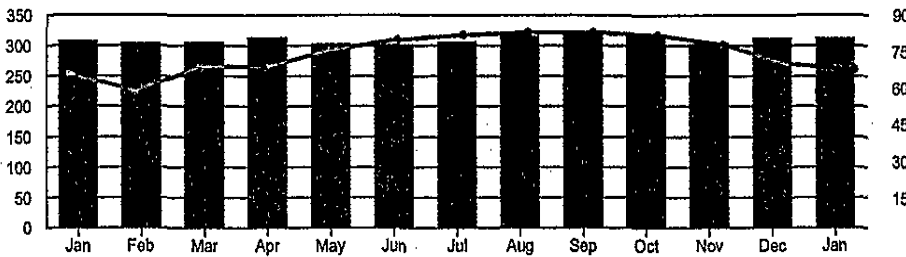
TOTAL AMOUNT DUE

# \$67.39

Bank Draft is scheduled for 01/29/2026

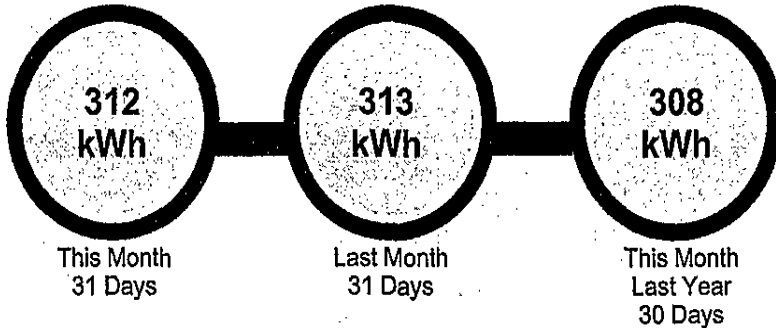
## Monthly Energy Use

Kilowatt Hours Previous Months Current Month Avg Temp Temp

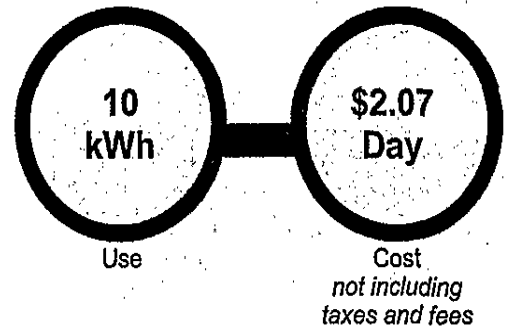


Detailed usage information is available on the SmartHub App or www.preco.coop

## Monthly Energy Use Comparison



## 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 # 152609009  
Service Address 4705 BIRDSONG DR

Bank Draft Amount \$67.39  
is scheduled for 01/29/2026



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



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	12/01/2025	01/01/2026	13,387	13,699	1.0	312	0.426

**Account Summary**

Previous Balance	\$67.68
Payment(s) Made	-\$67.68
Balance Forward	\$0.00
Current Charges	\$67.39
<b>Total Amount Due</b>	<b>\$67.39</b>

<b>Current Charges</b>	<b>GS-S</b>
Facilities Use Charge	\$28.00
Energy Charge	312 kWh @ 0.121 \$37.75
CPA	312 kWh @ -0.005 -\$1.56
Property Tax Recovery Fee	\$1.52
Gross Receipts Tax	\$1.68
<b>Total Current Charges</b>	<b>\$67.39</b>

**Bank Draft Amount \$67.39**

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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 #
1/2/2026	INV0000106190

**Bill To:**

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

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

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,796.25	\$1,796.25
Administrative Services	1.00	\$505.50	\$505.50
Dissemination Services	1.00	\$250.00	\$250.00
Email Accounts, Admin & Maintenance	4.00	\$20.00	\$80.00
Financial & Revenue Collections	1.00	\$344.17	\$344.17
Landscape Consulting Services	1.00	\$1,000.00	\$1,000.00
Management Services	1.00	\$2,045.92	\$2,045.92
Website Compliance & Management	1.00	\$100.00	\$100.00
		<b>Subtotal</b>	\$6,121.84
		<b>Total</b>	\$6,121.84



# Invoice

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

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

<b>Installation Address</b>
Willow Walk Amenity 4220 Lindever Lane Palmetto, FL 34221

P.O/Project ID	Date	Invoice #	Due Date	Acct #
	01/01/2026	21205	01/31/2026	VID0643

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

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

*Securiteam is now a part of Safetouch!*



# INVOICE

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

Invoice #                    INV-SN-1220  
Invoice Date:                1/1/2026  
Due Date:                    1/31/2026  
PO#:                         Quarterly Invoice

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  
Subscription end: 10/20/2026

Subtotal:                    \$388.13  
Tax Total:  
Total:                        \$388.13  
Amount Paid:                \$0.00

<b>Direct Deposit Instruction:</b>	<b>Amount Due:</b>	<b>\$388.13</b>
------------------------------------	--------------------	-----------------

**Check Remittance:**

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

# INVOICE

Sitex Aquatics, LLC  
PO Box 917  
Parrish, FL 34219

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



## Bill to

Willow Walk CDD  
Rizzetta  
P.O. Box 32414 Charlotte, NC 28232

---

## Invoice details

Invoice no.: 10638-b  
Terms: Net 30  
Invoice date: 01/01/2026  
Due date: 01/31/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		<b>Aquatic Maintenance</b>	Monthly Lake Maintenance: 19 Waterways 2x a Month	1	\$1,758.00	\$1,758.00

---

**Total** **\$1,758.00**

## Ways to pay



[View and pay](#)



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

Invoice 26480

**BILL TO**

Willow Walk Community  
4220 Lindever Lane  
Palmetto, FL. 34221

DATE  
01/01/2026

PLEASE PAY  
**\$1,250.00**

DUE DATE  
01/19/2026

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	<b>MPS</b>	Monthly Pool Service	1	1,250.00	1,250.00

SUBTOTAL	1,250.00
TAX	0.00
TOTAL	1,250.00

Pay invoice

**TOTAL DUE \$1,250.00**

THANK YOU.

# 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.: 8355  
Terms: Due on receipt  
Invoice date: 12/01/2025  
Due date: 12/01/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		<b>Services</b>	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.

# 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.: 8414  
Terms: Due on receipt  
Invoice date: 01/02/2026  
Due date: 01/02/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		<b>Services</b>	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.



