



Rizzetta & Company

Willow Walk Community Development District

Board of Supervisors' Regular Meeting June 2, 2026

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

www.willowwalkcdd.org

WILLOW WALK COMMUNITY DEVELOPMENT DISTRICT

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

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

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

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

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

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

WILLOW WALK COMMUNITY DEVELOPMENT DISTRICT

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

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

www.willowwalkcdd.org

May 22, 2026

Board of Supervisors Willow Walk Community Development District

FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of Willow Walk Community Development District will be held on **Tuesday, June 2, 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
 2. Consideration of Wetland Mulching Proposal.....Tab 2
 - C. District Engineer
 - D. Community Asset Inspection Report.....Tab 3
 - E. Landscape Vendor Report.....Tab 4
 - F. District Manager
 1. Presentation of Registered Voter Count.....Tab 5
4. **BUSINESS ITEMS**
 - A. Consideration of Pressure Washing Proposals.....Tab 6
 - B. Presentation of Fiscal Year 2026/2027 Proposed Budget.....Tab 7 USC
 1. Consideration of Resolution 2026-03; Approving Fiscal Year 2026/2027 Proposed Budget and Setting Public Hearing.....Tab 8
 - C. Consideration of Pool Maintenance Agreement.....Tab 9
5. **BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors Meeting held on April 7, 2026.....Tab 10 USC
 - B. Consideration of the Operations and Maintenance Expenditures for March 2026.....Tab 11
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 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 and 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 2

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 3

**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 1



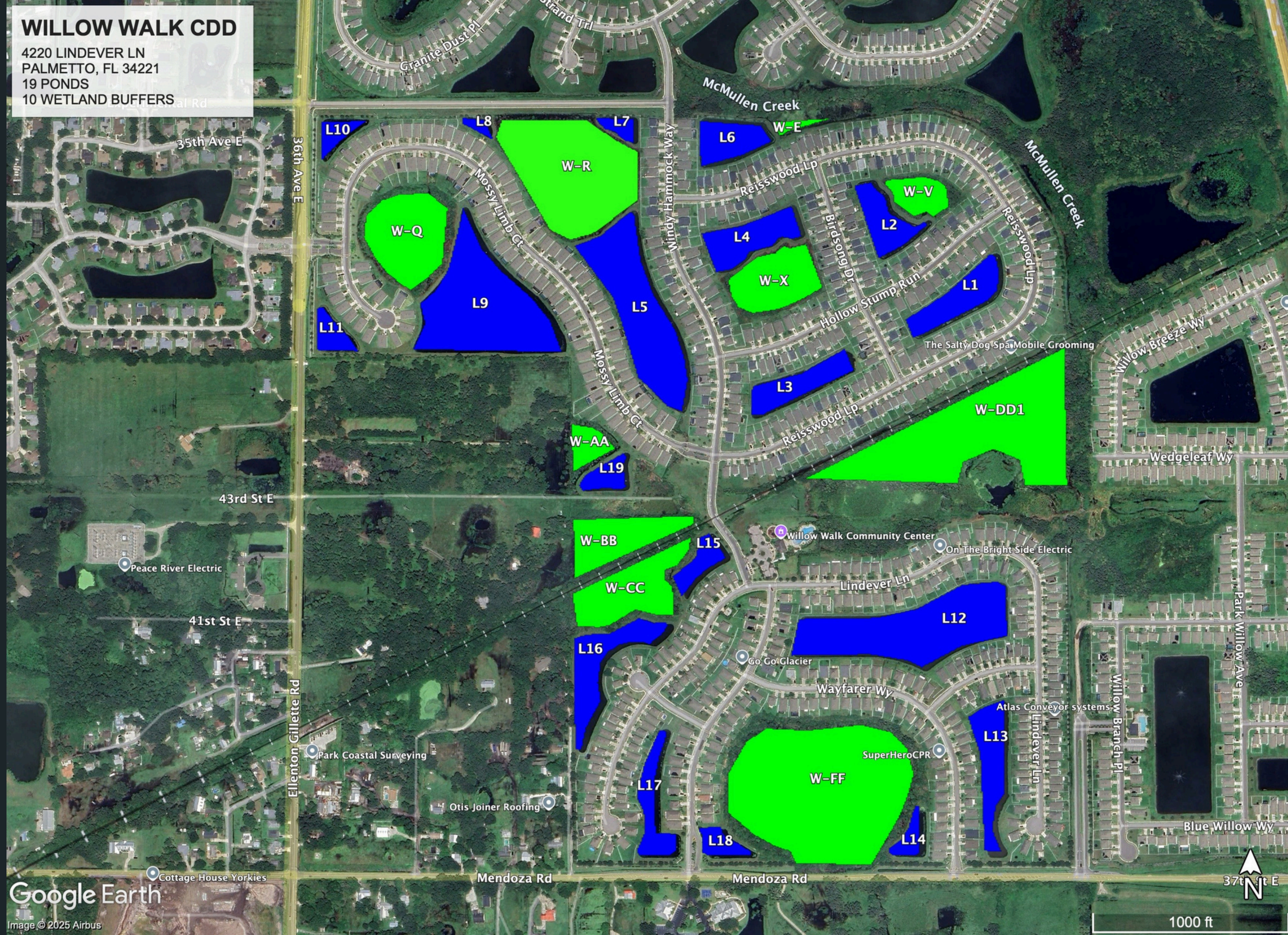
MONTHLY REPORT

MAY, 2026



WILLOW WALK CDD

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



SUMMARY:

As we move into summer we're coming in very dry. Water levels are dropping and as ponds get more shallow, blooms will be more frequent. Lower water depth helps with algae and submerged growth. Dyes are being used throughout the community as needed to prevent or slow down growth. Dissolved oxygen levels decrease as water levels drop and temperatures go up. Our team will be carefully treating and monitoring your sites. Hopefully we get a little rain along the way as we move into summer.



Pond #L1 Treated for Algae and Shoreline Vegetation.



Pond #L2 Treated for Shoreline Vegetation.



Pond #L3 Treated for Algae and Shoreline Vegetation.



Pond #L4 Treated for Shoreline vegetation.



Pond #L5 Treated for Algae and Shoreline Vegetation.



Pond #L6 Treated for Shoreline vegetation.



Pond #L7 Treated for Algae and Shoreline Vegetation.



Pond #L8 Treated for Algae and Shoreline Vegetation.



Pond #L9 Treated for Algae and Shoreline Vegetation.



Pond #L10 Treated for Algae and Shoreline Vegetation.



Pond #L11 Treated for Shoreline Vegetation.



Pond #L12 Treated for Shoreline Vegetation.



Pond #L13 Treated for Shoreline Vegetation.



Pond #L14 Treated for Shoreline Vegetation.



Pond #L15 Treated for Shoreline Vegetation.



Pond #L16 Treated for Shoreline Vegetation.



Pond #L17 Treated for Algae and Shoreline Vegetation.



Pond #L18 Treated for Algae and Shoreline Vegetation.



Pond #L19 Treated for Shoreline Vegetation.

Tab 2

**AGREEMENT FOR AQUATIC MANAGEMENT SERVICES
ADDITIONAL SERVICES ORDER**

THIS ADDITIONAL SERVICES ORDER (the “**ASO**”) is presented according to the requirements established within the executed *Agreement for Aquatic Management Services* dated May 1, 2025 (the “**Agreement**”). This ASO is made and entered into effective this ____ day of April 2026, by and between:

WILLOW WALK COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, whose mailing address is c/o Rizzetta & Company, 2700 South Falkenburg Road, Suite 2745, Riverview, FL 33578 (the “**District**”), and

SITEX AQUATICS, LLC, a Florida limited liability company, whose address is P.O. Box 917, Parrish, Florida 34219 (the “**Contractor**” and, together with the District, the “**Parties**”).

1. SCOPE OF WORK. In addition to the services described in the Agreement and any Exhibits thereto, Contractor will provide the additional work described below, in accordance with the unit prices pricing provided herein (the “**Additional Work**”). Contractor shall invoice the District for the Additional Work actually performed, and the District shall remit payment for such Additional Work pursuant to the terms of the Agreement. Such amount includes all materials and labor necessary to complete the Additional Work and all items, labor, materials, or otherwise, to provide the District the maximum benefit of the Additional Work.

Proposal Number/Date	Description of Additional Work	Amount
Dated 04/08/26 (Exhibit A)	Wetland W-X, W-V Mulching	\$2,000.00
Total		\$2,000.00

2. EFFECTIVE DATE. This ASO shall be effective as of the date listed above.

3. ACCEPTANCE. Execution of this ASO will authorize Contractor to complete the Additional Work as outlined above in addition to any other services set forth in the Agreement. Contractor shall commence the aforesaid authorized Additional Work as provided herein and shall perform the same in accordance with the terms and conditions of the Agreement, which, except to the extent expressly altered or changed in this ASO, remain in full force and effect. To the extent that any other terms provided in **Exhibit A** conflict with the terms of the executed Agreement, the terms of the Agreement shall control.

IN WITNESS WHEREOF, the Parties hereto have caused this ASO to be executed the day and year first above written.

**WILLOW WALK COMMUNITY
DEVELOPMENT DISTRICT**

Signature

By: Jasen Milenkovski
Print Name

Its: Chairman, Board of Supervisors
Title

SITEX AQUATICS, LLC

Signature

By: _____
Print Name

Its: _____
Title

Exhibit A: Wetland W-X, W-V Mulching

Exhibit A



Mailing: PO Box 917
Parrish, FL 34219

Physical: 11719 31st TER E
Palmetto, FL 34221

813.564.2322
www.sitexaquatics.com

Management Agreement

This agreement is between Sitex Aquatics, LLC. Hereafter called "Sitex" & Willow Walk CDD hereafter called "customer"

Customer: Willow Walk CDD
C/O: Rizzetta
Contact: Stephanie DeLuna
Address: 2700 S. Falkenburg Rd Suite 200 Tampa, Florida 33578
Email: SDeLuna@rizzetta.com
Phone: 813.533.2950

Sitex agrees to provide aquatic management services for a period of n/a months In accordance with the terms and conditions of this agreement in the following sites:

Two (2) Wetland Buffer zones at the Willow Walk community located in Palmetto, FL (see attached map)

Customer agrees to pay Sitex the following amounts during the term of this agreement for the specific service:

1. Wetland W-X,W-V 1-time Mulching: \$2,000.00

Total Cost: \$2,000.00

Service shall consist of a 1-time Mulching to the hardwood in the buffer on home sides of wetlands.

Customer agrees to pay Sitex the following amount during the term of this agreement which shall be n/a thru n/a

Invoice is due and payable within 30 days. Overdue accounts may accrue a service charge.

Customer acknowledges that he/she has read and is familiar with the additional terms and conditions printed on the reverse side, which are incorporated in this agreement.

Accepted By _____ Date _____
Joseph T. Craig, President, Sitex Aquatics llc. 04/08/2026
Date _____

Terms & Conditions

Sitex agrees to provide all labor, supervision, and equipment necessary to carry out the work. There shall be no variance from these specifications unless expressly stated through an addendum.

The Annual Cost will be paid to Sitex in One (1) equal payment, which are due and payable in advance of each month in which the service will be rendered and will be considered late on the 30th of that month. A surcharge of two percent (2%) per month will be added for delinquent payments. The Customer is responsible for any collection or attorney's fees required to collect on this agreement.

This Agreement will be for a n/a month period. This Agreement shall be automatically renewed at the end of the twelve (12) months. The monthly service amount may be adjusted, as agreed upon by both Parties, and set forth in writing to Customer. Both parties agree that service shall be continuous without interruption.

Additional Services requested by the customer such as trash clean up, physical cutting or paint removal, and other additional services performed will be billed separately at the current hourly equipment and labor rates.

Cancellation by either the Customer or Sitex may terminate the Agreement without cause at any time. Termination shall be by written notice, received by either the customer or Sitex at least thirty (30) days prior to the effective date of the termination.

Neither party shall be responsible for damage, penalties or otherwise for any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, war, acts of Nature, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome. • Sitex agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of Sitex. However, Sitex shall in no event be liable to Customer or other for indirect, special or consequential damage resulting from any cause whatsoever.

It is agreed by both Parties that the work performed under this Agreement will be done on a schedule that is sensitive to the overall function of the property. Additionally, it is understood that all work will be performed during the normal business week (Monday-Friday) unless otherwise stipulated.

Sitex shall maintain the following insurance coverage and limits;

- (a) Workman's Compensation with statutory limits;
- (b) Automobile Liability;
- (c) Comprehensive General Liability including Property Damage, Completed Operations, and Product Liability.

A Certificate of insurance will be provided upon request. Customers requesting special or additional insurance coverage and/or language shall pay resulting additional premium to Sitex to provide such coverage. • This Agreement shall be governed by the laws of the state of Florida.

