

Vista Walk Community Development District

January 13, 2026

Agenda Package

TEAMS MEETING INFORMATION

MEETING ID: 219 941 417 680 PASSCODE: Lq3aW2FV

[JOIN THE MEETING NOW](#)

2005 PAN AM CIRCLE SUITE 300
TAMPA, FLORIDA 33607

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



Page 1
EXCELLENCE



ACCOUNTABILITY



RESPECT

Vista Walk Community Development District

Board of Supervisors:

Carla Tabshe, Chairman
Dawson Ransome, Vice Chairman
Eric Davidson, Assistant Secretary
Jack Tabshe, Assistant Secretary
Tony Tabshe, Assistant Secretary

Staff:

Brian Lamb, District Manager
Bryan Radcliff, District Manager
Vivek K. Babbar, District Counsel
VACANT, District Engineer
Stephen Rudd, Accountant II
Kelly Dattler, Administrative Assistant III

Regular Meeting Agenda Tuesday, January 13, 2026 – 10:00 a.m.

The Regular Meeting of Vista Walk Community Development District will be held at the **SpringHill Suites by Marriott Tampa Suncoast located at 16615 Crosspointe Run, Land O' Lakes, FL 34638.**

Microsoft Teams meeting: [Join the meeting now](#)

Meeting ID: 219 941 417 680 **Call in:** +1 (646) 838-1601

Passcode: Lq3aW2FV **Phone Conference ID:** 461 088 918#

1. Call to Order/Roll Call

2. Audience Comments – *Three- (3) Minute Time Limit*

3. Accountant Summary

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District Office:

Pan Am Circle, Suite 300
Tampa, FL 33607
(813) 873-7300

Meeting Location:

In person: 16615 Crosspointe Run, Land O' Lakes, FL
Participate remotely: Microsoft Teams [Join the meeting now](#)
OR dial in for audio only (646) 838-1601
Meeting ID: 243 288 776 662
Passcode: Lq3aW2FV

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Vista Walk

Community Development District

Board of Supervisors:

Carla Tabshe, Chairman
Dawson Ransome, Vice Chairman
Eric Davidson, Assistant Secretary
Jack Tabshe, Assistant Secretary
Tony Tabshe, Assistant Secretary

Staff:

Brian Lamb, District Manager
Bryan Radcliff, District Manager
Vivek K. Babbar, District Counsel
VACANT, District Engineer
Stephen Rudd, Accountant II
Kelly Dattler, Administrative Assistant III

B. District Counsel

C. District Engineer

D. District Manager

7. Supervisor Requests

8. Audience Comments – *Three- (3) Minute Time Limit*

9. Adjournment

The next meeting is scheduled for February 10, 2026 at 10:00 a.m.

District Office:

Pan Am Circle, Suite 300
Tampa, FL 33607
(813) 873-7300

Meeting Location:

In person: 16615 Crosspointe Run, Land O' Lakes, FL
Participate remotely: Microsoft Teams [Join the meeting now](#)
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Master Development Acquisition Agreement

This Master Development Acquisition Agreement (this “**Agreement**”), dated as of August 15, 2025, is between **St. Joe Road Project, LLC** a Florida limited liability company, and **St. Joe the Second, LLC** a Florida limited liability company (together, the “**Developer**”) and the **Vista Walk Community Development District**, a local unit of special purpose government organized and existing under Chapter 190, Florida Statutes (the “**District**”).

Recitals

WHEREAS, the District has previously determined that it is in the best interests of the present and future landowners within the District to finance, construct, acquire, operate, and maintain certain community development services and facilities within the District (such facilities, systems, and improvements are more specifically described in the plans and specifications on file at the registered office of the District); and

WHEREAS, the District intends to issue Special Assessment Bonds, in one or more series (“**Bonds**”), to finance the acquisition and construction of a portion of the public infrastructure improvements and facilities described in the *Master Engineer’s Report dated March 13, 2024* (the “**Project**”); and

WHEREAS, contingent upon the closing on the sale of the Bonds and subject to the terms and conditions hereof, the District is willing to acquire portions of the Project constructed by Developer from Developer, and Developer has agreed to convey the portion of the Project constructed by Developer, from time to time; and

WHEREAS, in order to acquire, construct, operate and maintain the Project, the District will require Developer (i) to convey to the District, another governmental entity, or their designees from time to time, all of Developer’s right, title, and interest in the Project, (ii) to assign or otherwise convey to the District, another governmental entity, or their designees from time to time, all existing reservations made to Developer of conservation tracts, maintenance buffer easements, lake maintenance easements, water management tracts, drainage easements, sewer easements, ingress and egress easements, and like easements within the District to the extent constituting a portion of the Project and/or financed with the proceeds of the Bonds, and (iii) to convey or dedicate to the District, another governmental entity, or their designees, from time to time, all non-exclusive easements, tracts, structures, and improvements that in the future shall constitute or be necessary to construct, operate, and maintain the Project.

Operative Provisions

NOW, THEREFORE, in consideration of the mutual covenants herein contained, and for \$10.00 and other good and valuable consideration, receipt of which is hereby acknowledged, the parties agree as follows:

1. **Conveyance of the Project**. From time to time as legally appropriate to effect a transfer to the District of a fee or easement estate in land owned, acquired or otherwise controlled by Developer (as the case may be) and relating to the Project, and to the extent permitted by applicable laws and regulations, Developer shall convey to the District, another governmental entity, or their designees such legal interest in and to the Project, subject to non-exclusive easements as reasonably requested by Developer, free and clear of all liens and encumbrances except matters of record and current taxes. Developer shall, at its expense, furnish the District a property information report or other title evidence reasonably satisfactory to the District confirming that Developer has fee simple title to those portions of the Project (if any) that are realty, free and clear of liens and encumbrances except matters of record and current taxes. The conveyances shall be made by special warranty deed or non-exclusive easement (as appropriate), in recordable form, or by appropriate dedications upon recorded subdivision plats for the portions of the Project which are realty and by absolute bill of sale or written assignment for those portions of the Project

which are tangible or intangible personalty. All such instruments of conveyance or assignment shall be in a form reasonably acceptable to the District and Developer, and shall be executed and delivered to the District from time to time hereafter as requested by the District.