# Parrish United Methodist Church

## Facility Use Request

### Invoice 021726

**Group/Company:** Willow Walk CDD

**Contact Person:** Stephanie DeLuna /Christy Gargaro **Contact phone #:** 813-927-4808 / 813-892-4876

**Name of Event:** Willow Walk CDD Meeting

**Times Facilities Required: From:** 3:30 p.m. **a.m./p.m. To:** 6:30 p.m. **a.m./p.m.**

**Circle: Monday Tuesday Wednesday Thursday Friday Saturday Sunday**

**Specific date(s) requested:** Tuesday, 2/17/26

? **Single Event** **Description of Event:** Willow Walk CDD Meeting

? **Recurring use of specific rooms/areas for regularly scheduled program**

**Number of people expected to attend:** Approx. 30

**Room(s) Requested: (circle one)**

- |                 |            |                 |              |                             |                              |         |          |       |
|-----------------|------------|-----------------|--------------|-----------------------------|------------------------------|---------|----------|-------|
| Historic Chapel | Youth Hall | Fellowship Hall | Room 125/126 | <b>Room 123</b><br>\$100.00 | Small Classroom-Meeting Room | Kitchen | Pavilion | Field |
|-----------------|------------|-----------------|--------------|-----------------------------|------------------------------|---------|----------|-------|

**Special request/set up needs :** Table for Board members and DM (6) and the rest of the chairs in theatre style, please.

---



---

*I have read and agree to comply with the "Facility Use Policy" of Parrish UMC and the "Child Protection Policy of the United Methodist Church" which are deemed incorporated herein by reference.*

Printed Name: Stephanie DeLuna Signature: Stephanie DeLuna

Date: 1/21/26 Address: 3434 Colwell Ave Suite 200, Tampa FL 33614

Phone #: 813-927-4808 / 813-892-4876 Email Address: sdeluna@rizzetta.com and cgargaro@rizzetta.com

---

FOR OFFICE USE ONLY

Approved:  Yes     No

Date of Approval: \_\_\_\_\_

Rooms/areas to be used: 123\_\_\_\_\_

Donations/Fees To Be Paid: \$ 100.00\_\_\_\_\_

Admin Team Member Signature: \_\_\_\_\_

**Administrative Assistant/Forms/ facility rental/ Facility Form**



# Parrish United Methodist Church

www.parrishumc.com  
Corner of U.S. 301 North & C.R. 675 (Rutland Rd.)  
In the  of Parrish

Office: 941-776-1539

**We invite you to worship with us!**

## **FEE SCHEDULE** **Non-Church Related Group Meetings**

*Fees are for a 3-hour time period after which a fee of \$50/hour will apply.*

<b>Fellowship Hall</b>	\$300
(larger group setting for up to 200 people; with up to 3 tables optional)	
( <b>\$300</b> charge is for up to 100 people, 101-150 is <b>\$350</b> , 151-200 is <b>\$400</b> )	
<b>Historic Chapel*</b>	\$250
(small to medium size groups, up to 75-80 people)	
<b>Classroom / Meeting Room</b>	\$75
(small room, up to 10 people)	
<b>Room 123</b>	\$100
(medium room, up to 30 people)	
<b>Room 125/126</b>	\$150
(medium to large room, up to 40 people)	
<b>Youth Hall*</b>	\$125
(medium to large room, up to 40 people)	
<b>Outdoor Pavilion</b>	\$100
<b>Kitchen</b>	\$100
<b>Custodian</b>	\$100
(if deemed necessary for extra cleaning, opening & lock up, food & drink)	

\*Address for the Historic Chapel and Youth Hall is: 12140 69<sup>th</sup> St E, Parrish FL 34219

[Check payment is required prior to scheduled date.]

# Willow Walk Community Development District

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

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

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

## Operations and Maintenance Expenditures

February 2026

For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2026 through February 28, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$46,364.54**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

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

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

# Willow Walk Community Development District

## Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Bloomings Landscape & Turf Management, Inc.	600076	2026-00195	Irrigation Inspection 01/26	\$ 454.00
Bloomings Landscape & Turf Management, Inc.	600076	2026-00263	Monthly General Landscape Maintenance 02/26	\$ 18,172.00
Bloomings Landscape & Turf Management, Inc.	300144	2026-00342	Pump Service 02/26	\$ 5,400.00
Frontier Communications of FL	600079	941-722-1788-111920-5-011926	Internet Service 01/26	\$ 273.93
Jasen Milenkovski	600080	JM021726	Board of Supervisors Meeting 02/17/26	\$ 200.00
Jerry Richardson	600082	2120	Monthly Wildlife Services 02/26	\$ 1,500.00
Kathleen M Adams	600081	KA021726	Board of Supervisors Meeting 02/17/26	\$ 200.00
Kilinski Van Wyk, PLLC	600077	14011	Legal Services 12/25	\$ 3,590.90
MCUD	20260224-1	100024903-013126 ACH	4220 Lindever Ln 01/26	\$ 558.18
Peace River Electric Cooperative, Inc.	20260226-2	152609001-020526 ACH	Energy Utility 01/26	\$ 142.00
Peace River Electric Cooperative, Inc.	20260226-3	152609002-020526 ACH	Energy Utility 01/26	\$ 741.00
Peace River Electric Cooperative, Inc.	20260226-1	152609003-020526 ACH	Energy Utility 01/26	\$ 71.00
Peace River Electric Cooperative, Inc.	20260226-5	152609004-020526 ACH	Energy Utility 01/26	\$ 34.00
Peace River Electric Cooperative, Inc.	20260226-8	152609005-020526 ACH	Energy Utility 01/26	\$ 99.00
Peace River Electric Cooperative, Inc.	20260226-4	152609006-020526 ACH	Energy Utility 01/26	\$ 31.00
Peace River Electric Cooperative, Inc.	20260226-9	152609007-020526 ACH	Energy Utility 01/26	\$ 139.00

# Willow Walk Community Development District

## Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Peace River Electric Cooperative, Inc.	20260226-6	152609008-020526 ACH	Energy Utility 01/26	\$ 63.00
Peace River Electric Cooperative, Inc.	20260226-7	152609009-020526 ACH	Energy Utility 01/26	\$ 65.69
Rizzetta & Company, Inc.	600072	INV0000106612	Accounting Services 02/26	\$ 6,121.84
SafeTouch, LLC	600083	21321	Monthly Clubhouse Security Monitoring 01/26	\$ 500.00
Sitex Aquatics, LLC	600084	10741-b	Monthly Lake Maintenance 02/26	\$ 5,258.00
Sunshine Pools of Bradenton, LLC	600078	26996	Monthly Pool Services 02/26	\$ 1,250.00
Total Community Maintenance, LLC	300143	8517	Monthly janitorial and light maintenance services 02/26	\$ <u>1,500.00</u>
<b>Total</b>				<b>\$ <u>46,364.54</u></b>



# Invoice

5824 Bee Ridge Road #165, Sarasota, FL 34233

**Date**      **Invoice #**  
 1/29/2026      2026-00195

**Bill To:**

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

Description	Qty	Terms	Due on receipt
		Rate	Amount
Irrigation Inspection - 01/22 & 01/28			
MPR Nozzle	2	3.00	6.00
6" Popup	2	15.00	30.00
4" Rotor	1	35.00	35.00
1/2" PVC Fitting	1	2.00	2.00
Drip Fitting	31	2.00	62.00
Drip Tube /ft	14	1.50	21.00
Maxi-Jet Nozzle	1	2.00	2.00
Maxi-Jet Stake 24"	1	10.00	10.00
1-1/2" Slip Fix	1	20.00	20.00
1-1/2" PVC Fitting	1	6.00	6.00
Repair Hours: 2 Technicians @ 2 Hours Each	4	65.00	260.00

**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.

<b>Total</b>	\$454.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$454.00

**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 #**  
 2/1/2026                      2026-00263

**Bill To:**

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

		<b>Terms</b>	<b>Net 30</b>
Description	Qty	Rate	Amount
Month of February 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.