Tab 3

Willow Walk



Community Asset Management Report



May 14, 2026

Rizzetta & Company

Haley Pryor □ Community Asset Manager



Rizzetta & Company
Professionals in Community Management

Summary/Mendoza Rd./Willow Walk Dr.

General Updates, Recent upcoming maintenance Events

- Fertilization application is scheduled for May in the following quantities: St. Augustine 46/50lb bgs, Bahia 10/50lb bgs, Ornamentals 12/50lb bgs, Palms 1.5/50 lb bgs
- Water Restrictions are in place until July 1st. New planting and turf installs should be scheduled accordingly.

The following are action items for **looming** 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. The end of the median at the Willow Walk Dr. entrance has two declining Birds of Paradise. Drought stress could be the cause but please inspect, diagnose, and treat. Ensure they are getting watered once a week. (Pic 1)



2. The Indian Hawthorne in the middle of the entrance median is struggling. Some have revived from the winter but there is also decline. Please inspect, diagnose, and treat. (Pic 2)

3. Multiple Ligustrum Trees along the Mendoza Rd. wall are in decline or already gone. Some trees have survived past stress conditions and others may need removal. Please inspect and see proposal page for removal of dead trees. (Pic 3)



Mendoza Rd./Willow Walk Dr.

4. Please remove the dead Viburnum at the end of the Mendoza Rd. sidewalk. This is the east end of the monument. There is also some metal debris that needs removal along this end of the bed. (Pic 4)



8. Several Oak trees along Mendoza Rd. west of the monument need branches trimmed. These are getting low for pedestrians to walk unobstructed. Special attention for trimming is needed at the oak 2/3 of the way down. (Pic 8)



5. Spanish moss removal is needed on the Oaks east of the monument. Please have crews spend time at the end of this sidewalk bed. (Pic 5)



6. The second palm on the Willow Walk Dr. median has mainly dead fronds. The palm is still live with a green spear leaf in the center. Please remove the dead fronds for the appeal of this prominent location. (Pic 6)

7. Please line trim the weeds around the ponds and pond banks. Some of them are 2ft high. The pond in the photo is Pond 17 but weeds are getting tall at all of the ponds. (Pic 7)



40th Ave □/Lindever Ln.

9. Please inspect the small tree in decline along the fence on 40th Ave □. Behind the tree are several Viburnum that appear dead or struggling. Please inspect, diagnose, and treat accordingly. Remove dead plant material if no longer viable. (Pic 9)



12. The landscape beds and trees that line the 49th Ave □. fence have improved greatly. The Oak tree still lays on the fence and dead plant material is still present. Please update on the completion of this project. Towards the end, there is an uprooted Magnolia. Please advise if this is a candidate to lift and re-stake. (Pic 12)



10. Please have the brush pile along the fence removed. (Pic 10)



13. The lift station landscape on Lindever Ln. looks much better. Well done on shaping this up. Will the Viburnum at the front be removed □ Also, please advise on the Cedar Tree and remove the Pepper Tree trying to grow through the roots. The grasses were trimmed but there is still weedy vines that need removal before they overtake the area again. Please ensure the crews are staying on top of this area.



11. The CDD maintained turf along the sidewalk on the Wayfarer Way entrances and along Mendoza Rd. is showing drought stress. Please inspect before and after fertilization to monitor improvement. (Pic 11)

Windy Hammock Way/Amenity Center

14. The roundabout median in front of the Amenity Center looks much better. Please continue to prune the dead branches off the Ixora. The turf looks a bit better but please monitor after fertilization. Drought stress is evident and weeds are present. (Pic 14)



15. The grasses around the pool enclosure still need to be trimmed. The sticky weeds will be a nuisance and need continual removal. (Pic 15).



16. In the back corner of the Amenity Center pool, and underneath the Bottle Brush trees, the Firebush has new growth at the bottom. Please prune and remove the dead branches on top so the bush looks healthy new growth can thrive. (Pic 16)

17. Inside the pool enclosure, please have the Palms maintained by removing the fruits and seed pods along with any dead fronds. Please be sure to protect pavers, flatwork, and pool surroundings from fallen fruits and potential staining or messes. (Pic 17)



18. The shrubbery and trees around the Amenity Center parking lot is filling in and improving for the most part. There are a few dead placements that need removal in front of the playground and we have a tree in decline among the Wax Myrtles. This tree may need removal if it is not salvageable. Please inspect, diagnose, and proceed accordingly. (Pic 18)



Amenity Center/Windy Hammock Way

19. Please ensure fertilization and weed treatment is thorough around the Amenity Center. The turf is struggling in multiple locations. This corner wedge, on the right side of the Amenity center walkway, is down to bare dirt. It will probably need new turf once water restrictions are lifted. Please see proposal page. (Pic 19)



22. Some stake kits have been removed from the oaks throughout the community. If remaining stakes are still necessary, please ensure the trunk straps are allowing for growth to prevent girdling. (Pic 22)



20. The bed that starts on Windy Hammock Way and runs down the railroad track looks much better. Please continue to have dead branches trimmed and tree stakes removed. Can we get an update on the removal of this dead root ball? (Pic 20)



21. Well done on carving out this little bed at the edge of Pond 15 on Windy Hammock. Can we differentiate the bed more clearly by getting the grass out and adding this to the mulching in May? (Pic 21)



Windy Hammock Way/Amenity Center

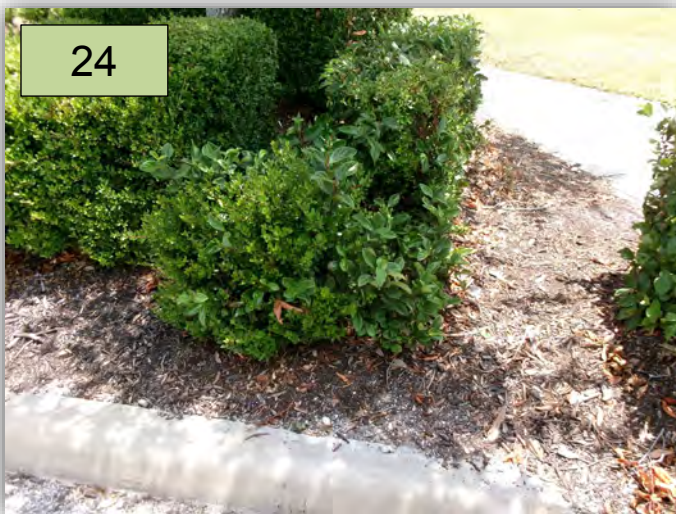
23. On the corner of Windy Hammock and Lindever, adjacent to the mail kiosk, there is a broken oak tree. This may already be in progress but if not, removal of the trunk is a good idea until a replacement is installed. (Pic 23)



26. The bed between Reisswood Loop and the railroad tracks looks much better. Please continue to have dead plant material removed. At the end of the bed, there are some small trees that may be too far gone. Please inspect and remove if no longer viable. (Pic 26)



24. Along Lindever and the edge of the Amenity Center parking lot, the shrubs in the bed are getting intertwined with the Viburnum. It may be two species of Viburnum. Please have detail crews remove the misplaced Viburnum so the shrubs are differentiated. (Pic 24)



25. Please have the oak branches hanging low, on the right side of the Amenity center, trimmed away. These appear to be dead branches. (Pic 25)



Windy Hammock Way/Mossy Limb Ct.

27. The gated entrance for Mossy Limb Ct. that starts on Windy Hammock has improved. The turf is still struggling with weeds and patchy sections. Please monitor after fertilization and weed treatment. (Pic 27)



29. On the outside of the Mossy Limb fence that starts on the exit side and runs to the conservation area, there is dead Firebush. Please have crews remove and discard the dead plant material. (Pic 29)



28. Please continue to have crews spend time maintaining these gated entrance beds. Weeds, debris, discarded irrigation hoses, and Brazilian Pepper need to be cleared from both sides of the entrance. (Pics 28a&b)



30. Please have the palms maintained on both sides of the gated entrance. Dead fronds and hanging fruit should be removed. One palm that appeared dead, has a live spear leaf in the center. This one should pull through and re-venate. (Pic 30)



31. There are some stranded 2x4 wood pieces laying in the turf between the security fence and Windy Hammock Way. Please have them removed. It looks like they were forgotten and left there. This is the large open space of turf on the corner of Windy Hammock and Mossy Limb/Reisswood Loop.

Northeast Tract/Pond 6/Experimental Farm Rd./Pond 7

32. The northeast open tract behind homes on Reisswood Loop that starts at Pond 6 has tree branches that need to be cut away. It's about to get too low for proper clearance and passage. It's already face height, so it will not allow mowers by this time next month. (Pic 32)



34. Along the fence that lines Experimental Farm Rd., please continue inspecting the stake kits on the oaks inside and outside of the fence. This will be a process and work has already started. Please advise if some of the straps are too embedded to remove safely. Any kits no longer needed should be removed and all trunk straps need inspection and possibly repositioned to allow growth. (Pics 34a&b)



33. Along the outside of the fence, around this same tract, the tree straps need to be removed. They are no longer serving a purpose other than choking the trees. (Pics 33a&b)



35. Inside the fence that borders Pond 7, on Experimental Farm Rd., it looks like irrigation is being worked on. The box lid is removed and wires are outside of the compartment. Please advise.

Mossy Limb Ct./□llenton Gillette Rd.

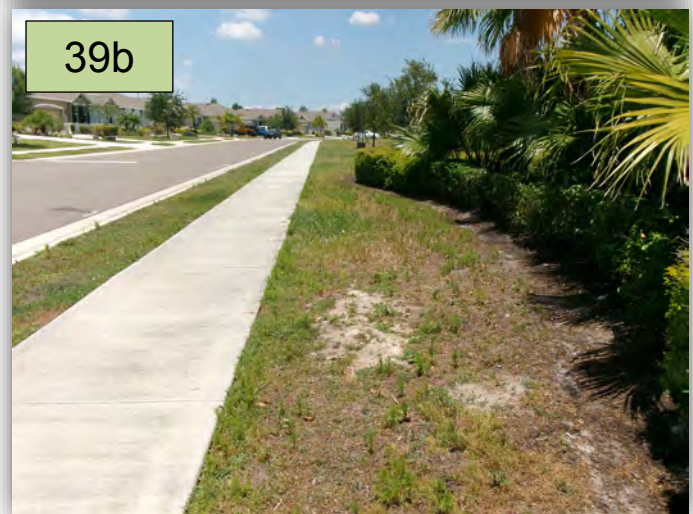
36. The Ligustrum in the median of the Mossy Limb entrance off of □llenton Gillette Rd. is not showing promise of re□venation. Please inspect and diagnose. If this is dead, please remove so we can avoid pests and fungal diseases in the median bed. (Pic 36)



39. Documenting turf along Mossy Limb inside the gate. Work was done here recently so damage to turf is expected. Please monitor after fertilization. The ground is weeds and patchy turf that may need to be replaced. (Pics 39a&b)



37. North of the Mossy Limb monument, there are two dead Viburnum placements in the hedge along □llenton Gillette Rd. Please have crews remove and discard. (Pic 37)



38. Please inspect the Oaks along the wall on □llenton Gillette Rd. The trunk straps are creating trauma on some of these and need removal or repositioning. (Pic 38□)



Field Inspection

1. The vinyl fence along Experimental Farm Rd. has sections and slats that are broken and/or missing. The photo here shows the perimeter fence that starts at Pond 9 and continues west to Pond 10. The gate at Pond 9 needs to be reset and checked for alignment. Additional hardware may need to be installed. Pics 1a & b



2. The black metal fence on Mossy Limb Ct. West ROW, that abuts the homeowner property line, is damaged. Along the landscape bed, it is warped and tilted over. It needs to be reset with posts resecured and stabilized. Prompt attention and repair could prevent a costly repair if left as is. Pic 2



3. At the end of 40th Ave E, the black chain link fence and gate that surrounds Pond 16 is damaged. The locking hardware is no longer connected correctly and the gate is no longer fitting to secure. The wire mesh at the bottom of the gate is also damaged. The recommendation is for a repair or replacement of hardware. The fence appears to be warped which is causing an ill fitted gate. Pic 3



Field Inspection

4. Recommending pressure washing the vinyl fence at several locations around the community. Experimental Farm Rd. and 40th Ave E. Some sections of fence with dark algae staining. Removal of dead plant and trees were opened the view up even more and made the discoloration significantly visible. Pics 4a-c



Proposals

1. Please provide proposal to remove dead Ligustrum trees along Mendoza Rd. on both sides of the Willow Walk Dr. and Wayfarer Way entrances. (Pics 1a-c)



2. Please provide a proposal for new turf around the Amenity Center. Areas where the roots have declined and no longer produce should be replaced when water restrictions are lifted. (Pics 2a&b)



Proposals

3. Provide proposal to remove and replace dead Oak on the corner of Windy Hammock and Lindever Ln. The current planting broke in half next to the mail kiosk. Due to the prominent location by the Amenity Center entrance, a replacement is probably required. (Pic 3)



Tab 4



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 23rd while on site for service.**
- 19 – See proposal.**
- 20 – Fire ant treatment is ongoing.**
- 21A/B – See proposal.**



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

__X__ #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 300 x 4" annuals - \$2,400.00

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

X ****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

 X *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).*

 X *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 25 gal Pindo Palm (discounted) - \$1,390.00*

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

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

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

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

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

 X *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.