2. **Conveyances of Reservations.** From time to time as reasonably requested by the District, but no later than the recordation of a plat for any portion of the Project, and subject to applicable laws pertaining to such matters, Developer shall transfer and assign to the District all existing reservations made by Developer of conservation tracts, maintenance buffer easements, lake maintenance easements, water management tracts, drainage easements, sewer easements, ingress and egress easements, and like easements within the District to the extent constituting a portion of the Project (collectively, the “**Reservations**”).
3. **Agreement to Convey or Dedicate.** On or before the closing on the sale of the Bonds Developer shall execute and deliver to the District, in recordable form, an Agreement to Convey or Dedicate to the District all future easements, tracts, structures, and improvements (collectively, the “**Project Lands and Improvements**”), that constitute the Project and/or are necessary to construct, operate, and maintain the Project on the lands within the District owned by Developer and subject to the terms of this Agreement. If Developer already conveyed the Project Lands and Improvements to the appropriate entities, then it may not be required to enter into an Agreement to Convey or Dedicate.
4. **Plan and Specifications.** Developer shall provide the District with 1 electronic and 1 paper copy set of any and all plans and specifications relating to the portion of the Project developed by Developer.
5. **Purchase Price.** From available proceeds from the closing on the sale of the Bonds, and thereafter from time to time, and in accordance with the terms hereof and the terms of the indentures pursuant to which the Bonds are issued, the District shall, to the extent there are sufficient funds in the construction account, pay Developer, in one or more installments, the lesser of the actual cost or the fair market value of the portions of the Project constructed by Developer, as determined by the District Engineer. Such payments shall be as soon as Developer has satisfied the conditions precedent for payment set forth in this Agreement by transferring the completed portion of the Project to the District in accordance with this Agreement. The District is under no obligation to issue the Bonds at any time, and Developer shall have no right to compel the District to issue Bonds or to pay such principal from any other source of funds.
6. **Engineer's Certification.** Before any payment by the District as provided in paragraph 5 above, the District shall obtain from the District Engineer a certificate, signed by the District Engineer, certifying that: (i) the amount to be paid to Developer is equal to the lesser of the fair market value or the actual cost of the portion of the Project being acquired and (ii) the portion of the Project being acquired is in substantial conformity with the plans and specifications and all applicable laws governing the installation or construction thereof as certified to Developer and the District by the District Engineer.
7. **Warranty.** Developer shall assign to the District all or any remaining portion of the contractor's standard warranty warranting the contractor's work on the Project against defects in materials, equipment, or construction. Notwithstanding such assignment, Developer shall cause any contractors to warrant their work on the Project is free of defects in materials, equipment, or construction for a period of 1 year from completion of their work on the Project.
8. **Damage to Project.** During construction, if Developer or any of its agents damages the Project or any other property of the District, Developer, at its sole cost and expense, shall immediately repair such damage.
9. **Maintenance Rights.** Developer shall have the right, but not the obligation, to enter upon, repair or maintain any of the Project, Reservations, and Project Lands and Improvements for no consideration that

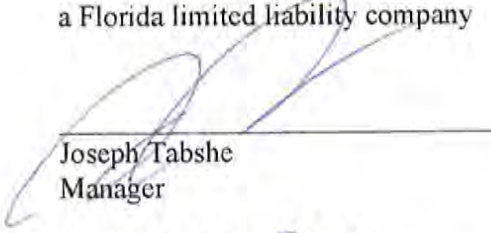
are not properly or adequately maintained by the District after conveyance thereof to the District, in accordance with operation and maintenance standards to be established at the time of conveyance to the District.

- 10. Closing Expenses and Tax Proration.** Developer shall pay any and all Florida documentary stamps that may be due in connection with the conveyances hereunder or under the Agreement to Convey or Dedicate.
- 11. Further Assurances.** From and after the date hereof, Developer shall make, do, execute, acknowledge, and deliver, all and every other further act, deed, easement conveyance, assignment, transfer, and assurance as may be reasonably required (i) to convey, grant, assign, and confirm any and all of Developer's rights or interest in the Project Lands and Improvements that are intended or legally required to be acquired by or conveyed to the District as contemplated by this Agreement and the indentures governing the Bonds to be executed by the District in connection with the sale of the Bonds, (ii) to enable the District to operate and maintain the Project, and (iii) to permit the District to obtain the deed, easement, conveyance, assignment, transfer, or dedication of all real property or interest therein necessary for the construction, maintenance, and operation of the Project.
- 12. Specific Enforcement.** The parties acknowledge that the District and Developer will be irreparably damaged (and that damages at law would be an inadequate remedy) if the covenants and agreements of the other party contained herein are not specifically enforced. Therefore, in the event that either party fails to comply with any covenant or agreement contained herein, the non-defaulting party, after delivering to the defaulting party written notice thereof and the defaulting party failing to remedy the same within 60 days, in addition to all other rights and remedies, shall be entitled to a decree for specific performance of those covenants and agreements, without being required to show any actual damage or to post any bond or other security; provided, however, in no event shall either party be liable for punitive, consequential or other special damages.
- 13. Attorneys' Fees.** In the event of any action or proceeding between Developer and the District to enforce any provision of this Agreement, the losing party shall pay to the prevailing party all costs and expenses, including without limitation, reasonable attorneys' fees, costs, and expenses, incurred in such action or proceeding and in any appeal in connection by such prevailing party.
- 14. Applicable Law.** This Agreement is made and shall be construed under the laws of the State of Florida with venue in the county where the District is located.
- 15. Survival.** The terms and conditions hereof shall survive the closing of the transactions contemplated hereby.
- 16. Third Party Beneficiaries.** The trustee for the Bonds (the "**Trustee**"), on behalf of the bondholders, shall be a direct third party beneficiary of the terms and conditions of this Agreement entitled to enforce Developer's obligations hereunder acting at the written direction of the bondholders owning a majority of the aggregate principal amount of all Bonds then-outstanding. This Agreement is solely for the benefit of the parties set forth in this Section, and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any other third party. The Trustee shall not be deemed to have assumed any obligations or duties under this Agreement.
- 17. Amendments.** This Agreement may not be altered, changed, amended, or terminated except by an instrument in writing, signed by both parties hereto.