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

<b>Phone #</b>	<b>Fax #</b>	<b>E-mail</b>	<b>Web Site</b>
(941) 927-9765		amy@bloomingslandscape.com	www.bloomingslandscape.com



# Invoice

5824 Bee Ridge Road #165, Sarasota, FL 34233

**Date**                      **Invoice #**  
 2/24/2026                      2026-00342

**Bill To:**

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

		<b>Terms</b>	<b>Due on receipt</b>
Description	Qty	Rate	Amount
2/23/26 - Repair the well adjacent to the Willow Walk gated community. Install new VFD, tank, and fix rotted plumbing at well head. - Description Yaskawa 3-5hp iq pump micro Nema 3R cabinet - Nema 3R fan cooled cabinet. Yaskawa iq pump micro VFD - Well-x-Trol 33-gallon pressure tank - 5yr tank warranty wx-203 Labor, service call Cabinet will be a latching Nema 3R fan cooled cabinet  Pump Service		5,400.00	5,400.00

**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.

<b>Total</b>	\$5,400.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$5,400.00

<b>Phone #</b>	<b>Fax #</b>	<b>E-mail</b>	<b>Web Site</b>
(941) 927-9765		amy@bloomingslandscape.com	www.bloomingslandscape.com



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

Billing Date: Jan 19, 2026
Billing Period: Jan 19 - Feb 18, 2026

Hi WILLOW WALK CDD,

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

Total balance \$524.54 Please pay past due immediately

Bill history

Table with 2 columns: Description, Amount. Rows include Previous balance (\$250.61), Payment not received by Jan 19 (\$0.00), Prior bill period balance (\$250.61), and Please pay past due immediately (\$250.61).

Service summary

Table with 3 columns: Description, Previous month, Current month. Rows include Bundle (\$250.97), Other (\$4.50), One-Time Charges (\$9.99 / \$17.76), Taxes and Fees (\$0.70), and Total services (\$266.16 / \$273.93).

Total balance \$524.54

\$273.93 due Feb 12

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

6790 0107 DY RP 19 01212026 NYNNNNNY 01 007898 0029

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



Total balance \$524.54

Due by Feb 12

Account number 941-722-1788-111920-5

Amount enclosed \$

Mail payment to:

FRONTIER PO BOX 740407 CINCINNATI, OH 45274-0407



482036941722178811192000000250610000524545



FRONTIER

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

Billing Date:  
Jan 19, 2026

Billing Period:  
Jan 19 - Feb 18, 2026

## WAYS TO PAY YOUR BILL



Easy, simple, secure payments with Auto Pay at [frontier.com/autopay](https://frontier.com/autopay)



Download the MyFrontier® app



For help: Customer Service at [frontier.com/helpcenter](https://frontier.com/helpcenter), chat at [frontier.com/chat](https://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](https://frontier.com/internetdisclosures).

### SERVICE TERMS

Visit [frontier.com/terms](https://frontier.com/terms), [frontier.com/tariffs](https://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](https://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](https://frontier.com/ctnetx-privacy).



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<b>Bundle</b>		
<b>Monthly Charges</b>		
01.19-02.18	FiberOptic Internet 500 Static IP	\$150.98
	Business Fiber Internet 500	\$74.99
	1 Usable Static IP Address	\$25.00
<b>Bundle Total</b>		<b>\$250.97</b>

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 \$17.76 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.

<b>Other Charges</b>		
<b>Monthly Charges</b>		
01.19-02.18	Printed Bill Fee	\$4.50
<b>Other Charges Total</b>		<b>\$4.50</b>

Avoid account suspension by paying your past-due balance immediately. Log in to [frontier.com](https://frontier.com) or use the MyFrontier app for latest balances and due dates.

<b>One-Time Charges</b>		
	Late Payment Fee	\$17.76
<b>One-Time Charges Total</b>		<b>\$17.76</b>

<b>Taxes and Fees</b>		
	FL State Sales Tax	\$0.60
	County Sales Tax	\$0.10
<b>State Taxes</b>		<b>\$0.70</b>
<b>Taxes and Fees Total</b>		<b>\$0.70</b>

**Total current month charges \$273.93**

# 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](https://business.frontier.com)





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

Billing Date:  
**Jan 19, 2026**

Billing Period:  
**Jan 19 - Feb 18, 2026**

---

**Account Activity**

---

**9417221788**

Qty	Description	Order number	Effective date	Charge
1	Late Payment Fee		2026-01-19	\$17.76
Total				\$17.76



**WILLOW WALK CDD**  
**Meeting Date: February 17, 2026**

**SUPERVISOR PAY REQUEST**

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

(\* ) Does not get paid

**NOTE: Supervisors are only paid if checked.**

**EXTENDED MEETING TIMECARD**

Meeting Start Time:	4:12
Meeting End Time:	4:57
Total Meeting Time:	45 mins

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: 

**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 #** 2120  
**DATE** 02/16/2026  
**DUE DATE** 03/01/2026  
**TERMS** Net 15

ACTIVITY	QTY	RATE	AMOUNT
<b>State Wildlife Trapping</b> Monthly service for February 2026	1	1,500.00	1,500.00
2 Cameras/1 Trap on property			
LTD Hog removal:	40		
YTD Hog removal:	2		
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
<b>BALANCE DUE</b>	<b>\$1,500.00</b>



KILINSKI | VAN WYK

# Kilinski | Van Wyk PLLC

P.O. Box 6386  
Tallahassee, Florida 32314

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

## INVOICE

Invoice # 14011  
Date: 01/16/2026  
Due On: 02/15/2026

### Statement of Account

Outstanding Balance	New Charges	Payments Received	<b>Total Amount Outstanding</b>
( \$581.00	+ \$3,590.90	) - ( \$0.00	) = <b>\$4,111.90</b>

### WWKCDD-01

#### Willow Walk CDD - General

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	SH	12/08/2025	Finalize fishing policy update for inclusion in upcoming Board of Supervisors meeting package.	0.40	\$300.00	\$120.00
Service	LG	12/11/2025	Review legal action items for board meeting.	0.40	\$330.00	\$132.00
Service	SH	12/11/2025	Review landscape RFP responses for legal sufficiency; review agenda and back up materials in preparation for monthly Board of Supervisors meeting.	1.30	\$300.00	\$390.00
Service	LG	12/12/2025	Analyze options regarding landscape payment withholding for deficiencies.	0.60	\$330.00	\$198.00
Service	LG	12/15/2025	Advise regarding landscape bid selection procedures, irrigation pump claim, and landscape payments; advise regarding legal issues raised at board meeting; research legal history of landscape bidders.	1.10	\$330.00	\$363.00