\$17,500.00

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 _____

Tab 5

Scott Farrington

Supervisor of Elections



**MAKE FREEDOM COUNT...
REGISTER AND VOTE!**

Manatee County, Florida

April 15, 2026

Willow Walk Community Development District
Attn: Rachel Welborn
2700 S Falkenburg Rd Suite 2745
Riverview FL 33578

Dear Rachel Welborn:

We are in receipt of your request for the number of registered voters in the Willow Walk Community Development District of April 15, 2026. According to our records, there were 1,121 persons registered in the Willow Walk Community Development District as of that date.

I hope this information is helpful to you. If I can be of any further assistance to you, please do not hesitate to contact my office at your earliest convenience.

Sincerely,

Scott Farrington
Supervisor of Elections

SF/sas

Tab 6



Sunshine AquaWash

6215 Kevesta Avenue | Palmetto, Florida 34221
(813) 421-2790 | david@sunshineaquawash.com |
<https://sunshineaquawash.com/>

RECIPIENT:

Angelica Sierra
3907 Wayfarer Way
Palmetto, Florida 34221

Estimate #698	
Sent on	May 13, 2026
Salesperson	David
Property Type	Residential
Total	\$3,000.00



Sunshine AquaWash

6215 Kevesta Avenue | Palmetto, Florida 34221
(813) 421-2790 | david@sunshineaquawash.com |
<https://sunshineaquawash.com/>



Project summary

Soft wash cleaning of 5 HOA entrance monument signs located at the Willow Walk Dr, Wayfarer Way, and 46th St E entrances in Palmetto, FL.

Service includes low-pressure soft washing of the front-facing monument surfaces to remove algae, mildew, dirt, and organic buildup while helping restore the appearance of the community entrance signage.

Scope of work includes:

- * (2) Monument Signs at Willow Walk Dr Entrance
- * (1) Monument Signs at Wayfarer Way Entrance
- * (2) Monument Signs at 46th St E Entrance
- * Front-facing monument cleaning only
- * Base quote includes monument signs only. Optional perimeter wall cleaning is listed separate line item below.
- * Sunshine AquaWash will provide all water and equipment required for the service

This service will be completed using professional soft wash methods designed to safely clean painted and masonry monument surfaces without causing damage.

Once quote is signed and approved we are booked out about 5 days currently.
Note: No openings available between June 21 - 28 and July 24-Aug 1 and August 25 - 28

Time to complete Monument Sign project is estimated at 2.5 hours.

Proof of COI attached



Sunshine AquaWash

6215 Kevesta Avenue | Palmetto, Florida 34221
(813) 421-2790 | david@sunshineaquawash.com |
<https://sunshineaquawash.com/>

Product/Service	Description	Qty.	Total
Willow Walk Dr Entrance Monument Sign Cleaning	<p>Soft wash cleaning of (2) front-facing HOA monument signs located at the Willow Walk Dr entrance. Service includes removal of algae, dirt, mildew, and organic buildup using low-pressure soft wash methods.</p> <p>Base quote includes monument signs only. Optional perimeter wall cleaning is listed separate line item below.</p> <p>Sunshine AquaWash will provide all water and equipment necessary for cleaning.</p>	1	\$200.00
Wayfarer Way Entrance Monument Sign Cleaning	<p>Soft wash cleaning of one front-facing HOA monument sign located at the Wayfarer Way entrance. Service includes removal of algae, dirt, mildew, and organic buildup using low-pressure soft wash methods.</p> <p>Base quote includes monument signs only. Optional perimeter wall cleaning is listed separate line item below.</p> <p>Sunshine AquaWash will provide all water and equipment necessary for cleaning.</p>	1	\$100.00
46th St E Entrance Monument Sign Cleaning	<p>Soft wash cleaning of (2) front-facing HOA monument signs located at the 46th St E entrance facing 36th Ave E / Ellenton Gillette Rd in Palmetto, FL. Service includes removal of algae, mildew, dirt, and organic buildup using low-pressure soft wash methods designed for painted and masonry surfaces.</p> <p>Base quote includes monument signs only. Optional perimeter wall cleaning is listed separate line item below.</p> <p>Sunshine AquaWash will provide all professional equipment required for the service.</p>	1	\$200.00
Disclaimer	<p>Please note: Existing oxidation, fading, paint discoloration, and coating irregularities may remain visible after cleaning and are not correctable through washing alone.</p>		



Sunshine AquaWash

6215 Kevesta Avenue | Palmetto, Florida 34221
(813) 421-2790 | david@sunshineaquawash.com |
<https://sunshineaquawash.com/>

Product/Service	Description	Qty.	Total
			<i>Optional</i>
Optional – Perimeter Wall Soft Washing (Approx. 3,000 Linear Feet)	<p>Soft wash cleaning of approximately 3,000 linear feet of accessible front-facing perimeter wall sections adjoining the Willow Walk entrance signs along 36th Ave E / Ellenton Gillette Rd and 37th St E / Mendoza Rd in Palmetto, FL.</p> <p>Service includes removal of algae, mildew, dirt, and organic buildup using low-pressure soft wash methods designed for painted and masonry wall surfaces.</p> <p>Scope of work includes:</p> <ul style="list-style-type: none"> • Front-facing wall surfaces only • Approximately 3,000 linear feet of perimeter wall cleaning • Multiple wall sections adjoining community entrance areas • Sunshine AquaWash will provide all equipment and water required for the project <p>Please note:</p> <ul style="list-style-type: none"> • Shrubs, landscaping, and vegetation directly against portions of the wall may limit accessibility... • Existing oxidation, fading, paint discoloration, and coating irregularities may remain visible after cleaning and are not correctable through washing alone • Due to the size of the project, multiple truck and trailer relocations along the roadway and sidewalk areas will be required to access all wall sections • This project is estimated to require approximately 1.5 days to complete and will require multiple onsite water tank refills during the cleaning process 	1	\$2,500.00

Subtotal	\$3,000.00
Residential Cleaning Services (0.0%)	\$0.00
Total	\$3,000.00

Attachments

View online <https://l.ibbr.io/63wJbo8>

Certificate_Of_Insurance_05-13-2026_1757.pdf



Sunshine AquaWash

6215 Kevesta Avenue | Palmetto, Florida 34221
(813) 421-2790 | david@sunshineaquawash.com |
<https://sunshineaquawash.com/>

Images

View online <https://l.jbbr.io/63wJbo8>



By signing this quote or submitting payment, you agree to our Terms and Conditions, which outline our cleaning methods, plant protection steps, liability limitations, and cancellation policy. You can view them on our website FAQ or directly at [sunshineaquawash.com](https://www.sunshineaquawash.com/_files/ugd/421ed4_f1aab110829246278ccc7e5aef3868c7.pdf).
Terms & Conditions: https://www.sunshineaquawash.com/_files/ugd/421ed4_f1aab110829246278ccc7e5aef3868c7.pdf

Payment is due upon receipt.

This quote is valid for 30 days.

Thank you,
David Moore, Owner/Operator
Sunshine AquaWash
(813) 421-2790

Signature: _____ Date: _____

ESTIMATE



Prepared For

Willow Walk HOA
3907 Wayfarer Wy
Palmetto, FL 34221
(813) 533-2950

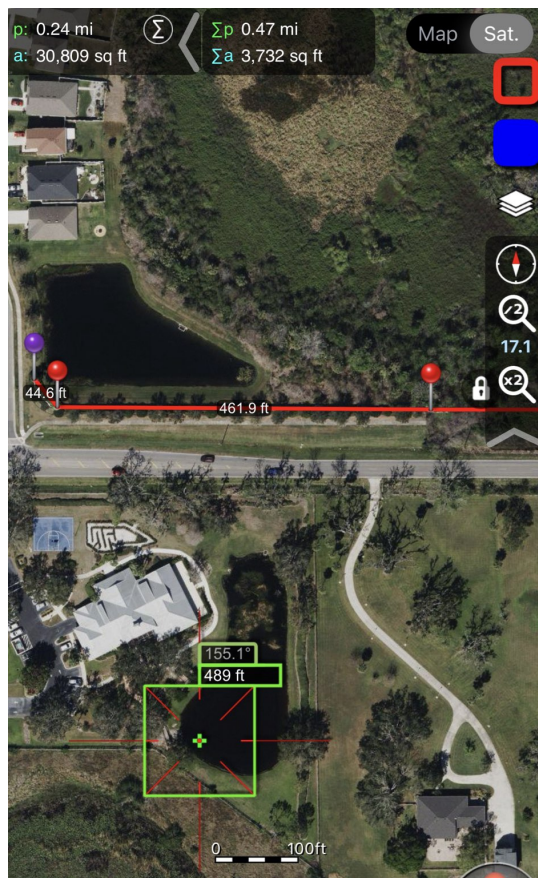
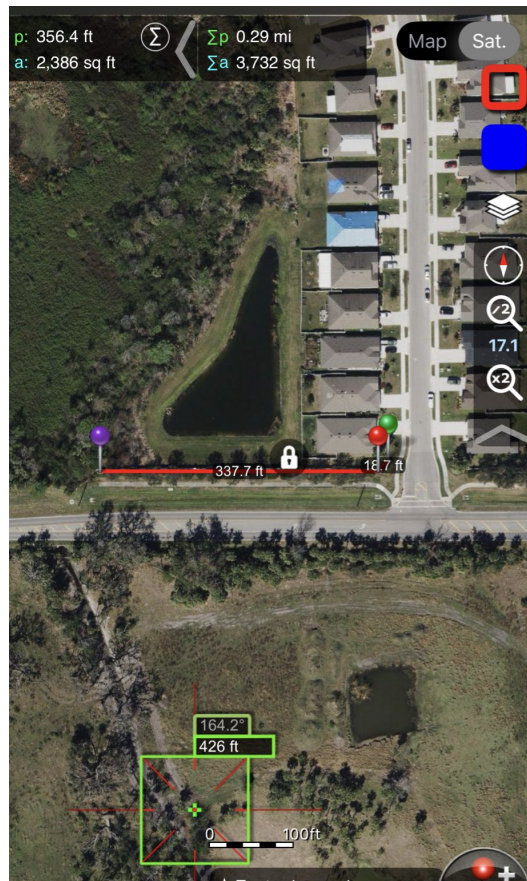
Tampa's Pressure Washing Services

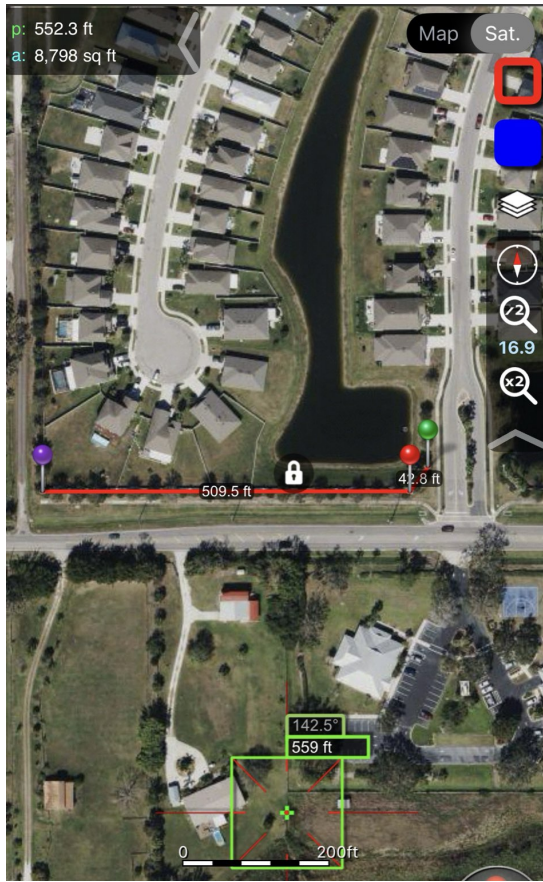
11232 Boyette Rd #1104
Riverview, Florida 33569
Phone: (813) 399-0555
Email: luism@tampaspresurewashing.com
Web: www.tampaspresurewashing.com

Estimate # 432
Date 05/14/2026
Expiration Date 05/31/2026

Description	Total
Pressure/Soft Washing	\$2,200.00
Monument/Wall Approx. 1,400 linear ft of Front Exterior wall & 3 Monuments total	\$2,200.00
Water Source Provided by Client.	\$0.00
Subtotal	\$2,200.00
Total	\$2,200.00

Any Questions or Scheduling options, please Call/Text (813)399-0555





-5% Processing Fee's only apply for Card Transactions and Paypal/Paypal Pay Later.