18. **Successors and Assigns.** Developer shall have the right to assign, in whole or part, its rights and obligations under this Agreement to a successor developer, provided that Developer delivers to the District a written assignment and assumption instrument evidencing such assignment.
19. **Arm's Length Transaction and Interpretation.** This Agreement has been negotiated fully between the parties as an arm's length transaction. 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.
20. **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.
21. **Counterparts.** This Agreement may be executed in multiple counterparts, which, when taken together, shall constitute one and the same instrument.
22. **Entire Agreement.** This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party. This Agreement shall supersede and subsume any prior agreements.

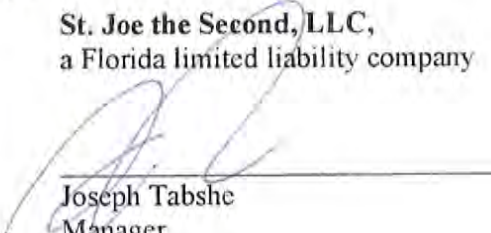
above. IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first written

St. Joe Road Project, LLC,
a Florida limited liability company



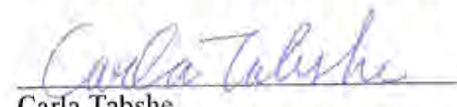
Joseph Tabshe
Manager

St. Joe the Second, LLC,
a Florida limited liability company



Joseph Tabshe
Manager

**Vista Walk
Community Development District**



Carla Tabshe
Chair of the Board of Supervisors

Consideration: \$10.00
Documentary Stamp Tax: \$0.70

**Prepared by and
when recorded return to:**
Vivek K. Babbar, Esq.
Straley Robin Vericker
1510 W. Cleveland Street
Tampa, Florida 33606

Special Warranty Deed

This Special Warranty Deed is made as of ~~August~~ ^{September 15}, 2025, by **ST. JOE THE SECOND, LLC**, a Florida limited liability company ("**Grantor**"), whose mailing address is 4912 Turnbury Wood Drive, Tampa, Florida 33647, in favor of the **Vista Walk Community Development District**, a unit of special purpose local government organized and existing under Chapter 190, Florida Statutes ("**Grantee**"), whose mailing address is c/o Inframark 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other valuable consideration, lawful money of the United States of America, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed to Grantee, its successors and assigns forever, all of the following described land in Pasco County, Florida ("**Property**");

Tracts 100, 200-202, 300, 301, 400-403, as shown on the plat of St. Joe II, recorded in Plat Book 98 Pages 125-135 of the Public Records of Pasco County, Florida.

TOGETHER WITH, with all appurtenances and hereditaments pertaining thereto.

TO HAVE AND TO HOLD the Property, with all improvements thereon, unto Grantee in fee simple forever.

AND Grantor does hereby covenant with Grantee that the Property is free from all liens and encumbrances whatsoever, except (a) taxes for the year 2025 and subsequent years; (b) zoning and other governmental regulations; (c) conditions, restrictions, limitations and easements of record, however this provision shall not reimpose any of the same. Grantor does hereby fully warrant title to the Property and will defend the same against the lawful claims of all persons whomever claiming title by, through or under Grantor, but not against the claims of others.

THIS PROPERTY CONSISTS OF GOVERNMENTAL COMMON AREA TRACTS. NO CONSIDERATION HAS BEEN DELIVERED FOR THIS TRANSFER; THEREFORE, ONLY MINIMUM DOCUMENTARY STAMP TAXES ARE DUE. THIS DEED WAS PREPARED AT THE REQUEST OF THE GRANTOR AND GRANTEE WITHOUT THE BENEFIT OF A TITLE SEARCH.

IN WITNESS WHEREOF, Grantor has executed this deed as of the date first above written.

Signed, Sealed and Delivered in the
Presence of:

ST. JOE THE SECOND, LLC,
a Florida limited liability company

Carla Tabshe
Name: Carla Tabshe
Address: 8408 Temple Terrace Hwy
Tampa, FL 33637

Joseph Tabshe
Manager

Charbel Wadib
Name: Charbel Wadib
Address: 8408 Temple Terrace Hwy
Tampa, FL 33637

STATE OF FLORIDA

COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, on ~~August~~ ^{September} 10th, 2025, by Joseph Tabshe, as Manager of St. Joe the Second, LLC, a Florida limited liability company, on behalf of the company, who is ☒ personally known to me or ☐ has produced _____ as identification.