Service	SH	12/15/2025	Attend and participate in monthly Board of supervisors meeting; draft additional services order for aquatic proposals.	4.80	\$300.00	\$1,440.00
Expense	KB	12/15/2025	Travel: Mileage - SH.	67.00	\$0.70	\$46.90
Service	LG	12/16/2025	Review actions taken at Board meeting and coordinate legal follow-up.	0.20	\$330.00	\$66.00
Service	AH	12/16/2025	Review agenda memorandum; confer with Deluna regarding proposal for irrigation repair.	0.60	\$190.00	\$114.00
Service	AH	12/18/2025	Confer with district staff regarding landscape proposals.	0.50	\$190.00	\$95.00
Service	SH	12/19/2025	Draft agreement for landscape services.	0.70	\$300.00	\$210.00
Service	JK	12/19/2025	Monitor and report on bills affecting special districts.	0.20	\$355.00	\$71.00
Service	AH	12/22/2025	Prepare notices of intent to award for landscape and irrigation maintenance services.	0.90	\$190.00	\$171.00
Service	AH	12/23/2025	Confer with district manager regarding proposal for irrigation well repair; prepare additional services order regarding same; transmit same.	0.60	\$190.00	\$114.00
Service	SH	12/23/2025	Review additional services order for pump repair for execution.	0.20	\$300.00	\$60.00
					<b>Total</b>	<b>\$3,590.90</b>

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

Please pay within 30 days.



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

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

WILLOW WALK COMMUNITY  
4220 LINDEVER LN

Amount Due	\$558.18
Please Pay By	20-Feb-2026
Account Number	100024903

**Auto-pay is scheduled for 20-Feb-2026**

Account Summary	
Previous Amount Due	\$562.01
Payments Received	-\$562.01
Balance Forward	\$0.00
Contract Charges	\$558.18
<b>Total Amount Due</b>	<b>\$558.18</b>

Usage Profile (Consumption x 1000 = GAL)				
Meter Number 61334363				
Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
12/22	5359	01/20	5368	0.9 kgal

**Important Information**


- In 2024, the drinking water was tested for unregulated contaminants as required by the EPA. The results of this testing is accessible at [www.mymanatee.org/UCMR5](http://www.mymanatee.org/UCMR5). Please call 941-746-3020 Ex. 5021 if you would like a paper copy mailed to you.

Charge Details	Service Period 12/22 - 01/22 (32 Days)	
<b>Master Metered Water Commercial (Meter # 61334363) (12/22 - 01/20)</b>		
Water Base Rate	1 month(s) x \$47.35	\$47.35
Master Meter Water Commercial	0.9 kgal x \$2.97	\$2.67
<b>Master Metered Sewer Commercial (12/22 - 01/20)</b>		
Sewer Base Rate	1 month(s) x \$131.54	\$131.54
Master Metered Sewer Commercial	0.9 kgal x \$6.59	\$5.93
<b>Commercial Rented Bins Service (12/23 - 01/22)</b>		
4 Yard Rented Bin	1 month(s) x \$325.69	\$325.69
<b>Gate Service (12/23 - 01/22)</b>		
Gate Service	1 month(s) x \$45.00	\$45.00
<b>Total New Charges</b>		<b>\$558.18</b>
<b>Total Amount Due</b>		<b>\$558.18</b>

**View & Pay Your Bill Online:** Did you know you can avoid phone wait times by submitting service requests and reviewing your bill through the Customer Self-Service (CSS) Portal? Report missed pickups, sign up for text alerts, request an additional bin or bulk collection, view your monthly bill statements online, and more. Not registered yet? Sign up at [www.mymanatee.org/css](http://www.mymanatee.org/css) and use your activation code: **88DW5C45**



Scan QR code to access our CSS Portal

 <p>MANATEE COUNTY UTILITIES DEPARTMENT P.O. BOX 25010 BRADENTON, FL 34206-5010</p>	SERVICE ADDRESS	4220 LINDEVER LN
	ACCOUNT NUMBER	100024903
	BILLING DATE	30-Jan-2026
	DUE DATE	20-Feb-2026
	TOTAL AMOUNT DUE	\$558.18

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

**AMOUNT PAID** Auto-Pay is scheduled

**ADDRESSEE:** MAKE CHECKS PAYABLE TO MCUD

WILLOW WALK COMMUNITY DEVELOPMENT DISTRICT  
PO BOX 32414  
CHARLOTTE, NC 28232

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

100024903200000558180000000



# 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

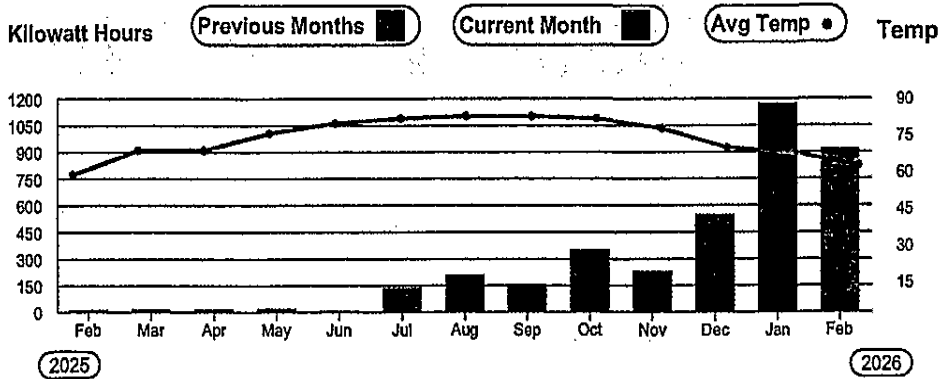
Bill Date 02/05/2026  
 Account # 152609001  
 Member # 152353

TOTAL  
AMOUNT DUE

# \$142.00

Bank Draft is  
scheduled for  
02/26/2026

## Monthly Energy Use



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

## Monthly Energy Use Comparison

**918**  
kWh

This Month  
30 Days

**1,175**  
kWh

Last Month  
31 Days

**16**  
kWh

This Month  
Last Year  
30 Days

## Your Average Daily Use

**31**  
kWh

Use

**\$4.48**  
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 #

152609001

**Bank Draft Amount \$142.00**  
 is scheduled for 02/26/2026



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




Account  
152609001

Service Description  
PUMP

Board District  
8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
32804344	01/01/2026	01/31/2026	82,386	83,304	1.0	918	5.596
<b>Account Summary</b>				<b>Current Charges</b>			<b>GS-S</b>
Previous Balance			\$173.00	Facilities Use Charge			\$28.00
Payment(s) Made			-\$173.00	Energy Charge	918 kWh @ 0.121		\$111.08
Balance Forward			\$0.00	CPA	918 kWh @ -0.005		-\$4.59
Current Charges			\$142.00	Property Tax Recovery Fee			\$3.19
Total Amount Due			\$142.00	Gross Receipts Tax			\$3.53
				Operation Round Up			\$0.79
				<b>Total Current Charges</b>			<b>\$142.00</b>
<b>Bank Draft Amount</b>							<b>\$142.00</b>




## PRECO Offers

# \$140,000 in



## College Scholarships

Application deadline is February 28

Apply online at [www.preco.coop/community/scholarships](http://www.preco.coop/community/scholarships)









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

799366433650001102601526090014

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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.