-No Fee's for Cash/Check, Venmo, Cashapp, ApplePay & Zelle transactions.

-Customers are responsible for all necessary permits.

-Due to the nature of high pressure and unknown or previous deterioration/damages that the surfaces we perform work on might have, we cannot be responsible for any damages.

-Although we try our best to contain and/or seal areas we are performing work on, water and chemicals sometimes find its way into mechanisms/property and might cause damages outside of our control.

-We are not responsible for any damage water, chemicals or sand might cause on clients property or belongings.

-Although we cover plants and vegetation, in some instances some damage can occur that are beyond our control.

-A 10% fee will be added to any payment owned after 30 business day from the date we started project.

-Estimates/Invoice is valid for 30 days and it's subject to change after that.

By signing this document, the customer agrees to the services and conditions outlined in this document. Any questions please feel free to Reach directly at (813)399-0555. We are here for any and all questions! Thank you!



Signed on: 05/14/2026

Luis Martinez

Tab 7
USC

Tab 8

**OPTION 1:
ASSESSMENT INCREASE**

RESOLUTION 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WILLOW WALK COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2027; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGETS PURSUANT TO CHAPTERS 170, 190, AND 197, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to June 15, 2026, prepared and submitted to the Board of Supervisors (“**Board**”) of the Willow Walk Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2027**”); and

WHEREAS, it is in the best interest of the District to fund the administrative and operations services (together, “**Services**”) set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 170, 190, and 197, *Florida Statutes* (“**Assessments**”), as set forth in the preliminary assessment roll included within the Proposed Budget; and

WHEREAS, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

WHEREAS, the Board has considered the Proposed Budget, including the Assessments, and desires to set the required public hearings thereon.

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

1. PROPOSED BUDGET APPROVED. The Proposed Budget prepared by the District Manager for Fiscal Year 2027 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. DECLARING ASSESSMENTS. Pursuant to Chapters 170, 190, and 197, *Florida Statutes*, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget and in the reports (if any) of the District Engineer, all of which are on file and available for public inspection at the “**District’s Office**,” 3434 Colwell Ave, Suite 200, Tampa, FL 33614. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District’s Office. If levied pursuant to Chapter 170, *Florida Statutes*, the Assessments shall be paid in one more installments pursuant to a bill issued by the District in November of 2026; if levied pursuant to the *Uniform Method* as set forth in Chapter 197, *Florida Statutes*, the Assessments shall be collected on the tax roll of Manatee County, Florida, and paid as directed therein.

3. SETTING PUBLIC HEARINGS. Pursuant to Chapters 170, 190, and 197, *Florida Statutes*, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for the following date, hour and location:

DATE: _____, 2026
HOUR: 4:00 p.m.
LOCATION: _____

4. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENT. The District Manager is hereby directed to submit a copy of the Proposed Budget to Manatee County at least sixty (60) days prior to the hearing set above.

5. POSTING OF PROPOSED BUDGET. In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two (2) days before the budget hearing date as set forth in Section 3, and to ensure the Proposed Budget remains on the website for at least forty-five (45) days.

6. PUBLICATION OF NOTICE. Notice of the public hearings shall be published in the manner prescribed in Florida law.

7. 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.

8. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 2ND DAY OF JUNE 2026.

ATTEST:

**WILLOW WALK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

Chairman, Board of Supervisors

Exhibit A: Proposed Budget

**OPTION 2:
NO ASSESSMENT INCREASE**

RESOLUTION 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WILLOW WALK COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2027 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to June 15, 2026, prepared and submitted to the Board of Supervisors (“**Board**”) of the Willow Walk Community Development District (“**District**”) prior to June 15, 2026, proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2027**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2027 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: _____, 2026
HOUR: 4:00 p.m.
LOCATION: _____

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Manatee County at least sixty (60) days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two (2) days before the budget hearing date as set forth in Section 2 and shall remain on the website for at least forty-five (45) days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **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.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 2ND DAY OF JUNE 2026.

ATTEST:

**WILLOW WALK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

Chairman, Board of Supervisors

Exhibit A: Proposed Budget

Tab 9

POOL MAINTENANCE AGREEMENT

THIS AGREEMENT (“Agreement”) is made and entered into this ____ day of April, 2026, by and between:

Willow Walk Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, whose mailing address is c/o Rizzetta & Company, 2700 South Falkenburg Road, Suite 2745, Riverview, FL 33578 (“**District**”); and

Wahoo Pools Group, Inc., a Florida corporation, whose mailing address is P.O. Box 2779, Riverview, Florida 33568 (“**Contractor**” and, together with the District, “**Parties**”).

RECITALS

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure, including amenities; and

WHEREAS, the District has a need to retain an independent contractor to provide maintenance services for the District’s pool amenities (“**Aquatics Facilities**”); and

WHEREAS, Contractor desires to provide such services, and represents that it is qualified to do so in accordance with its proposal submitted to the District.

NOW, THEREFORE, in consideration of the mutual covenants contained in this Agreement, it is agreed that the Contractor is hereby retained, authorized, and instructed by the District to perform in accordance with the following covenants and conditions, which the Parties have agreed upon:

1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and are incorporated by reference as a material part of this Agreement.

2. SCOPE OF SERVICES.

A. The Contractor shall provide the services described in the Scope of Services attached hereto as **Exhibit A** (together, “**Work**”), which shall include, but not necessarily be limited to, the following:

- i. Contractor agrees to provide certain chemicals necessary to maintain chlorine, pH and alkalinity levels of waters held in the Facilities, as defined hereafter, which chemicals may include but not be limited to liquid chlorine (sodium hypochlorate), non-fuming pool acid, bi-carb, shock and shock-totes, calcium chlorite, cyanurics, CYA (stabilizer) and filter powder (“**Chemicals**”). For the avoidance of doubt, the Parties agree that “**Chemicals**” does not include chemicals necessary to correct water chemistry imbalance caused by property negligence, vandalism,

pool draining, faulty or inadequate electric service, inadequate circulation or Acts of God.

- ii. The Parties agree that the Contractor shall independently test the water chemistry of the Facilities, and shall keep an accurate and up-to-date written log of such tests during the term of this Agreement and for two (2) years thereafter. In the event that such tests reveal that proper water chemistry is not being maintained, the Contractor shall promptly notify the District of the same, and the Contractor will add chemicals to the Facilities as necessary to maintain proper water chemistry therein. All responsibility for maintenance of the Chemicals in the Facilities shall accrue to and be the responsibility of the Contractor.
 - iii. Contractor shall not be liable for default in the performance or discharge of its duty to deliver Chemicals under this Agreement to the extent caused by Acts of God, civil or military authority, public enemy, fire, floods, winds, storms, labor disorders, strikes, work stoppages or other labor trouble, accidents riots, civil commotion, closing the public highways, terrorist acts or threats, governmental interference or regulations and other contingencies, similar to the foregoing, beyond Contractor's reasonable control.
- B. The Contractor shall perform the Work consistent with the presently established, high quality standards of the District, and shall assign such staff as may be required for coordinating, expediting, and controlling all aspects of the Work.
 - C. Service days shall be Monday, Wednesday, and Friday, and the Work shall be performed on a weekly basis. The Contractor shall ensure that the Aquatic Facilities are maintained, and that any necessary reporting information is collected and submitted, in a manner consistent with Florida law, including but not limited to Chapter 64E-9, Florida Administrative Code, as well as any applicable permits and/or approvals.
 - D. Contractor shall solely be responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. Notwithstanding any other provision of this Agreement, the District reserves the right in its discretion to remove from this Agreement any portion of the Work and to separately contract for such services.

3. MANNER OF CONTRACTOR'S PERFORMANCE. The Contractor agrees, as an independent contractor, to undertake the Work as specified in this Agreement or any work authorization issued in connection with this Agreement. All Work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with industry standards. The performance of all services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.

Contractor in conducting the Work shall use all due care to protect against any harm to persons or property. If the Contractor's acts or omissions result in any damage to property within

the District, including but not limited to damage to landscape, lighting, irrigation system components, entry monuments, etc., the Contractor shall immediately notify the District and repair all damage – and/or replace damaged property – to the satisfaction of the District.

4. MONITORING. The District shall designate in writing one or more persons to act as the District’s representatives with respect to the services to be performed under this Agreement (“**District Representative**”). The District Representative shall have complete authority to transmit instructions, receive information, interpret and define the District’s policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Contractor’s services. The District hereby designates the District Manager to serve as the District Representative. The District shall have the right to change the District Representative at any time by written notice to the Contractor.

At the District’s request, the Contractor shall provide to management a written report of the Work performed for each month with notification of any problem issues. Further, the Contractor agrees to meet the District Representative no less than one (1) time per month upon request to inspect the property to discuss conditions, schedules, and items of concern regarding this Agreement.

5. SUBCONTRACTORS. The Contractor shall be as fully responsible to the District for the acts and omissions of its subcontractors, and of persons either directly or indirectly employed by them, as the Contractor is for the acts and omissions of persons directly employed by the Contractor. Nothing contained herein shall create contractual relations between any subcontractor and the District.

6. EFFECTIVE DATE. This Agreement shall be binding and effective as of the date that the Agreement is signed by the last of the Parties hereto, and shall remain in effect unless terminated in accordance with the provisions of this Agreement.

7. COMPENSATION; TERM.

A. **Term.** The Initial Term of this Agreement shall be from May 8, 2026, through September 30, 2026, unless terminated earlier pursuant to the terms of this Agreement. The Agreement shall automatically renew for additional one (1) year terms and thereafter on an annual basis on the same terms. Any increase in price or change in scope of services must be approved in writing, executed by both Parties, prior to implementation of same; any change in price without such executed, written agreement shall be null and void.

B. **Compensation.** As compensation for the Work, the District agrees to pay Contractor the amount of **One Thousand Five Hundred Fifty Dollars (\$1,550.00)** per month. All additional work or services, and related compensation, shall be governed by Section 7.c. of this Agreement. No additional compensation shall be due, for additional work or otherwise, unless previously authorized in writing by the District. Compensation shall be billed on a monthly basis.

- C. ***Additional Work.*** Should the District desire that the Contractor provide additional work and/or services, such additional work and/or services shall be fully performed by the Contractor after prior written approval of a work authorization. The Contractor agrees that the District shall not be liable for the payment of any additional work and/or services unless the District first authorizes the Contractor to perform such additional work and/or services through an authorized and fully executed written work authorization. Nothing herein shall be construed to require the District to use the Contractor for any such additional work and/or services, and the District reserves the right to retain a different contractor to perform any additional work and/or services.
- D. ***Payments by District.*** The Contractor shall maintain records conforming to usual accounting practices. Further, the Contractor agrees to render monthly invoices to the District, in writing, which shall be delivered or mailed to the District by the fifth (5th) day of the next succeeding month. Each monthly invoice shall contain, at a minimum, the District's name, the Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on the invoice with a description of each sufficient for the District to approve each cost, the time frame within which the services were provided, and the address or bank information to which payment is to be remitted. Consistent with Florida's Prompt Payment Act, Section 218.70 et seq., *Florida Statutes*, these monthly invoices are due and payable within forty-five (45) days of receipt by the District.
- E. ***Payments by Contractor.*** Subject to the terms herein, Contractor will promptly pay in cash for all costs of labor, materials, services and equipment used in the performance of the Work, and upon the request of the District, Contractor will provide proof of such payment. Contractor agrees that it shall comply with Section 218.735(6), *Florida Statutes*, requiring payments to subcontractors and suppliers be made within ten (10) days of receipt of payment from the District. Unless prohibited by law, District may at any time make payments due to Contractor directly or by joint check, to any person or entity for obligations incurred by Contractor in connection with the performance of Work, unless Contractor has first delivered written notice to District of a dispute with any such person or entity and has furnished security satisfactory to District insuring against claims therefrom. Any payment so made will be credited against sums due Contractor in the same manner as if such payment had been made directly to Contractor. The provisions of this Section are intended solely for the benefit of District and will not extend to the benefit of any third persons, or obligate District or its sureties in any way to any third party. Subject to the terms of this Section, Contractor will at all times keep the District's property, and each part thereof, free from any attachment, lien, claim of lien, or other encumbrance arising out of the Work. The District may demand, from time to time in its sole discretion, that Contractor provide a detailed listing of any and all potential lien claimants (at all tiers) involved in the performance of the Work including, with respect to each such potential lien claimant, the name, scope of Work, sums paid to date, sums owed, and sums remaining to be paid.