Pablo Toranzo
Notary Public Signature



PABLO DE JESUS TORANZO
Commission # HH 437388
Expires August 24, 2027

Notary Stamp

Consideration: \$10.00
Documentary Stamp Tax: \$0.70

**Prepared by and
when recorded return to:**
Vivek K. Babbar, Esq.
Straley Robin Vericker
1510 W. Cleveland Street
Tampa, Florida 33606

Special Warranty Deed

This Special Warranty Deed is made as of September 15, 2025, by **ST. JOE ROAD PROJECT, LLC**, a Florida limited liability company ("**Grantor**"), whose mailing address is 4912 Turnbury Wood Drive, Tampa, Florida 33647, in favor of the **Vista Walk Community Development District**, a unit of special purpose local government organized and existing under Chapter 190, Florida Statutes ("**Grantee**"), whose mailing address is c/o Inframark 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other valuable consideration, lawful money of the United States of America, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed to Grantee, its successors and assigns forever, all of the following described land in Pasco County, Florida ("**Property**"):

Tracts 100, 200-203, 300, 301-308, 400-406, as shown on the plat of Vista Walk, recorded in Plat Book 95 Pages 87-97 of the Public Records of Pasco County, Florida.

TOGETHER WITH, with all appurtenances and hereditaments pertaining thereto.

TO HAVE AND TO HOLD the Property, with all improvements thereon, unto Grantee in fee simple forever.

AND Grantor does hereby covenant with Grantee that the Property is free from all liens and encumbrances whatsoever, except (a) taxes for the year 2025 and subsequent years; (b) zoning and other governmental regulations; (c) conditions, restrictions, limitations and easements of record, however this provision shall not reimpose any of the same. Grantor does hereby fully warrant title to the Property and will defend the same against the lawful claims of all persons whomever claiming title by, through or under Grantor, but not against the claims of others.

THIS PROPERTY CONSISTS OF GOVERNMENTAL COMMON AREA TRACTS. NO CONSIDERATION HAS BEEN DELIVERED FOR THIS TRANSFER; THEREFORE, ONLY MINIMUM DOCUMENTARY STAMP TAXES ARE DUE. THIS DEED WAS PREPARED AT THE REQUEST OF THE GRANTOR AND GRANTEE WITHOUT THE BENEFIT OF A TITLE SEARCH.

THIS DEED IS BEING RE-RECORDED TO CORRECT AN ERROR IN THE SIGNATURE PAGE OF THE DEED PREVIOUSLY RECORDED IN INSTRUMENT #2025177422 IN OR BK 11282 PG 912.

IN WITNESS WHEREOF, Grantor has executed this deed as of the date first above written.

Signed, Sealed and Delivered in the
Presence of:

ST. JOE ROAD PROJECT, LLC,
a Florida limited liability company

Carla Tabshe
Name: Carla Tabshe
Address: 8408 Temple Terrace Hwy
Tampa, FL 33637

Joseph Tabshe
Manager

Charbel Wadih
Name: Charbel Wadih
Address: 8408 Temple Terrace Hwy
Tampa, FL 33637

STATE OF FLORIDA
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, on September 10th, 2025, by Joseph Tabshe, as Manager of St. Joe Road Project, LLC, a Florida limited liability company, on behalf of the company, who is ☐ personally known to me or ☐ has produced _____ as identification.

Pablo de Jesus Toranzo
Notary Public Signature



PABLO DE JESUS TORANZO
Commission # HH 437388
Expires August 24, 2027

Notary Stamp

**VISTA WALK
COMMUNITY DEVELOPMENT DISTRICT
CITY OF DADE CITY, FLORIDA
FINANCIAL REPORT
FOR THE PERIOD FROM INCEPTION JANUARY 23, 2024 TO SEPTEMBER 30, 2024**

**VISTA WALK COMMUNITY DEVELOPMENT DISTRICT
CITY OF DADE CITY, FLORIDA**

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Vista Walk Community Development District
City of Dade City, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities, and the major fund of Vista Walk Community Development District, City of Dade City, Florida ("District") as of and for the period from inception January 23, 2024 to September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and the major fund of the District, as of September 30, 2024, and the respective changes in financial position thereof for the period from inception January 23, 2024 to September 30, 2024 in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

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

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

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

Required Supplementary Information

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

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c), but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with Government Auditing Standards, we have also issued our report dated October 20, 2025, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

October 20, 2025

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Vista Walk Community Development District, City of Dade City, Florida ("District") provides a narrative overview of the District's financial activities from inception January 23, 2024 to September 30, 2024. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

This information is being presented to provide additional information regarding the activities of the District and to meet the disclosure requirements of Government Accounting Standards Board Statement ("GASB") No. 34, *Basic Financial Statements – and Management's Discussion and Analysis – for State and Local Governments* issued June 1999. Comparative information between the current year and the prior year is required to be presented in the Management's Discussion and Analysis ("MD&A"). However, because this is the first year of operations of the District, comparative information is excluded in this report. Subsequent reports will include the comparative information.

FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the period from inception January 23, 2024 to September 30, 2024, resulting in a net position deficit balance of (\$31,206).
- The change in the District's total net position for the period from inception January 23, 2024 to September 30, 2024 was (\$31,206), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2024, the District's governmental funds reported combined ending deficit fund balance (\$31,206).

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

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

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

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

The government-wide financial statements include all governmental activities that are principally supported by Developer contributions. The District does not have any business-type activities. The governmental activities of the District include the general government (management) function.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Fund Financial Statements

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

Governmental Funds

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

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

The District maintains one governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, which a major fund.

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

Notes to the Financial Statements

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

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets at the close of the period from inception January 23, 2024 to September 30, 2024.