WILLOW WALK COMM DEV DIST  
RIZZETTA & COMPANY

Bill Date | 02/05/2026  
Account # | 152609002  
Member # | 152353

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

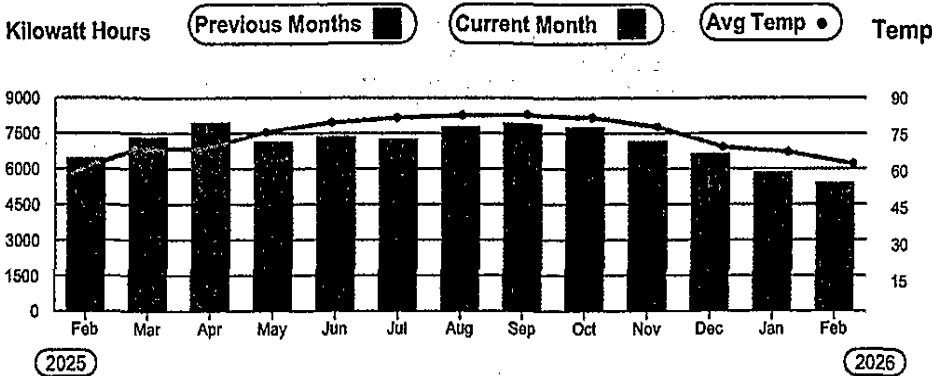


TOTAL AMOUNT DUE

# \$741.00

Bank Draft is scheduled for 02/26/2026

## Monthly Energy Use



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

## Monthly Energy Use Comparison

## Your Average Daily Use

5,415 kWh    5,876 kWh    6,464 kWh

This Month 30 Days    Last Month 31 Days    This Month Last Year 30 Days

181 kWh    \$23.52 Day

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 # 152609002  
Service Address 4220 LINDEVER LN

Bank Draft Amount \$741.00  
is scheduled for 02/26/2026



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




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	01/01/2026	01/31/2026	974,598	980,013	1.0	5,415	8,328	
<b>Account Summary</b>				<b>Current Charges</b>				<b>GSD</b>
Previous Balance			\$779.00	Facilities Use Charge			\$110.00	
Payment(s) Made			-\$779.00	Energy Charge	5,415 kWh @ 0.083		\$449.45	
Balance Forward			\$0.00	CPA	5,415 kWh @ -0.005		-\$27.08	
Current Charges			\$741.00	Billed Demand	20,000 kW @ 8.660		\$173.20	
Total Amount Due			\$741.00	Property Tax Recovery Fee			\$16.72	
				Gross Receipts Tax			\$18.52	
				Operation Round Up			\$0.19	
				<b>Total Current Charges</b>			<b>\$741.00</b>	
<b>Bank Draft Amount</b>							<b>\$741.00</b>	



**PRECOPROUD**

# PRECOPROUD Offers

## \$140,000 in College Scholarships

Application deadline is February 28

Apply online at [www.preco.coop/community/scholarships](http://www.preco.coop/community/scholarships)



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



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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.

WILLOW WALK COMM DEV DIST  
RIZZETTA & COMPANY

Bill Date | 02/05/2026  
Account # | 152609003  
Member # | 152353

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

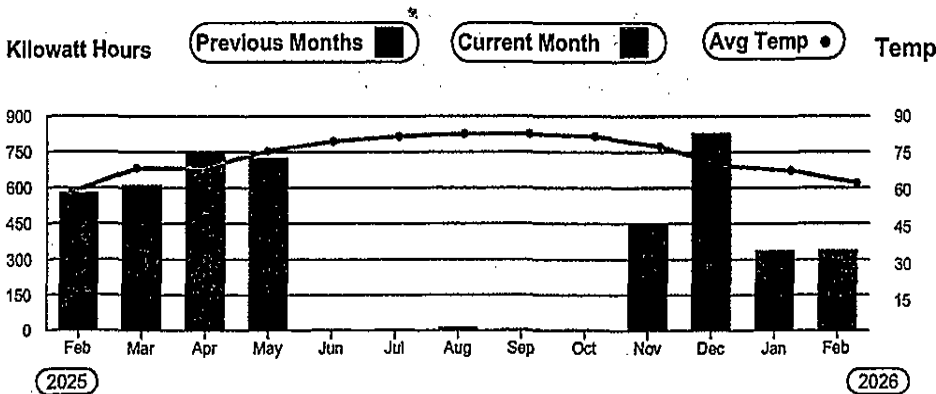


TOTAL  
AMOUNT DUE

# \$71.00

Bank Draft is  
scheduled for  
02/26/2026

## Monthly Energy Use



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

## Monthly Energy Use Comparison

## Your Average Daily Use

**341**  
kWh

This Month  
30 Days

**339**  
kWh

Last Month  
31 Days

**578**  
kWh

This Month  
Last Year  
30 Days

**11**  
kWh

Use

**\$2.25**  
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 # 152609003  
Service Address 4110 41ST ST E

**Bank Draft Amount \$71.00**  
is scheduled for 02/26/2026



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



Account  
152609003

Service Address  
4110 41ST ST E

Service Description  
IRRIGATION PUMP

Board District  
8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
918572591	01/01/2026	01/31/2026	27,330	27,671	1.0	341	5.748

**Account Summary**

Previous Balance  
Payment(s) Made  
Balance Forward  
Current Charges  
Total Amount Due

\$71.00  
-\$71.00  
\$0.00  
\$71.00  
\$71.00

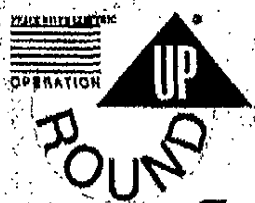
**Current Charges**

Facilities Use Charge \$28.00  
Energy Charge 341 kWh @ 0.121 \$41.26  
CPA 341 kWh @ -0.005 -\$1.71  
Property Tax Recovery Fee \$1.60  
Gross Receipts Tax \$1.77  
Operation Round Up \$0.08  
Total Current Charges \$71.00

GS-\$  
\$28.00  
\$41.26  
-\$1.71  
\$1.60  
\$1.77  
\$0.08  
\$71.00

**Bank Draft Amount**

**\$71.00**




# PRECICO Offers

## \$140,000 in

### College Scholarships

Application deadline is February 28  
Apply online at [www.precico.coop/community/scholarships](http://www.precico.coop/community/scholarships)



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



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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.