8. INSURANCE.

A. The Contractor shall maintain throughout the term of this Agreement the Following Insurance:

- (1) Worker's Compensation Insurance in accordance with the laws of the State of Florida.
- (2) Commercial General Liability Insurance covering Contractor's legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability, and covering at least the following hazards:
 - (i) Independent Contractors Coverage for bodily injury and property damage in connection with any subcontractors' operation.
- (3) Employer's Liability Coverage with limits of at least \$500,000 (five hundred thousand dollars) per accident or disease.
- (4) Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

B. With the exception of the Worker's Compensation insurance, the District, its staff, supervisors and consultants shall be named additional insureds. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of A-VII.

C. If the Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Contractor shall pay the cost for that required insurance to the District and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance. If Contractor fails to pay such cost to the District, the District may deduct such amount from any payment due the Contractor.

9. INDEMNIFICATION.

- A. The Contractor shall indemnify, defend, and hold harmless, the District, the District's Board of Supervisors, District Staff and the District's agents, officers, employees, contractors, and representatives from and against any and all liability, actions, claims, demands, loss, damage, injury, or harm of any nature whatsoever, arising from the acts or omissions of Contractor, or the Contractor's officers, directors, agents, assigns, employees, or representatives.
- B. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, fines, forfeitures, back pay, awards, court costs, mediation costs, litigation expenses, attorney fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), or other amounts of any kind.

10. ENVIRONMENTAL ACTIVITIES. The Contractor agrees to use best management practices, consistent with industry standards, with respect to the storage, handling and use of chemicals. The Contractor shall keep all equipment clean and properly dispose of waste. Further, the Contractor shall immediately notify the District of any chemical or fuel spills. The Contractor shall be responsible for any environmental cleanup, and correcting any other harm resulting from the Work to be performed by Contractor.

11. COMPLIANCE WITH GOVERNMENTAL REGULATION. The Contractor shall keep, observe, and perform all requirements of applicable local, State and Federal laws, rules, regulations, ordinances, permits, licenses, or other requirements or approvals. Further, the Contractor shall promptly notify the District in writing upon receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any act or omission of the Contractor or any of its agents, servants, employees, or material men, or appliances, or any other requirements applicable to provision of services. Additionally, the Contractor shall promptly comply with any requirement of such governmental entity after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation.

12. DEFAULT, ENFORCEMENT, AND PROTECTION AGAINST THIRD-PARTY INTERFERENCE.

- A. **Remedies.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity for breach of this Agreement, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance.
- B. **Fees and Costs.** In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees and costs for trial, mediation, or appellate proceedings.

- C. **Law and Venue.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. Venue for any legal actions regarding this Agreement shall be Manatee County, Florida.
- D. **Third-Party Interference.** This Agreement is solely for the benefit of the Parties and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

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

14. SUCCESSORS; ASSIGNMENT. This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement. Notwithstanding the foregoing, neither the District nor the Contractor may assign this Agreement without the prior written approval of the other, which approval shall not be unreasonably withheld. Any purported assignment of this Agreement without such prior written approval shall be void.

15. TERMINATION. The District agrees that the Contractor may terminate this Agreement with cause by providing thirty (30) days' written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that, notwithstanding any other provision of this Agreement, the District may terminate this Agreement immediately with cause, or by providing thirty (30) days' written notice of termination without cause. Any termination shall not result in liability to the District for consequential damages, lost profits, or any other damages or liability. However, upon any termination of this Agreement by the District, the Contractor shall be entitled to payment for all Work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.

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

and licenses to perform under this Agreement shall constitute a default and this Agreement shall terminate immediately.

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

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

19. AGREEMENT; AMENDMENTS. This instrument, together with its attachments which are hereby incorporated herein, shall constitute the final and complete expression of this Agreement between the Parties relating to the subject matter of this Agreement. To the extent of any inconsistency or conflict between this document, and the exhibits attached hereto, this document and the exhibits shall be read in harmony to fulfill the intent of this Agreement, provided however that in the event of an irreconcilable inconsistency / conflict, this document shall control. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by the Parties.

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

21. NOTICES. Any notice, demand, request or communication required or permitted hereunder (“**Notice**”) shall be in writing and sent by hand delivery, United States certified mail, or by recognized overnight delivery service, addressed as follows:

A. If to the District: Willow Walk Community
Development District
3434 Colwell Ave, Suite 200
Tampa, FL 33614
Attn: District Manager

With a copy to: Kilinski | Van Wyk PLLC
517 E. College Avenue
Tallahassee, FL 32301
Attn: District Counsel, Willow Walk CDD

B. **If to Contractor:** Wahoo Pools Group, Inc.
P.O. Box 2779
Riverview, FL 33568
Attn: _____

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

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

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE CONTRACTOR’S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 813-533-2950, OR BY EMAIL AT SDELUNA@RIZZETTA.COM, OR BY REGULAR MAIL AT 2700 SOUTH FALKENBURG ROAD, SUITE 2745, RIVERVIEW, FL 33578.

23. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

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

25. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument.

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

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

28. SCRUTINIZED COMPANIES. In accordance with Section 287.135, *Florida Statutes*, Contractor represents that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, members, or agents is on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, or the Scrutinized Companies that Boycott Israel List created pursuant to Sections 215.4725 and 215.473, *Florida Statutes*, and in the event such status changes, Contractor shall immediately notify the District. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate this Agreement.

29. ANTI-HUMAN TRAFFICKING REQUIREMENTS. Contractor certifies, by acceptance of this Agreement, that neither it nor its principals utilize coercion for labor or services as defined in Section 787.06, *Florida Statutes*. Contractor agrees to execute an affidavit, in compliance with Section 787.06(14), *Florida Statutes*.

IN WITNESS WHEREOF, the Parties execute this Agreement as set forth below.

**WILLOW WALK COMMUNITY
DEVELOPMENT DISTRICT**

By: _____

Chairperson

Vice Chairperson

Date: _____

WAHOO POOLS GROUP, INC.

By: _____

Its: _____

Date: _____

Exhibit A: Proposal / Scope of Services

EXHIBIT A: PROPOSAL / SCOPE OF SERVICES

Wahoo Pools Group

6657 US-301 S, Riverview, FL 33578

info@wahoopools.com

(813) 699-3282



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.

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 Ln Palmetto, FL 34221

3 visits per Week

\$1,550.00

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

ANTI-HUMAN TRAFFICKING AFFIDAVIT

I, _____, as _____, on behalf of Wahoo Pools Group, Inc., a Florida corporation (the "Contractor"), under penalty of perjury hereby attest as follows:

1. I am over 21 years of age and an officer or representative of the Contractor.
2. The Contractor does not use coercion for labor or services as defined in Section 787.06(2)(a), *Florida Statutes*.
3. More particularly, the Contractor does not participate in any of the following actions:
 - (a) Using or threatening to use physical force against any person;
 - (b) Restraining, isolating or confining or threatening to restrain, isolate or confine any person without lawful authority and against her or his will;
 - (c) Using lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt or the length and nature of the labor or services are not respectively limited and defined;
 - (d) Destroying, concealing, removing, confiscating, withholding, or possessing any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;
 - (e) Causing or threatening to cause financial harm to any person;
 - (f) Enticing or luring any person by fraud or deceit; or
 - (g) Providing a controlled substance as outlined in Schedule I or Schedule II of Section 893.03, *Florida Statutes*, to any person for the purpose of exploitation of that person.

Date: _____, 2026

FURTHER AFFIANT SAYETH NAUGHT.

WAHOO POOLS GROUP, INC.

By: _____
 Name: _____
 Title: _____
 Date: _____

STATE OF FLORIDA
COUNTY OF _____

SWORN TO AND SUBSCRIBED before me physical presence or remote notarization by _____, as _____, of Wahoo Pools Group, Inc., who is personally known to me or who produced _____ as identification this ____ day of _____, 2026.

(Notary Seal)

Notary Public

Tab 10
USC

Tab 11

Willow Walk Community Development District

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

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

www.willowwalkcdd.org

Operations and Maintenance Expenditures

March 2026

For Board Approval

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

The total items being presented: **\$49,329.70**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Willow Walk Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 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.	600095	2026-00376	Irrigation Inspection 02/26	\$ 1,037.00
Bloomings Landscape & Turf Management, Inc.	600095	2026-00408	Remove/Dispose/Grind Trees 02/26	\$ 2,185.00
Bloomings Landscape & Turf Management, Inc.	600095	2026-00456	Monthly General Landscape Maintenance 03/26	\$ 18,172.00
Copperline Electric, Inc.	600096	26908-01	CDD Lights 02/26	\$ 4,750.00
Everon, LLC	600085	160208517	Service Plan 01/26	\$ 183.28
Everon, LLC	600086	160377639-revised	Service Plan 02/26	\$ 183.28
Everon, LLC	600093	160535617	Service Plan 03/26	\$ 183.28
Frontier Communications of FL	600094	94172217881119205-021926	Internet Service 02/26	\$ 256.17
Kilinski Van Wyk, PLLC	600097	14302	Legal Services 01/26	\$ 1,524.00
Manatee County Utilities Department	20260324-1	100024903-022726 ACH	4220 Lindever Ln 02/26	\$ 613.93
Pape-Dawson Consulting Engineers, LLC	600103	21400178-000-2	Engineering Services 02/26	\$ 307.50
Peace River Electric Cooperative, Inc.	20260331-2	152609001-031026 ACH	Energy Utility 02/26	\$ 144.00

Willow Walk Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 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.	20260331-3	152609002-031026 ACH	Energy Utility 02/26	\$ 736.00
Peace River Electric Cooperative, Inc.	20260331-1	152609003-031026 ACH	Energy Utility 02/26	\$ 70.00
Peace River Electric Cooperative, Inc.	20260331-5	152609004-031026 ACH	Energy Utility 02/26	\$ 32.00
Peace River Electric Cooperative, Inc.	20260331-8	152609005-031026 ACH	Energy Utility 02/26	\$ 98.00
Peace River Electric Cooperative, Inc.	20260331-4	152609006-031026 ACH	Energy Utility 02/26	\$ 31.00
Peace River Electric Cooperative, Inc.	20260331-9	152609007-031026 ACH	Energy Utility 02/26	\$ 137.00
Peace River Electric Cooperative, Inc.	20260331-7	152609008-031026 ACH	Energy Utility 02/26	\$ 95.00
Peace River Electric Cooperative, Inc.	20260331-6	152609009-031026 ACH	Energy Utility 02/26	\$ 66.42
Regions Bank Corporate Trust	600099	128347	Trustee Fees Series 01/25	\$ 5,000.00
Rizzetta & Company, Inc.	600092	INV0000107429	Accounting Services 03/26	\$ 6,121.84
SafeTouch, LLC	600100	21461	Monthly Clubhouse Security Monitoring 03/26	\$ 500.00
Sitex Aquatics, LLC	600101	10844-b	Monthly Lake Maintenance 03/26	\$ 3,008.00

Willow Walk Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
South Shore Unlimited, LLC	600104	0101	Repaired PVC Fence 03/26	\$ 1,075.00
Sunshine Pools of Bradenton, LLC	600088	25974	Monthly Pool Services 12/25	\$ 1,250.00
The Observer Group, Inc.	600087	26-00167M	Legal Advertising 02/26	\$ 70.00
Total Community Maintenance, LLC	600098	8626	Monthly janitorial and light maintenance services 03/26	<u>\$ 1,500.00</u>
Total				<u>\$ 49,329.70</u>



Invoice

5824 Bee Ridge Road #165, Sarasota, FL 34233

Date **Invoice #**
 2/28/2026 2026-00408

Bill To:

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

		Terms	Due on receipt
Description	Qty	Rate	Amount
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 37th St E – 1 x Washingtonia Remove, dispose, and grind trees as described above		2,185.00	2,185.00

PAYMENT ACCEPTED: BANK TRANSFER (ACH) & CHECK
 Make check payable to:
Bloomings Landscape & Turf Management, Inc.
 Please include invoice number on your check.
 Thank You For Your Business.

Total	\$2,185.00
Payments/Credits	\$0.00
Balance Due	\$2,185.00

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

Copperline Electric Inc
 9942 Currie Davis Drive Ste H
 Tampa, FL 33619
 813 995-0400



Invoice 26908-01

Bill to: Rizzetta & Company 3434 Colwell Ave Suite 200 Tampa, FL 33614	Job: 26908 Willow Walk CDD
--	-------------------------------

Invoice #: 26908-01	Date: 02/25/26	Customer P.O. #:
Payment Terms: Net 30	Salesperson:	
Customer Code: RIZCOM		

Remarks:

Quantity	Description	U/M	Unit Price	Extension
	Willow Walk CDD Lights			4,750.00
			Total:	4,750.00
			Current Due:	4,750.00



Invoice 160208517

everonsolutions.com

Account Number	Invoice Date	Payment Due Date	PO Number	Amount Due
70097365	12/18/2025	1/12/2026		\$183.28

Description	Qty	Unit Price	Amount
WILLOW WALK CDD, 4220 LINDEVER LN, PALMETTO, FL 34221 Services Provided (01/17/26-02/16/26) <i>Includes: Extended Service Protection, Secure Access</i> Sales Tax			\$183.28 \$0.00
Sub Total			\$183.28

Save a stamp!