Key components of the District's net position are reflected in the following table:

NET POSITION SEPTEMBER 30, 2024	
Assets, excluding capital assets	\$ 9,318
Total assets	9,318
Current liabilities	40,524
Total liabilities	40,524
Net Position	
Unrestricted	(31,206)
Total net position	\$ (31,206)

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION	
FOR THE PERIOD FROM INCEPTION JANUARY 23, 2024 TO	
SEPTEMBER 30, 2024	
Revenues:	
Program revenues	
Operating grants and contributions	\$ 20,000
Total revenues	<u>20,000</u>
Expenses:	
General government	<u>51,206</u>
Total expenses	<u>51,206</u>
Change in net position	(31,206)
Net position - beginning	-
Net position - ending	<u>\$ (31,206)</u>

As noted above and in the statement of activities, the cost of all governmental activities for the fiscal year ended September 30, 2024, was \$51,206. The costs of the District's activities were funded primarily by program revenues. Program revenues of the District are comprised of Developer contributions.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the period from inception January 23, 2024 to September 30, 2024.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, landowners, taxpayers, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact Vista Walk Community Development District's Finance Department at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

FINANCIAL STATEMENTS

**VISTA WALK COMMUNITY DEVELOPMENT DISTRICT
CITY OF DADE CITY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2024**

	Governmental Activities
ASSETS	
Cash	\$ 9,318
Total assets	<u>9,318</u>
LIABILITIES	
Accounts payable and accrued expenses	<u>40,524</u>
Total liabilities	<u>40,524</u>
NET POSITION	
Unrestricted	(31,206)
Total net position	<u>\$ (31,206)</u>

See notes to the financial statements

**VISTA WALK COMMUNITY DEVELOPMENT DISTRICT
CITY OF DADE CITY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE PERIOD FROM INCEPTION JANUARY 23, 2024 TO SEPTEMBER 30, 2024**

		Program Revenues	Net (Expense) Revenue and Changes in Net Position
<u>Functions/Programs</u>	<u>Expenses</u>	<u>Operating Grants and Contributions</u>	<u>Governmental Activities</u>
Primary government:			
Governmental activities:			
General government	\$ 51,206	\$ 20,000	\$ (31,206)
Total governmental activities	<u>51,206</u>	<u>20,000</u>	<u>(31,206)</u>
	Change in net position		(31,206)
	Net position - beginning		-
	Net position - ending		<u>\$ (31,206)</u>

See notes to the financial statements

**VISTA WALK COMMUNITY DEVELOPMENT DISTRICT
CITY OF DADE CITY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2024**

	<u>Major Fund</u>	<u>Total</u>
	General	Governmental Funds
ASSETS		
Cash	\$ 9,318	\$ 9,318
Total assets	<u>\$ 9,318</u>	<u>\$ 9,318</u>
 LIABILITIES AND FUND BALANCES		
Liabilities:		
Accounts payable and accrued expenses	\$ 40,524	\$ 40,524
Total liabilities	<u>40,524</u>	<u>40,524</u>
 Fund balances:		
Unassigned	(31,206)	(31,206)
Total fund balances	<u>(31,206)</u>	<u>(31,206)</u>
 Total liabilities and fund balances	<u>\$ 9,318</u>	<u>\$ 9,318</u>

See notes to the financial statements

**VISTA WALK COMMUNITY DEVELOPMENT DISTRICT
CITY OF DADE CITY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET –
GOVERNMENTAL FUNDS TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2024**

Total fund balances - governmental funds	<u>\$ (31,206)</u>
Net position of governmental activities	<u>\$ (31,206)</u>

See notes to the financial statements

**VISTA WALK COMMUNITY DEVELOPMENT DISTRICT
CITY OF DADE CITY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE PERIOD FROM INCEPTION JANUARY 23, 2024 TO SEPTEMBER 30, 2024**

	<u>Major Fund</u>	<u>Total</u>
	General	Governmental Funds
REVENUES		
Developer contributions	\$ 20,000	\$ 20,000
Total revenues	<u>20,000</u>	<u>20,000</u>
EXPENDITURES		
Current:		
General government	51,206	51,206
Total expenditures	<u>51,206</u>	<u>51,206</u>
Excess (deficiency) of revenues over (under) expenditures	(31,206)	(31,206)
Fund balances - beginning	<u>-</u>	<u>-</u>
Fund balances - ending	<u>\$ (31,206)</u>	<u>\$ (31,206)</u>

See notes to the financial statements

**VISTA WALK COMMUNITY DEVELOPMENT DISTRICT
CITY OF DADE CITY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE PERIOD FROM INCEPTION JANUARY 23, 2024 TO SEPTEMBER 30, 2024**

Net change in fund balances - total governmental funds	<u>\$ (31,206)</u>
Change in net position of governmental activities	<u><u>\$ (31,206)</u></u>

See notes to the financial statements

**VISTA WALK COMMUNITY DEVELOPMENT DISTRICT
CITY OF DADE CITY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Vista Walk Community Development District ("District") was established on January 23, 2024 via Ordinance 2023-38 enacted by the City of Dade City, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on an at large basis by the owners of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2024, four of the Board members are affiliated with the Developer, and one of the Board members is affiliated with the management company that is contracted by the District.

The Board has the final responsibility for:

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

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

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

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

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

Assessments

Assessments including debt service assessments and operations and maintenance assessments, are non-ad valorem assessments imposed on all lands located within the District and benefitted by the District's activities. Assessments are levied by the District prior to the start of the fiscal year which begins October 1st and ends on September 30th. Operation and maintenance special assessments are imposed upon all benefitted lands within the District. Debt service assessments are imposed upon certain lots and lands described in each resolution imposing the special assessment for each of the series of Bonds issued by the District.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District was funded by Developer contributions for the period from inception January 23, 2024 to September 30, 2024.