WILLOW WALK COMM DEV DIST  
RIZZETTA & COMPANY

Bill Date 02/05/2026  
Account # 152609004  
Member # 152353

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

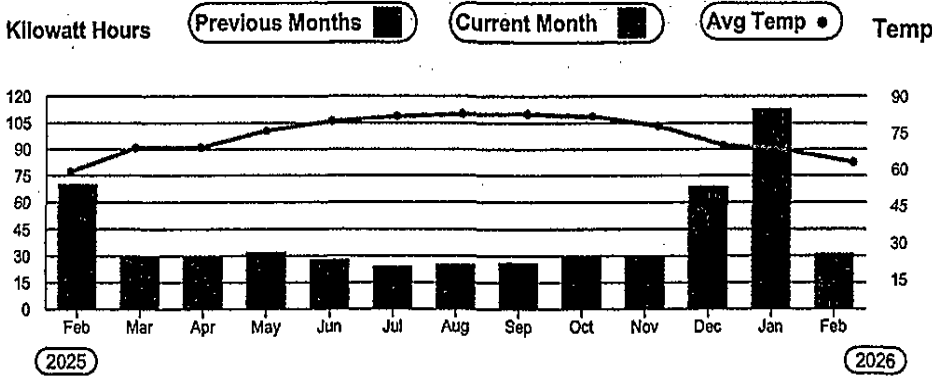


TOTAL AMOUNT DUE

# \$34.00

Bank Draft is scheduled for 02/26/2026

## Monthly Energy Use



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

## Monthly Energy Use Comparison

**31 kWh**

This Month  
30 Days

**113 kWh**

Last Month  
31 Days

**70 kWh**

This Month  
Last Year  
30 Days

## Your Average Daily Use

**1 kWh**

Use

**\$1.05 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 # 152609004  
Service Address 3707 WILLOW WALK DR

Bank Draft Amount **\$34.00**  
is scheduled for 02/26/2026



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



Account  
152609004


Service Address  
3707 WILLOW WALK DR.

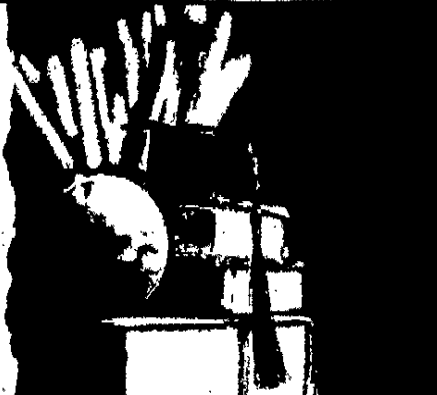
Service Description  
SIGN LIGHTING

Board District  
8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
33848765	01/01/2026	01/31/2026	6,046	6,077	1.0	31	0.302

Account Summary		Current Charges		GS-S
Previous Balance	\$44.00	Facilities Use Charge		\$28.00
Payment(s) Made	-\$44.00	Energy Charge	31 kWh @ 0.121	\$3.75
Balance Forward	\$0.00	CPA	31 kWh @ -0.005	-\$0.16
Current Charges	\$34.00	Property Tax Recovery Fee		\$0.75
Total Amount Due	\$34.00	Gross Receipts Tax		\$0.83
		Operation Round Up		\$0.83
		Total Current Charges		\$34.00
<b>Bank Draft Amount</b>				<b>\$34.00</b>

 PRECO Offers  
**\$140,000 in College Scholarships**  
Application deadline is February 28  
Apply online at [www.precocoop/community/scholarships](http://www.precocoop/community/scholarships)



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 \$1.60 convenience fee to use this service. To find a location near you, visit [pay.vanilladirect.com/pages/retailers](http://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.

WILLOW WALK COMM DEV DIST  
RIZZETTA & COMPANY

Bill Date 02/05/2026  
Account # 152609005  
Member # 152353

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



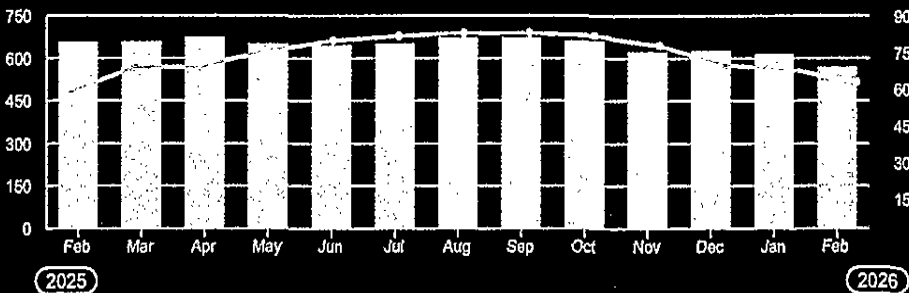
**TOTAL AMOUNT DUE**

# \$99.00

Bank Draft is scheduled for 02/26/2026

## Monthly Energy Use

Kilowatt Hours  Previous Months  Current Month  Avg Temp  Temp



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

## Monthly Energy Use Comparison

## Your Average Daily Use

<b>567 kWh</b>	<b>615 kWh</b>	<b>656 kWh</b>	<b>19 kWh</b>	<b>\$3.13 Day</b>
This Month 30 Days	Last Month 31 Days	This Month Last Year 30 Days	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 # 152609005  
Service Address 4541 LINDEVER LN

**Bank Draft Amount \$99.00**  
is scheduled for 02/26/2026



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



Account  
152609005

Service Address  
4541 LINDEVER LN

Service Description  
POND AERATOR

Board District  
8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
34710836	01/01/2026	01/31/2026	52,776	53,343	1.0	567	0.826

**Account Summary**

Previous Balance  
Payment(s) Made  
Balance Forward  
Current Charges  
Total Amount Due


\$105.00  
-\$105.00  
\$0.00  
\$99.00  
\$99.00

**Current Charges**

Facilities Use Charge \$28.00  
Energy Charge 567 kWh @ 0.121 \$68.61  
CPA 567 kWh @ -0.005 -\$2.84  
Property Tax Recovery Fee \$2.22  
Gross Receipts Tax \$2.46  
Operation Round Up \$0.55  
Total Current Charges \$99.00

GS-\$


**Bank Draft Amount \$99.00**



# PRECICO Offers

## \$140,000 in College Scholarships

Application deadline is February 28  
Apply online at [www.precico.coop/community/scholarships](http://www.precico.coop/community/scholarships)



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



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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.