Pay online 24/7

everonsolutions.com/expresspay

Pay by phone:

1-844-538-3766

Questions?

everonsolutions.com

Call Toll-Free:

1-844-5-EVERON

Hearing Impaired:

1-800-395-6137

Email:

COMCARE@Everonsolutions.com

Thank you for choosing Everon.

You will be charged a \$25.00 fee for any payment returned. Credit card payments are subject to a credit card surcharge fee.

Make checks payable to Everon and please include your account number.

Please detach this portion and send with your payment.



PO Box 49292 · Wichita, KS 67201

Invoice Number	160208517
Account Number	70097365
Invoice Date	12/18/2025
Payment Due Date	1/12/2026
Amount Due	\$183.28

Amount Enclosed: \$

Please check box if your billing address has changed, and indicate changes on back.

Powered by Experience. Driven by Excellence.™

WILLOW WALK CDD
3434 COLWELL AVE
STE 200
TAMPA FL 33614



EVERON LLC
PO BOX 219044
KANSAS CITY MO 64121-9044



Invoice 160377639

everonsolutions.com

Account Number	Invoice Date	Payment Due Date	PO Number	Amount Due
70097365	1/19/2026	2/13/2026		\$183.28

Description	Qty	Unit Price	Amount
WILLOW WALK CDD, 4220 LINDEVER LN, PALMETTO, FL 34221 Services Provided (02/17/26-03/16/26) <i>Includes: Extended Service Protection, Secure Access</i> Sales Tax			\$183.28 \$0.00
Sub Total			\$183.28

Save a stamp!

Pay online 24/7

everonsolutions.com/expresspay

Pay by phone:

1-844-538-3766

Questions?

everonsolutions.com

Call Toll-Free:

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Please detach this portion and send with your payment.



PO Box 49292 · Wichita, KS 67201

Invoice Number	160377639
Account Number	70097365
Invoice Date	1/19/2026
Payment Due Date	2/13/2026
Amount Due	\$183.28

Amount Enclosed: \$

Please check box if your billing address has changed, and indicate changes on back.

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WILLOW WALK CDD
3434 COLWELL AVE
STE 200
TAMPA FL 33614



EVERON LLC
PO BOX 219044
KANSAS CITY MO 64121-9044



Invoice 160535617

everonsolutions.com

Account Number	Invoice Date	Payment Due Date	PO Number	Amount Due
70097365	2/18/2026	3/15/2026		\$183.28

Description	Qty	Unit Price	Amount
WILLOW WALK CDD, 4220 LINDEVER LN, PALMETTO, FL 34221 Services Provided (03/17/26-04/16/26) <i>Includes: Extended Service Protection, Secure Access</i> Sales Tax			\$183.28 \$0.00
Sub Total			\$183.28

Save a stamp!

Pay online 24/7

everonsolutions.com/expresspay

Pay by phone:

1-844-538-3766

Questions?

everonsolutions.com

Call Toll-Free:

1-844-5-EVERON

Hearing Impaired:

1-800-395-6137

Email:

COMCARE@Everonsolutions.com

Thank you for choosing Everon.

You will be charged a \$25.00 fee for any payment returned. Credit card payments are subject to a credit card surcharge fee.

Make checks payable to Everon and please include your account number.

Please detach this portion and send with your payment.



Invoice Number	160535617
Account Number	70097365
Invoice Date	2/18/2026
Payment Due Date	3/15/2026
Amount Due	\$183.28

Amount Enclosed: \$

PO Box 49292 · Wichita, KS 67201

Please check box if your billing address has changed, and indicate changes on back.

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WILLOW WALK CDD
3434 COLWELL AVE
STE 200
TAMPA FL 33614



EVERON LLC
PO BOX 219044
KANSAS CITY MO 64121-9044

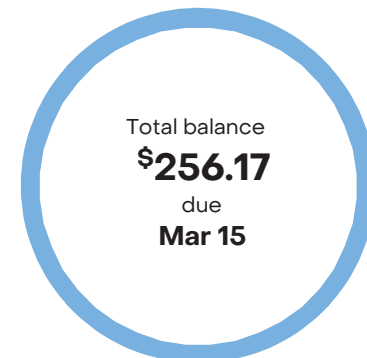


WILLOW WALK CDD Account Number:
941-722-1788-111920-5

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

Hi WILLOW WALK CDD,

Thank-you for choosing Frontier, a Verizon Company. Have questions about your bill? Visit us at frontier.com/billing to learn more.



Bill history

Previous balance	\$524.54
Payment received by Feb 19, thank you	-\$524.54

Service summary

	Previous month	Current month
Bundle	\$250.97	\$250.97
Other	\$4.50	\$4.50
One-Time Charges	\$17.76	↓\$0.00
Taxes and Fees	\$0.70	\$0.70
Total services	\$273.93	\$256.17
Total balance		\$256.17

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

6790 0107 DY RP 19 02202026 NNNNNNNY 01 007804 0027

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



Total balance
\$256.17

Account number
941-722-1788-111920-5

Due by
Mar 15

Amount enclosed
\$

Mail payment to:

FRONTIER
PO BOX 740407
CINCINNATI, OH 45274-0407



68200294172217881119200000000000000000256175



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

Billing Date:
Feb 19, 2026

Billing Period:
Feb 19 - Mar 18, 2026

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Download the MyFrontier® app



For help: Customer Service at frontier.com/helpcenter, chat at frontier.com/chat, or call us at 800-921-8102. Visually impaired/TTY customers, call 711.

PAYING YOUR BILL

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

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

Billing Date:
Feb 19, 2026

Billing Period:
Feb 19 - Mar 18, 2026

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



Bundle

Monthly Charges

02.19-03.18	FiberOptic Internet 500 Static IP	\$150.98
	Business Fiber Internet 500	\$74.99
	1 Usable Static IP Address	\$25.00

Bundle Total **\$250.97**



Other Charges

Monthly Charges

02.19-03.18	Printed Bill Fee	\$4.50
-------------	------------------	--------

Other Charges Total **\$4.50**



Taxes and Fees

FL State Sales Tax	\$0.60
County Sales Tax	\$0.10
State Taxes	\$0.70

Taxes and Fees Total **\$0.70**

Total current month charges **\$256.17**

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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 # 14302
Date: 02/19/2026
Due On: 03/21/2026

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$4,171.90	+ \$1,524.00) - (\$0.00) = \$5,695.90

WWKCDD-01

Willow Walk CDD - General

Type	Attorney	Date	Notes	Quantity	Rate	Discount	Total
Service	AH	01/02/2026	Prepare updates to district file regarding executed agreement for landscape and irrigation maintenance services and agreement for additional services regarding same.	0.30	\$190.00	-	\$57.00
Service	SH	01/05/2026	Monitor and report on bills affecting special districts.	0.20	\$300.00	-	\$60.00
Service	SH	01/13/2026	Review filed litigation by Duval Landscape and send follow up questions regarding payment status to District staff.	0.40	\$300.00	-	\$120.00
Service	LG	01/13/2026	Analyze Duval complaint.	0.80	\$330.00	-	\$264.00
Service	SH	01/14/2026	Advise District staff on Duval litigation next steps and inquire about outstanding items;	1.20	\$300.00	-	\$360.00

			research regulations applicable to herbicide usage near bodies of water.				
Service	LG	01/15/2026	Analyze legal response to complaint from landscape vendor.	0.50	\$330.00	-	\$165.00
Service	SH	01/15/2026	Strategy session on Duval Landscaping lawsuit next steps; send requests for information to District staff.	0.70	\$300.00	-	\$210.00
Service	LG	01/21/2026	Review status of documentation for Duval payment dispute.	0.50	\$330.00	-	\$165.00
Service	SH	01/21/2026	Confer with District staff on outstanding requests for Duval Landscape litigation.	0.20	\$300.00	-	\$60.00
Service	LG	01/22/2026	Review documentation of Duval deficiencies.	0.20	\$330.00	100.0%	\$0.00
Service	LG	01/27/2026	Follow up on status of information regarding Duval claims.	0.10	\$330.00	-	\$33.00
Service	SH	01/29/2026	Review court docket for service updates.	0.10	\$300.00	-	\$30.00
Line Item Discount Subtotal							-\$66.00
Total							\$1,524.00

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
Call: (941) 792-8811

WILLOW WALK COMMUNITY
4220 LINDEVER LN

Amount Due	\$613.93
Please Pay By	20-Mar-2026
Account Number	100024903

Auto-pay is scheduled for 20-Mar-2026

Account Summary	
Previous Amount Due	\$558.18
Payments Received	-\$558.18
Balance Forward	\$0.00
Contract Charges	\$563.93
Other Charges	\$50.00
Total Amount Due	\$613.93

Usage Profile (Consumption x 1000 = GAL)				
Meter Number 61334363				
Begin Date	Begin Read	End Date	End Read	Period Consumption
01/21	5368	02/18	5383	1.5 kgal

Important Information


- Due to dry conditions, the Southwest Florida Water Management District has declared a Severe Water Shortage. All Manatee County residents using county water, private wells, or surface water (ponds, etc.) must follow a one-day-per-week watering schedule. For more information and details regarding the restrictions, please visit www.mymanatee.org/waterrestrictions

Charge Details	Service Period 01/21 - 02/22 (33 Days)	
Master Metered Water Commercial (Meter # 61334363) (01/21 - 02/18)		
Water Base Rate	1 month(s) x \$47.35	\$47.35
Master Meter Water Commercial	1.5 kgal x \$2.97	\$4.46
Master Metered Sewer Commercial (01/21 - 02/18)		
Sewer Base Rate	1 month(s) x \$131.54	\$131.54
Master Metered Sewer Commercial	1.5 kgal x \$6.59	\$9.89
Commercial Rented Bins Service (01/23 - 02/22)		
4 Yard Rented Bin	1 month(s) x \$325.69	\$325.69
Gate Service (01/23 - 02/22)		
Gate Service	1 month(s) x \$45.00	\$45.00
Other Charges		
Test backflow prevention device		\$50.00
Total New Charges		\$613.93
Total Amount Due		\$613.93

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 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	27-Feb-2026
	DUE DATE	20-Mar-2026
	TOTAL AMOUNT DUE	\$613.93
<input type="checkbox"/> 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

100024903200000613930000000

PAPE-DAWSON

INVOICE

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

March 10, 2026
Invoice No: 21400178-000 - 2
Contract No:

Invoice Total: 307.50

Project 21400178-000 Willow Walk CDD

Professional Services through February 27, 2026

Task Services

Professional Personnel

	Hours	Rate	Amount	
Principal Engineer	1.00	250.00	250.00	
Construction Manager	.50	115.00	57.50	
Totals	1.50		307.50	
Total Labor				307.50
		Total this Task		307.50
		Total this Invoice		307.50

Billings to Date

	Current	Prior	Total
Fee	0.00	102,672.50	102,672.50
Labor	307.50	275.00	582.50
Totals	307.50	102,947.50	103,255.00

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

PROJECT MANAGER : Matthew Morris



WILLOW WALK COMM DEV DIST
RIZZETTA & COMPANY

Bill Date | 03/10/2026
Account # | 152609001
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

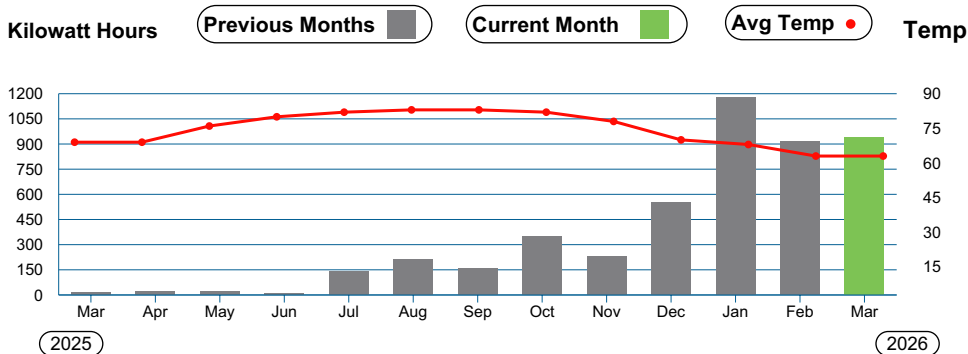


**TOTAL
AMOUNT DUE**

\$144.00

Bank Draft is
scheduled for
03/31/2026

Monthly Energy Use



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

Monthly Energy Use Comparison

**940
kWh**

This Month
31 Days

**918
kWh**

Last Month
30 Days

**17
kWh**

This Month
Last Year
30 Days

Your Average Daily Use

**30
kWh**

Use

**\$4.42
Day**

Cost
not including
taxes and fees

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



PO Box 1310
210 Metheny Road
Wauchula, Florida 33873
800.282.3824

Account # 152609001

Bank Draft Amount \$144.00
is scheduled for 03/31/2026



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
152609001

Service Description
PUMP

Board District
8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
32804344	01/31/2026	03/03/2026	83,304	84,244	1.0	940	5.642
Account Summary			Current Charges				GS-S
Previous Balance			\$142.00	Facilities Use Charge			\$28.00
Payment(s) Made			-\$142.00	Energy Charge			\$113.74
Balance Forward			\$0.00	CPA			-\$4.70
Current Charges			\$144.00	Property Tax Recovery Fee			\$3.25
Total Amount Due			\$144.00	Gross Receipts Tax			\$3.60
				Operation Round Up			\$0.11
				Total Current Charges			\$144.00
Bank Draft Amount							\$144.00