The District reports the following major governmental fund:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Inventories and Prepaid Items

Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

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

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payables are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

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

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Other Disclosures

Use of Estimates

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

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

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

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS

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

NOTE 5 – DEVELOPER TRANSACTIONS

The Developer has agreed to fund the general operations of the District. In connection with that agreement, Developer contributions to the general fund were \$20,000 during the period from inception January 23, 2024 to September 30, 2024.

NOTE 6 – CONCENTRATION

The Developer owns the majority the land within the District. Therefore, the District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations.

NOTE 7 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management services, which include financial and accounting services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

As of September 30, 2024, one of the Board members is an employee of the management company.

NOTE 8 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims since inception of the District.

NOTE 9 – DEFICIT FUND EQUITY

The general fund had a deficit fund balance of (\$31,206) at September 30, 2024. The deficit will be covered by a contribution from the Developer in the subsequent period.

**VISTA WALK COMMUNITY DEVELOPMENT DISTRICT
CITY OF DADE CITY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE PERIOD FROM INCEPTION JANUARY 23, 2024 TO SEPTEMBER 30, 2024**

	Budgeted Amounts <u>Original & Final</u>	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Assessments	\$ 914,906	\$ -	\$ (914,906)
Developer contributions	-	20,000	20,000
Total revenues	<u>914,906</u>	<u>20,000</u>	<u>(894,906)</u>
EXPENDITURES			
Current:			
General government	101,681	51,206	50,475
Maintenance and operations	284,100	-	284,100
Parks and recreation	529,125	-	529,125
Total expenditures	<u>914,906</u>	<u>51,206</u>	<u>863,700</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$ -</u>	(31,206)	<u>\$ (31,206)</u>
Fund balance - beginning		<u>-</u>	
Fund balance - ending		<u>\$ (31,206)</u>	

See notes to required supplementary information

**VISTA WALK COMMUNITY DEVELOPMENT DISTRICT
CITY OF DADE CITY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the General Fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the period from inception January 23, 2024 to September 30, 2024.

**VISTA WALK COMMUNITY DEVELOPMENT DISTRICT
CITY OF DADE CITY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
FOR THE PERIOD FROM INCEPTION JANUARY 23, 2024 TO SEPTEMBER 30, 2024
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	0
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	2
Employee compensation	\$0.00
Independent contractor compensation	\$7,474
Construction projects to begin on or after October 1; (>\$65K)	Not applicable
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance: Not applicable
	Debt Service: Not applicable
Special assessments collected	\$0
Outstanding Bonds:	Not applicable



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

To the Board of Supervisors
Vista Walk Community Development District
City of Dade City, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Vista Walk Community Development District, City of Dade City, Florida ("District") as of and for the period from inception January 23, 2024 to September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated October 20, 2025.

Report on Internal Control Over Financial Reporting

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

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

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

Report on Compliance and Other Matters

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

Purpose of this Report

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

October 20, 2025



**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Vista Walk Community Development District
City of Dade City, Florida

We have examined Vista Walk Community Development District, City of Dade City, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2024. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the period from inception January 23, 2024 to September 30, 2024.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Vista Walk Community Development District, City of Dade City, Florida and is not intended to be and should not be used by anyone other than these specified parties.

October 20, 2025



1001 Yamato Road • Suite 301
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL FOR THE STATE OF FLORIDA

To the Board of Supervisors
Vista Walk Community Development District
City of Dade City, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Vista Walk Community Development District, City of Dade City, Florida ("District") as of and for the period from inception January 23, 2024 to September 30, 2024 and have issued our report thereon dated October 20, 2025.

Auditor's Responsibility

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

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated October 20, 2025, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General of the state of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

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

We wish to thank Vista Walk Community Development District, City of Dade City, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

October 20, 2025

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

N/A. First year audit

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

N/A. First year audit.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the period from inception January 23, 2024 to September 30, 2024.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the period from inception January 23, 2024 to September 30, 2024.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
6. We applied financial condition assessment procedures, and no deteriorating financial conditions were noted as of September 30, 2024. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.
7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 21.

Bill To:

Vista Walk CDD
Bryan Radcliff
2005 Pan Am Circle Suite 300
Tampa, Florida 33607

Shipping To:

Vista Walk CDD
Bryan Radcliff
2005 Pan Am Circle Suite 300
Tampa, Florida 33607

Product	Start Date	End Date	QTY	Unit	Unit Price	Discount	Subtotal
Year 1 Products & Services							
SchoolNow CMS	2025-11-14	2026-11-13	1	Number of Schools	\$60.00	\$0.00	\$60.00
SchoolNow ADA	2025-11-14	2026-11-13	1	Number of Schools	\$938.00	\$0.00	\$938.00
SchoolNow Service Fee	2025-11-14	2026-11-13	1	Number of Schools	\$615.00	\$0.00	\$615.00
							\$1,613.00
Professional Services and Set-Up							
SchoolNow Implementation			1	Number of Schools	\$1,512.00	\$0.00	\$1,512.00
							\$1,512.00

Subtotal **\$3,125.00**

Contract Total Value \$3,125.00

Term Summary	
Total Years	Autorenew Term
1.00	12
Successive years are subject to 5% annual uplift, which shall be reflected on renewal quote	

Payment Schedule	
Year	Invoice Due Date
Year 1	Within 30 Days of Invoice
Successive years are subject to 5% annual uplift, which shall be reflected on renewal quote	

Additional Notes:

The initial term of this Agreement (the "Initial Term") shall be the number of years listed in the above table and, if Auto-Renewal Term is indicated in the above table, the Agreement shall automatically renew for successive terms for the number of months indicated in the table (each a "Successive Term" and together with the Initial Term, the "Term") unless either Party provides written notice at least 60 days prior to the end of such Initial or Successive Term or this Agreement is terminated sooner pursuant to Termination section of the Master Services Agreement that governs this Order Form.