WILLOW WALK COMM DEV DIST  
RIZZETTA & COMPANY

Bill Date | 02/05/2026  
Account # | 152609006  
Member # | 152353

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

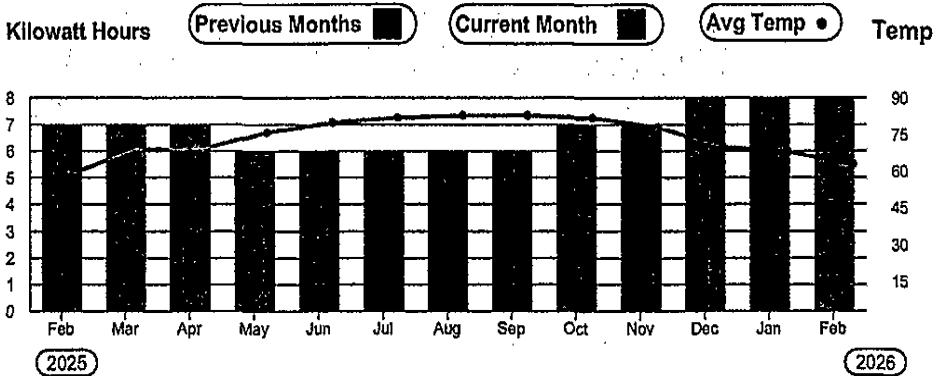


**TOTAL  
AMOUNT DUE**

# \$31.00

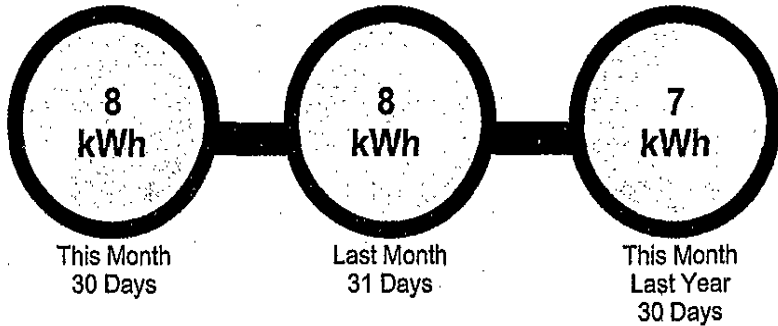
Bank Draft is  
scheduled for  
02/26/2026

## Monthly Energy Use

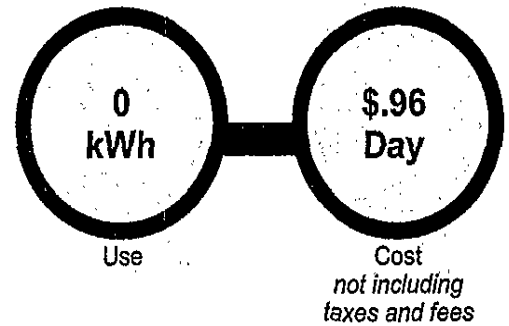


Detailed usage information is available on the SmartHub App or www.preco.coop

## 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 # 152609006  
Service Address 3703 WAYFARER WAY

Bank Draft Amount \$31.00  
is scheduled for 02/26/2026



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




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	01/01/2026	01/31/2026	1,065	1,073	1.0	8	0.02
<b>Account Summary</b>			<b>Current Charges</b>			<b>GS-S</b>	
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 @ -0.005		-\$0.04
Current Charges			\$31.00	Property Tax Recovery Fee			\$0.69
Total Amount Due			\$31.00	Gross Receipts Tax			\$0.76
				Operation Round Up			\$0.62
				Total Current Charges			\$31.00
<b>Bank Draft Amount</b>						<b>\$31.00</b>	

 **PRECO Offers**  
**\$140,000 in**  
**College Scholarships**  
Application deadline is February 28  
Apply online at [www.preco.coop/community/scholarships](http://www.preco.coop/community/scholarships)



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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 02/05/2026  
Account # 152609007  
Member # 152353

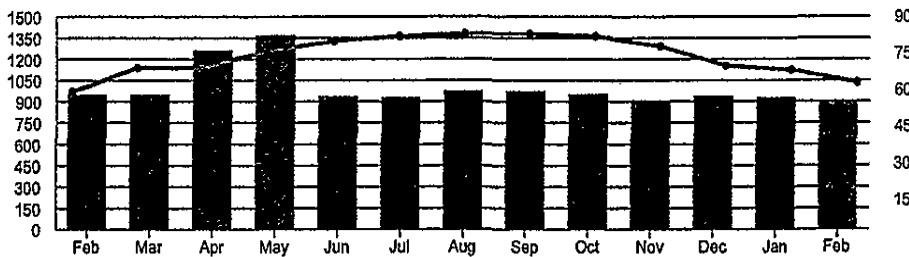
TOTAL  
AMOUNT DUE

# \$139.00

Bank Draft is  
scheduled for  
02/26/2026

## Monthly Energy Use

Kilowatt Hours    Previous Months    Current Month    Avg Temp    Temp



2025

2026

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

## Monthly Energy Use Comparison

## Your Average Daily Use

<b>894</b> kWh	<b>929</b> kWh	<b>950</b> kWh	<b>30</b> kWh	<b>\$4.39</b> Day
This Month 30 Days	Last Month 31 Days	This Month Last Year 30 Days	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 # 152609007  
Service Address 4150 MOSSY LIMB CT

**Bank Draft Amount \$139.00**  
is scheduled for 02/26/2026



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



Account  
152609007

Service Address  
4150 MOSSY LIMB CT

Service Description  
IRRIGATION PUMP

Board District  
8

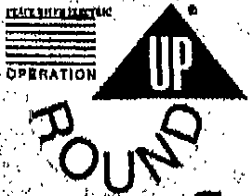
Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
35778358	01/01/2026	01/31/2026	67,383	68,277	1.0	894	4.98

**Account Summary**

Previous Balance	\$143.00
Payment(s) Made	-\$143.00
Balance Forward	\$0.00
Current Charges	\$139.00
<b>Total Amount Due</b>	<b>\$139.00</b>

Current Charges		GS-\$
Facilities Use Charge		\$28.00
Energy Charge	894 kWh @ 0.121	\$108.17
CPA	894 kWh @ -0.005	-\$4.47
Property Tax Recovery Fee		\$3.12
Gross Receipts Tax		\$3.46
Operation Round Up		\$0.72
<b>Total Current Charges</b>		<b>\$139.00</b>


**Bank Draft Amount \$139.00**





# PRECOPRO Offers

## \$140,000 in College Scholarships

Application deadline is February 28  
Apply online at [www.precoprop.com/community/scholarships](http://www.precoprop.com/community/scholarships)









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



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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.

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 02/05/2026  
Account # 152609008  
Member # 152353

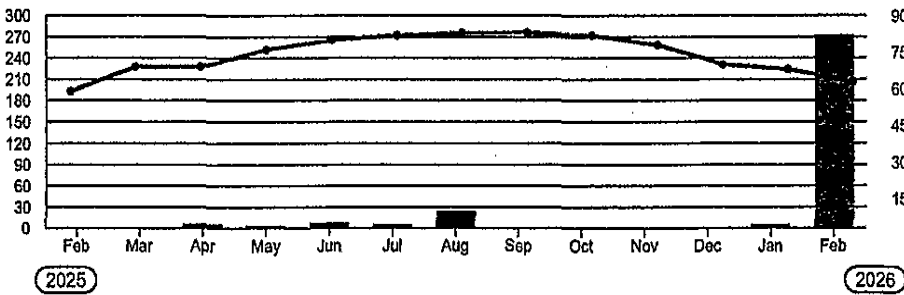
TOTAL  
AMOUNT DUE

# \$63.00

Bank Draft is  
scheduled for  
02/26/2026

## 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

## Your Average Daily Use

**272**  
kWh

This Month  
30 Days

**5**  
kWh

Last Month  
31 Days

**0**  
kWh

This Month  
Last Year  
30 Days

**9**  
kWh

Use

**\$1.99**  
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 # 152609008  
Service Address 4854 ELLENTON GILLETTE RD

**Bank Draft Amount \$63.00**  
is scheduled for 02/26/2026



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



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	01/01/2026	01/31/2026	24,017	24,289	1.0	272	7,922

**Account Summary**

Previous Balance	\$31.00
Payment(s) Made	-\$31.00
Balance Forward	\$0.00
Current Charges	\$63.00
<b>Total Amount Due</b>	<b>\$63.00</b>


<b>Current Charges</b>	<b>GS-S</b>
Facilities Use Charge	\$28.00
Energy Charge	272 kWh @ 0.121 \$32.91
CPA	272 kWh @ -0.005 -\$1.36
Property Tax Recovery Fee	\$1.41
Gross Receipts Tax	\$1.56
Operation Round Up	\$0.48
<b>Total Current Charges</b>	<b>\$63.00</b>

**Bank Draft Amount \$63.00**





# PRECO Offers \$140,000 in College Scholarships

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Apply online at [www.precocoop.com/community/scholarships](http://www.precocoop.com/community/scholarships)









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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.