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799366433650001102601526090014

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

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





WILLOW WALK COMM DEV DIST
RIZZETTA & COMPANY

Bill Date | 03/10/2026
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

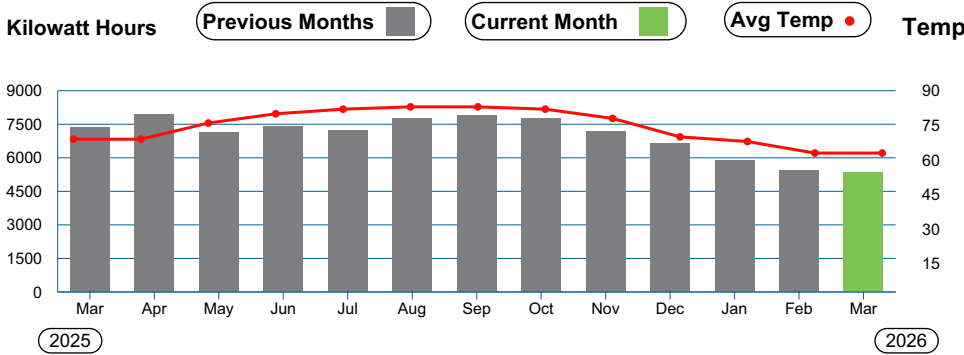


TOTAL AMOUNT DUE

\$736.00

Bank Draft is scheduled for 03/31/2026

Monthly Energy Use



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

Monthly Energy Use Comparison

5,346 kWh
This Month
31 Days

5,415 kWh
Last Month
30 Days

7,343 kWh
This Month
Last Year
30 Days

Your Average Daily Use

172 kWh
Use

\$22.59
Day
Cost
not including
taxes and fees

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



PO Box 1310
210 Metheny Road
Wauchula, Florida 33873
800.282.3824

Account # 152609002
Service Address 4220 LINDEVER LN

Bank Draft Amount \$736.00
is scheduled for 03/31/2026



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	01/31/2026	03/03/2026	980,013	985,359	1.0	5,346	8.46

Account Summary		Current Charges		GSD
Previous Balance	\$741.00	Facilities Use Charge		\$110.00
Payment(s) Made	-\$741.00	Energy Charge	5,346 kWh @ 0.083	\$443.72
Balance Forward	\$0.00	CPA	5,346 kWh @ -0.005	-\$26.73
Current Charges	\$736.00	Billed Demand	20.000 kW @ 8.660	\$173.20
Total Amount Due	\$736.00	Property Tax Recovery Fee		\$16.59
		Gross Receipts Tax		\$18.38
		Operation Round Up		\$0.84
		Total Current Charges		\$736.00
Bank Draft Amount				\$736.00

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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 | 03/10/2026
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

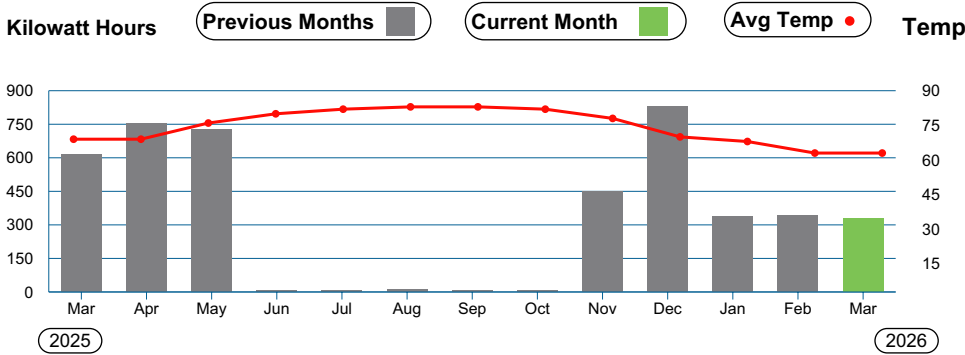


TOTAL AMOUNT DUE

\$70.00

Bank Draft is scheduled for 03/31/2026

Monthly Energy Use



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

Monthly Energy Use Comparison

330 kWh This Month 31 Days

341 kWh Last Month 30 Days

613 kWh This Month Last Year 30 Days

Your Average Daily Use

11 kWh Use

\$2.14 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 \$70.00
is scheduled for 03/31/2026



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	01/31/2026	03/03/2026	27,671	28,001	1.0	330	5.82

Account Summary		Current Charges		GS-S
Previous Balance	\$71.00	Facilities Use Charge		\$28.00
Payment(s) Made	-\$71.00	Energy Charge	330 kWh @ 0.121	\$39.93
Balance Forward	\$0.00	CPA	330 kWh @ -0.005	-\$1.65
Current Charges	\$70.00	Property Tax Recovery Fee		\$1.57
Total Amount Due	\$70.00	Gross Receipts Tax		\$1.74
		Operation Round Up		\$0.41
		Total Current Charges		\$70.00
Bank Draft Amount				\$70.00

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799366433650001102601526090030

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



WILLOW WALK COMM DEV DIST
RIZZETTA & COMPANY

Bill Date | 03/10/2026
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.preco.coop

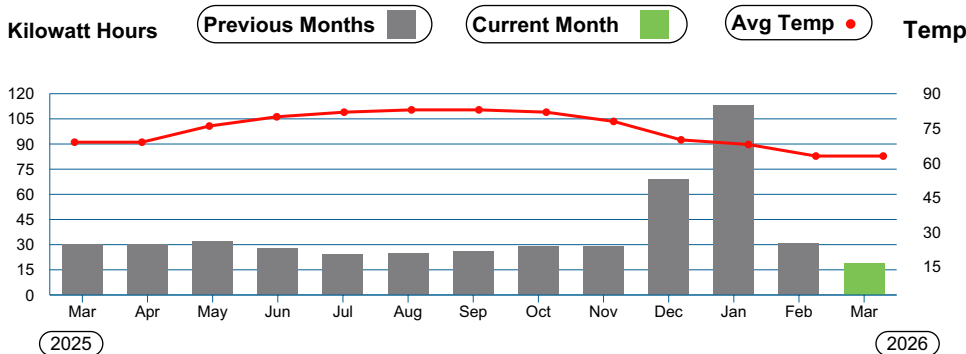


TOTAL AMOUNT DUE

\$32.00

Bank Draft is scheduled for 03/31/2026

Monthly Energy Use



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

Monthly Energy Use Comparison

19 kWh

This Month
31 Days

31 kWh

Last Month
30 Days

30 kWh

This Month
Last Year
30 Days

Your Average Daily Use

1 kWh

Use

\$.97 Day

Cost
not including taxes and fees

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



PO Box 1310
210 Metheny Road
Wauchula, Florida 33873
800.282.3824

Account # | 152609004
Service Address | 3707 WILLOW WALK DR

Bank Draft Amount \$32.00
is scheduled for 03/31/2026



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	01/31/2026	03/03/2026	6,077	6,096	1.0	19	0.056
Account Summary			Current Charges			GS-S	
Previous Balance			\$34.00	Facilities Use Charge		\$28.00	
Payment(s) Made			-\$34.00	Energy Charge		\$2.30	
Balance Forward			\$0.00	CPA		19 kWh @ 0.121 -\$0.10	
Current Charges			\$32.00	Property Tax Recovery Fee		\$0.72	
Total Amount Due			\$32.00	Gross Receipts Tax		\$0.79	
				Operation Round Up		\$0.29	
				Total Current Charges		\$32.00	
Bank Draft Amount						\$32.00	

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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.



WILLOW WALK COMM DEV DIST
RIZZETTA & COMPANY

Bill Date | 03/10/2026
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.preco.coop

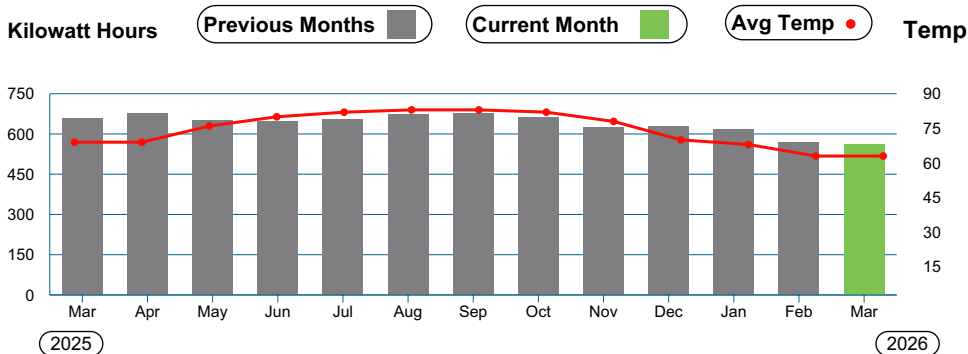


TOTAL AMOUNT DUE

\$98.00

Bank Draft is scheduled for 03/31/2026

Monthly Energy Use



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

Monthly Energy Use Comparison

562 kWh This Month 31 Days

567 kWh Last Month 30 Days

659 kWh This Month Last Year 30 Days

Your Average Daily Use

18 kWh Use

\$3.01 Day Cost not including taxes and fees

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



PO Box 1310
210 Metheny Road
Wauchula, Florida 33873
800.282.3824

Account # 152609005
Service Address 4541 LINDEVER LN

Bank Draft Amount \$98.00
is scheduled for 03/31/2026



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	01/31/2026	03/03/2026	53,343	53,905	1.0	562	0.786

Account Summary		Current Charges		GS-S
Previous Balance	\$99.00	Facilities Use Charge		\$28.00
Payment(s) Made	-\$99.00	Energy Charge	562 kWh @ 0.121	\$68.00
Balance Forward	\$0.00	CPA	562 kWh @ -0.005	-\$2.81
Current Charges	\$98.00	Property Tax Recovery Fee		\$2.21
Total Amount Due	\$98.00	Gross Receipts Tax		\$2.45
		Operation Round Up		\$0.15
		Total Current Charges		\$98.00
Bank Draft Amount				\$98.00

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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 | 03/10/2026
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

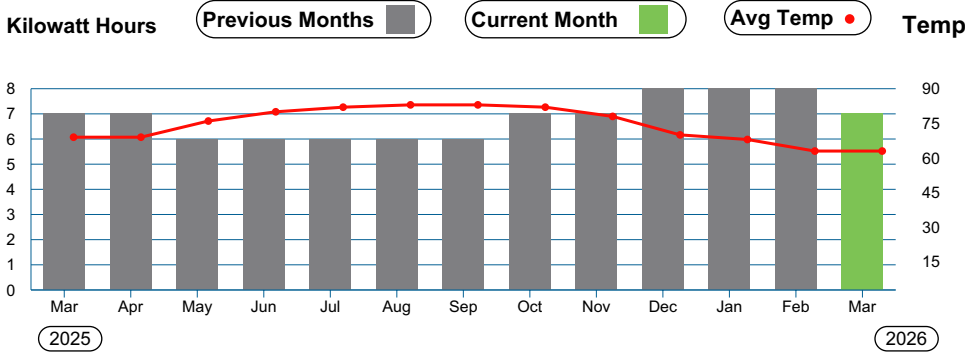


TOTAL AMOUNT DUE

\$31.00

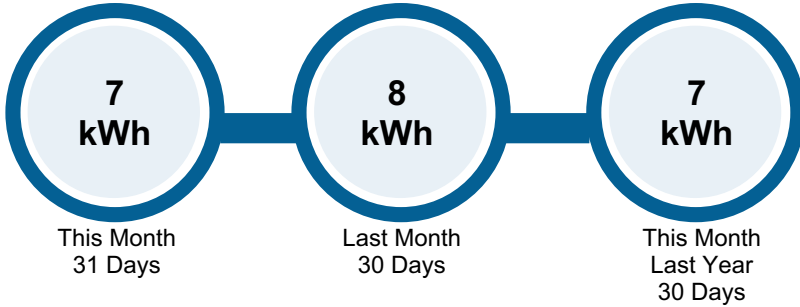
Bank Draft is scheduled for 03/31/2026

Monthly Energy Use

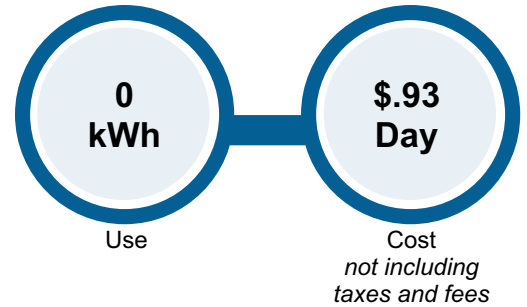


Detailed usage information is available on the SmarHub App or www.preco.coop

Monthly Energy Use Comparison



Your Average Daily Use



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 03/31/2026



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	01/31/2026	03/03/2026	1,073	1,080	1.0	7	0.02