Additional Payment Terms

For SchoolStatus Attend, there is an additional \$2,500 SIS change fee if Customer changes SIS during the Subscription/ Order Term. The fee will be due upon SchoolStatus commencing with the implementation of the new SIS.

This Order Form and the pricing contained herein are valid for 60 days from the quote created date above. All payments are to be remitted to SchoolStatus, LLC at P.O. Box 771470 St. Louis, MO 63177-9816.

By signing below, you agree to our [Master Services Agreement](#), the [Data Processing Addendum](#), the [Terms and Conditions](#) below your signature, and (d) the terms of this Order Form ("Agreement"), which together constitute the entirety of our Agreement with your organization, unless (i) Customer has a currently-effective, existing MSA and/or DPA executed by SchoolStatus, in which case such existing MSA will govern rather than (a) and/or such existing DPA will govern rather than (b); or (ii) otherwise set forth herein.

Authorized Representative: Bryan Radcliff**Signature:****Title:** _____**Date:** _____



Stantec Consulting Services Inc.
777 S. Harbour Island Boulevard, Suite 600, Tampa FL 33602-5729

January 6, 2026

Vista Walk CDD
c/o Inframark
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

**RE: PROFESSIONAL SERVICES PROPOSAL
 VISTA WALK COMMUNITY DEVELOPMENT DISTRICT
 ENGINEERING CONSULTING SERVICES**

To Whom It May Concern:

Attached please find our Professional Services Agreement associated with the subject project. If deemed acceptable to you, please sign the form on page 3 where required and return to our office at your earliest convenience. We will then send a fully executed copy to you for your records.

If you have any questions or comments, please do not hesitate to contact us.

Sincerely,

Stantec Consulting Services Inc.
A handwritten signature in blue ink, appearing to read 'Tonja L. Stewart', written over the company name.

Tonja L. Stewart, PE
Senior Project Manager
Civil Engineering
Ph: (813) 223-9500
Fax: (813) 223-0009
tonja.stewart@stantec.com

Att.: As noted

January 6, 2026

TO: Vista Walk CDD
c/o Inframark
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

**RE: PROFESSIONAL SERVICES PROPOSAL
VISTA WALK COMMUNITY DEVELOPMENT DISTRICT
ENGINEERING CONSULTING SERVICES**

OVERVIEW

1. The Vista Walk Community Development District (CDD) ("Client") has requested that Stantec Consulting Services Inc. ("Consultant") provide a proposal for professional engineering services, as needed by the CDD Board of Supervisors and/or District Manager for any future CDD related construction, and/or CDD operation and maintenance engineering needs.
2. Consultant will attend CDD Board of Supervisor's meetings, as required and/or requested by the Board of Supervisors and/or District Manager.
3. Consultant will perform future required Southwest Florida Water Management inspections and report maintenance need to the District Manager.

SCOPE OF SERVICES

2026 Engineering Consulting Services

Prepare for and attend Board of Supervisors' meetings, as needed and requested by District Manager. Consultant will perform professional services, including, but not limited to, engineering, surveying, and landscape architecture, to support the management and operation of the CDD. The services will be performed upon request of District Manager and will be billed hourly. The future Southwest Florida Water Management District ("SWFWMD) periodic field inspections and reporting will also be performed under these services.

FEES

The compensation to be paid to Stantec Consulting Services for providing the services described in the Scope of Services shall be as follows:



Task	Description	Fee Type (See Note)	Fee Amount
2026	Engineering Consulting Services	T/M	\$ 15,000
Total			\$ 15,000

NOTE:

T/M = Time/Material

GENERAL CONDITIONS AND UNDERSTANDINGS

The attached "Professional Services Terms and Conditions" shall govern the agreement.

The final total fee may be higher or lower than the estimated fee and shall not be limited to the estimated fee. Unless otherwise specified, charges for SERVICES are based on Stantec's hourly billing rate table ("Rate Table"), attached hereto. The Rate Table is subject to escalation from time to time. At a minimum, effective each January 1 during the term of this Agreement, Stantec's charges for SERVICES shall escalate by either (a) the most current Consumer Price Index year over year percentage increase, not seasonally adjusted, for the preceding July, all items, as published by Statistics Canada (for Projects in Canada) plus 1.0%, or (b) the most current Consumer Price Index for All Urban Consumers (CPI-U) year over year percentage increase, not seasonally adjusted, for the preceding July, as published by the U.S. Bureau of Labor Statistics plus 1.0% (for all other projects).

E-VERIFICATION

Pursuant to Section 448.095(2), Florida Statutes (the "Statute"),

- a. Consultant represents that Consultant is eligible to contract with the District, and is currently in compliance and will remain in compliance with the Statute for as long as it has any obligations under this Agreement, including, but not limited to, registering with and using the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2023.
- b. If the District has a good faith belief that the Consultant has knowingly violated the Statute, the District will terminate this Agreement as required by Section 448.095(2)(c), Florida Statutes. If the District has a good faith belief that a subcontractor knowingly violated Section 448.09(1), Florida Statutes, but the Consultant otherwise complied with its obligations thereunder, the District shall promptly notify the Consultant and the Consultant will immediately terminate its contract with the subcontractor.