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



WILLOW WALK COMM DEV DIST  
RIZZETTA & COMPANY

Bill Date 02/05/2026  
Account # 152609009  
Member # 152353

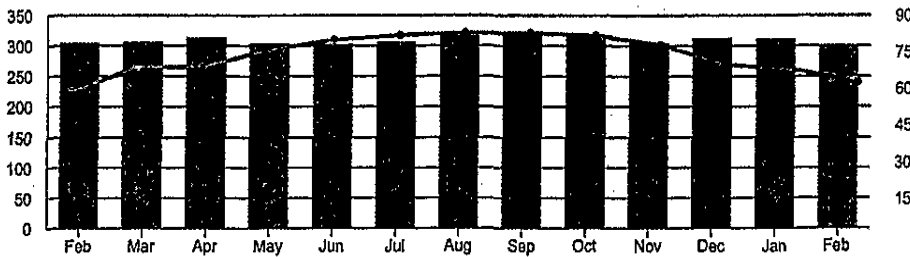
TOTAL  
AMOUNT DUE

# \$65.69

Bank Draft is  
scheduled for  
02/26/2026

## Monthly Energy Use

Kilowatt Hours    Previous Months    Current Month    Avg Temp    Temp

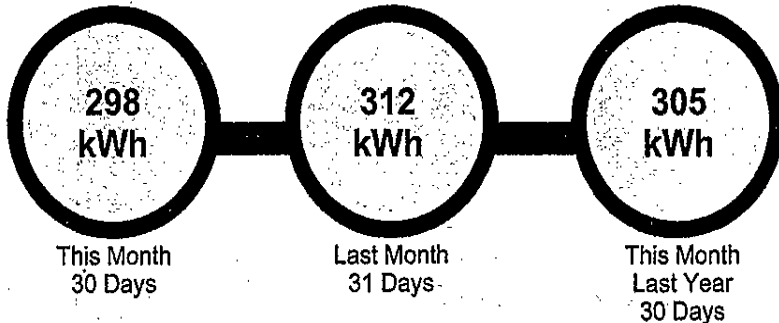


2025

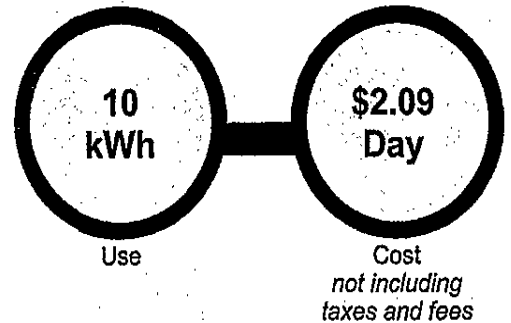
2026

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

## Monthly Energy Use Comparison



## Your Average Daily Use



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



**Peace River Electric Cooperative, Inc.**

PO Box 1310  
210 Metheny Road  
Wauchula, Florida 33873  
800.282.3824

Account # 152609009  
Service Address 4705 BIRDSONG DR

**Bank Draft Amount \$65.69**  
is scheduled for 02/26/2026



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



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	01/01/2026	01/31/2026	13,699	13,997	1.0	298	0.422

**Account Summary**

Previous Balance  
Payment(s) Made  
Balance Forward  
Current Charges  
Total Amount Due

\$67.39  
-\$67.39  
\$0.00  
\$65.69  
\$65.69


**Current Charges**


Facilities Use Charge \$28.00  
Energy Charge 298 kWh @ 0.121 \$36.06  
CPA 298 kWh @ -0.005 -\$1.49  
Property Tax Recovery Fee \$1.48  
Gross Receipts Tax \$1.64  
Total Current Charges \$65.69

GS-\$

**Bank Draft Amount**

**\$65.69**

 **PRECO Offers**  
**\$140,000 in**  
**College Scholarships**  
Application deadline is February 28  
Apply online at [www.preco.coop/community/scholarships](http://www.preco.coop/community/scholarships)



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**FAMILY DOLLAR**

**CVS**

*Walgreens*

**DOLLAR GENERAL**



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

**Invoice**

Date	Invoice #
2/2/2026	INV0000106612

**Bill To:**

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

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

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,796.25	\$1,796.25
Administrative Services	1.00	\$505.50	\$505.50
Dissemination Services	1.00	\$250.00	\$250.00
Email Accounts, Admin & Maintenance	4.00	\$20.00	\$80.00
Financial & Revenue Collections	1.00	\$344.17	\$344.17
Landscape Consulting Services	1.00	\$1,000.00	\$1,000.00
Management Services	1.00	\$2,045.92	\$2,045.92
Website Compliance & Management	1.00	\$100.00	\$100.00
		<b>Subtotal</b>	\$6,121.84
		<b>Total</b>	\$6,121.84



# Invoice

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

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

<b>Installation Address</b>
Willow Walk Amenity 4220 Lindever Lane Palmetto, FL 34221

P.O/Project ID	Date	Invoice #	Due Date	Acct #
	02/01/2026	21321	03/03/2026	VID0643

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

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

*Securiteam is now a part of Safetouch!*

# INVOICE

Sitex Aquatics, LLC  
PO Box 917  
Parrish, FL 34219

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



## Bill to

Willow Walk CDD  
Rizzetta  
P.O. Box 32414 Charlotte, NC 28232

---

## Invoice details

Invoice no.: 10741-b  
Terms: Net 30  
Invoice date: 02/01/2026  
Due date: 03/03/2026

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

---

**Total** **\$5,258.00**

## Ways to pay



[View and pay](#)



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

Invoice 26996

**BILL TO**

Willow Walk Community  
4220 Lindever Lane  
Palmetto, FL. 34221

DATE  
02/01/2026

PLEASE PAY  
**\$1,250.00**

DUE DATE  
02/19/2026

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	<b>MPS</b>	Monthly Pool Service	1	1,250.00	1,250.00

SUBTOTAL	1,250.00
TAX	0.00
TOTAL	1,250.00

Pay invoice

**TOTAL DUE \$1,250.00**

THANK YOU.

# 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.: 8517  
Terms: Due on receipt  
Invoice date: 02/03/2026  
Due date: 02/03/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		<b>Services</b>	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.