Account Summary		Current Charges		GS-S
Previous Balance	\$31.00	Facilities Use Charge		\$28.00
Payment(s) Made	-\$31.00	Energy Charge	7 kWh @ 0.121	\$0.85
Balance Forward	\$0.00	CPA	7 kWh @ -0.005	-\$0.04
Current Charges	\$31.00	Property Tax Recovery Fee		\$0.68
Total Amount Due	\$31.00	Gross Receipts Tax		\$0.76
		Operation Round Up		\$0.75
		Total Current Charges		\$31.00
Bank Draft Amount				\$31.00

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799366433650001102601526090063

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



WILLOW WALK COMM DEV DIST
RIZZETTA & COMPANY

Bill Date | 03/10/2026
Account # | 152609007
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

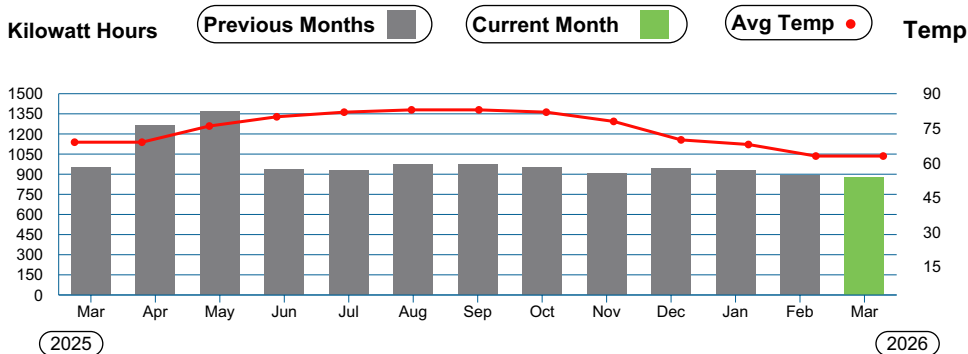


TOTAL AMOUNT DUE

\$137.00

Bank Draft is scheduled for 03/31/2026

Monthly Energy Use



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

Monthly Energy Use Comparison

878 kWh This Month 31 Days

894 kWh Last Month 30 Days

948 kWh This Month Last Year 30 Days

Your Average Daily Use

28 kWh Use

\$4.19 Day Cost not including taxes and fees

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



PO Box 1310
210 Metheny Road
Wauchula, Florida 33873
800.282.3824

Account # 152609007
Service Address 4150 MOSSY LIMB CT

Bank Draft Amount \$137.00
is scheduled for 03/31/2026



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





WILLOW WALK COMM DEV DIST
RIZZETTA & COMPANY

Bill Date | 03/10/2026
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

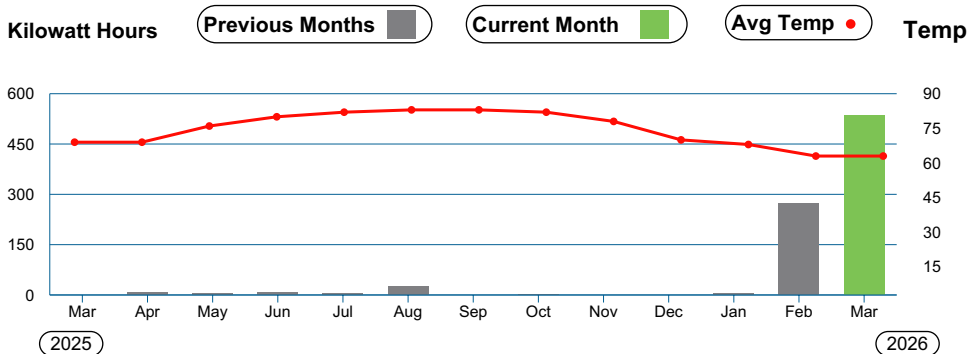


TOTAL AMOUNT DUE

\$95.00

Bank Draft is scheduled for 03/31/2026

Monthly Energy Use



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

Monthly Energy Use Comparison

534 kWh
This Month
31 Days

272 kWh
Last Month
30 Days

0 kWh
This Month
Last Year
30 Days

Your Average Daily Use

17 kWh
Use

\$2.90
Day
Cost
not including
taxes and fees

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



PO Box 1310
210 Metheny Road
Wauchula, Florida 33873
800.282.3824

Account # 152609008
Service Address 4854 ELLENTON GILLETTE RD

Bank Draft Amount \$95.00
is scheduled for 03/31/2026



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	01/31/2026	03/03/2026	24,289	24,823	1.0	534	8.014

Account Summary	
Previous Balance	\$63.00
Payment(s) Made	-\$63.00
Balance Forward	\$0.00
Current Charges	\$95.00
Total Amount Due	\$95.00

Current Charges		GS-S
Facilities Use Charge		\$28.00
Energy Charge	534 kWh @ 0.121	\$64.61
CPA	534 kWh @ -0.005	-\$2.67
Property Tax Recovery Fee		\$2.13
Gross Receipts Tax		\$2.36
Operation Round Up		\$0.57
Total Current Charges		\$95.00

Bank Draft Amount \$95.00

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





WILLOW WALK COMM DEV DIST
RIZZETTA & COMPANY

Bill Date | 03/10/2026
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

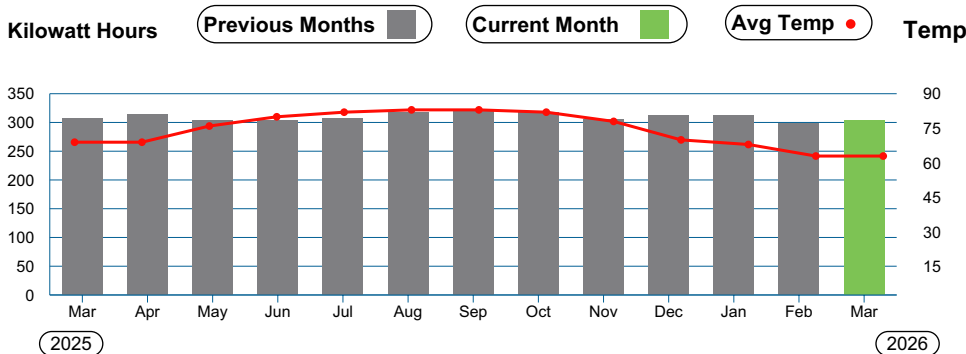


TOTAL AMOUNT DUE

\$66.42

Bank Draft is scheduled for 03/31/2026

Monthly Energy Use



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

Monthly Energy Use Comparison

304 kWh

This Month
31 Days

298 kWh

Last Month
30 Days

307 kWh

This Month
Last Year
30 Days

Your Average Daily Use

10 kWh

Use

\$2.04 Day

Cost
not including
taxes and fees

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



PO Box 1310
210 Metheny Road
Wauchula, Florida 33873
800.282.3824

Account # | 152609009
Service Address | 4705 BIRDSONG DR

Bank Draft Amount \$66.42
is scheduled for 03/31/2026



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	01/31/2026	03/03/2026	13,997	14,301	1.0	304	0.422

Account Summary		Current Charges		GS-S
Previous Balance	\$65.69	Facilities Use Charge		\$28.00
Payment(s) Made	-\$65.69	Energy Charge	304 kWh @ 0.121	\$36.78
Balance Forward	\$0.00	CPA	304 kWh @ -0.005	-\$1.52
Current Charges	\$66.42	Property Tax Recovery Fee		\$1.50
Total Amount Due	\$66.42	Gross Receipts Tax		\$1.66
		Total Current Charges		\$66.42
Bank Draft Amount				\$66.42

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



Invoice # 128347

BI # 16033

01/23/2026

WILLOW WALK COMMUNITY
DEVELOPMENT DISTRICT
C/O RIZZETTA & COMPANY
3434 COLWELL AVE., STE 200
TAMPA FL 33614

WILLOW WALK COMMUNITY DEVELOPMENT
DISTRICT SPECIAL ASSESSMENT REFUNDING
BONDS SERIES 25025

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

Due Date 09/17/2025

ACCEPTANCE FEE	\$1,500.00
ANNUAL FEE	\$3,500.00

Total Due: \$5,000.00

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

Thank you for choosing Regions Bank

16033

Due Date 09/17/2025

Amount Due \$5,000.00

Please contact your administrator with any questions or concerns.

JANET RICARDO

904-565-7973

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

Invoice

Date	Invoice #
3/2/2026	INV0000107429

Bill To:

Willow Walk CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614

Services for the month of	Terms	Client Number
March	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
		Subtotal	\$6,121.84
		Total	\$6,121.84



Invoice

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

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

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

P.O/Project ID	Date	Invoice #	Due Date	Acct #
	03/01/2026	21461	03/31/2026	VID0643

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

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

Securiteam is now a part of Safetouch!

INVOICE

Sitex Aquatics, LLC
PO Box 917
Parrish, FL 34219

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



Bill to

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

Invoice details

Invoice no.: 10844-b
Terms: Net 30
Invoice date: 03/01/2026
Due date: 03/31/2026

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

Total **\$3,008.00**

Ways to pay



[View and pay](#)

INVOICE

ISSUED TO:
Willow Walk Community
4623 Reisswood Loop Palmetto, FL 34221
4742 Lindever Ln Palmetto, FL 34221

INVOICE NO: 0101
DATE: 03-17-2026
DUE DATE: 03-31-2026

PAY TO:
SouthShore Unlimited
6812 Ebb Tide Ave
Apollo Beach, FL 33572

DESCRIPTION	UNIT PRICE	QTY	TOTAL
Repaired PVC Fence	1075	1	\$1075.00
SUBTOTAL			\$1075.00
			TOTAL \$1075.00



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

Invoice 25974

BILL TO

Willow Walk Community
4220 Lindever Lane
Palmetto, FL. 34221

DATE
12/01/2025

PLEASE PAY
\$1,250.00

DUE DATE
12/19/2025

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	MPS	Monthly Pool Service	1	1,250.00	1,250.00

SUBTOTAL	1,250.00
TAX	0.00
TOTAL	1,250.00

Pay invoice

TOTAL DUE \$1,250.00

THANK YOU.

Business Observer

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

INVOICE

Legal Advertising

Invoice # 26-00167M

Date 02/06/2026

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

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

Description

Amount

Serial # 26-00167M Notice of Board Meeting RE: Meeting on February 17, 2026 at 4:00pm Published: 2/6/2026	\$70.00
---	---------

Important Message

Please include our Serial # on your check
Pay by credit card online:
<https://legals.businessobserverfl.com/send-payment/>

Paid	()
Total	\$70.00

Payment is due within 30 days of the 1st publication date of your notice. if payment is not made, affidavits may be held

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

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

Business Observer

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

INVOICE

Legal Advertising

WILLOW WALK COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD MEETING

Notice is hereby given that the Board of Supervisors (the "Board") of the Willow Walk Community Development District (the "District") will conduct a special Board meeting on **February 17, 2026, at 4:00 p.m. at the Parrish United Methodist Church, 12180 US 301 N, Parrish FL 34219 Room 123.** The purpose of the meeting is to discuss any business coming before the Board. A copy of the agenda for the meeting may be obtained by contacting the office of the District Manager c/o Rizzetta & Company, Inc., 2700 South Falkenburg Road, Suite 2745, Riverview, Florida 33578 ("District Manager's Office").

The meeting will be conducted in accordance with the provisions of Florida law for community development districts and will be open to the public. The meeting may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting.

At the meeting, staff or Board members may participate by speaker telephone. Any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Manager's Office at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

Stephanie DeLuna
District Manager
February 6, 2026

26-00167M

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

NOTICE

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

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.: 8626
Terms: Due on receipt
Invoice date: 03/02/2026
Due date: 03/02/2026

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

Total **\$1,500.00**

Note to customer

Thank you for your business.