- c. If this Agreement is terminated in accordance with such requirements, then the Consultant will be liable for any additional costs incurred by the District.

Tonja L. Stewart, P.E.
Senior Project Manager

January 6, 2026

Date

Vista Walk Community Development District, Title

Date



The following Terms and Conditions are attached to and form part of a proposal for services to be performed by Consultant and together, when the Client authorizes Consultant to proceed with the services, constitute the Agreement. Consultant means the Stantec entity issuing the Proposal.

Description of Work: Consultant shall render the services described in the Proposal (hereinafter called the "Services") to the Client.

Terms and Conditions: No terms, conditions, understandings, or agreements purporting to modify or vary these Terms and Conditions shall be binding unless hereafter made in writing and signed by the Client and Consultant. In the event of any conflict between the Proposal and these Terms and Conditions, these Terms and Conditions shall take precedence. This Agreement supercedes all previous agreements, arrangements or understandings between the parties whether written or oral in connection with or incidental to the Project.

Compensation: Payment is due to Consultant within 28 days of receipt of invoice. Failure to make any payment when due is a material breach of this Agreement and will entitle Consultant, at its option, to suspend or terminate this Agreement and the provision of the Services. Interest will accrue on accounts overdue at the lesser of 1.5 percent per month (18 percent per annum) or the maximum legal rate of interest. Unless otherwise noted, the fees in this agreement do not include any value added, sales, or other taxes that may be applied by Government on fees for services. Such taxes will be added to all invoices as required. The Client will make electronic payment of the invoices, the details of which can be obtained or verified by contacting ar@stantec.com. Consultant provides no guarantee or warranty that the Client's Project requirements can be achieved within its proposed Project budget or schedule. Any services to redesign, value-engineer or make changes to the Client's Project requirements, whether for cost-saving, schedule efficiency, or otherwise, constitute additional services.

Notices: Each party shall designate a representative who is authorized to act on behalf of that party. All notices, consents, and approvals required to be given hereunder shall be in writing and shall be given to the representatives of each party.

Termination: Either party may terminate the Agreement without cause upon thirty (30) days notice in writing. If either party breaches the Agreement and fails to remedy such breach within seven (7) days of notice to do so by the non-defaulting party, the non-defaulting party may immediately terminate the Agreement. Non-payment by the Client of Consultant's invoices within 30 days of Consultant rendering same is agreed to constitute a material breach and, upon written notice as prescribed above, the duties, obligations and responsibilities of Consultant are terminated. On termination by either party, the Client shall forthwith pay Consultant all fees and charges for the Services provided to the effective date of termination.

Environmental: Except as specifically described in this Agreement, Consultant's field investigation, laboratory testing and engineering recommendations will not address or evaluate pollution of soil or pollution of groundwater. Consultant is entitled to rely upon information provided by the Client, its consultants, and third-party sources provided such third party is, in Consultant's opinion, a reasonable source for such information, relating to subterranean structures or utilities. The Client releases Consultant from any liability and agrees to defend, indemnify and hold Consultant harmless from any and all claims, damages, losses and/or expenses, direct and indirect, or consequential damages relating to subterranean structures or utilities which are not correctly identified in such information.

Professional Responsibility: In performing the Services, Consultant will provide and exercise the standard of care, skill and diligence required by customarily accepted professional practices normally provided in the performance of the Services at the time and the location in which the Services were performed.

Indemnity: The Client releases Consultant from any liability and agrees to defend, indemnify and hold Consultant harmless from any and all claims, damages, losses, and/or expenses, direct and indirect, or consequential damages, including but not limited to attorney's fees and charges and court and arbitration costs, arising out of, or claimed to arise out of, the performance of the Services, excepting liability arising from the sole negligence of Consultant.

Limitation of Liability: It is agreed that, to the fullest extent possible under the applicable law, the total amount of all claims the Client may have against Consultant under this Agreement, including but not limited to claims for negligence, negligent misrepresentation and/or breach of contract, shall be strictly limited to the lesser of professional fees paid to Consultant for the Services or \$100,000.00. No claim may be brought against Consultant more than two (2) years after the cause of action arose. As the Client's sole and exclusive remedy under this Agreement any claim, demand or suit shall be directed and/or asserted only against Consultant and not against any of Consultant's employees, officers or directors.

Consultant's liability with respect to any claims arising out of this Agreement shall be absolutely limited to direct damages arising out of the Services and Consultant shall bear no liability whatsoever for any consequential loss, injury or damage incurred by the Client, including but not limited to claims for loss of use, loss of profits and/or loss of markets.

In no event shall Consultant's obligation to pay damages of any kind exceed its proportionate share of liability for causing such damages.

Documents: All of the documents prepared by or on behalf of Consultant in connection with the Project are instruments of service for the execution of the Project. Consultant retains the property and copyright in these documents, whether the Project is executed or not. These documents may not be used for any other purpose without the prior written consent of Consultant. In the event Consultant's documents are subsequently reused or modified in any material respect without the prior consent of Consultant, the Client agrees to defend, hold harmless and indemnify Consultant from any claims advanced on account of said reuse or modification.

Any document produced by Consultant in relation to the Services is intended for the sole use of Client. The documents may not be relied upon by any other party without the express written consent of Consultant, which may be withheld at Consultant's discretion. Any such consent will provide no greater rights to the third party than those held by the Client under the contract and will only be authorized pursuant to the conditions of Consultant's standard form reliance letter.

Consultant cannot guarantee the authenticity, integrity or completeness of data files supplied in electronic format ("Electronic Files"). Client shall release, indemnify and hold Consultant, its officers, employees, Consultant's and agents harmless from any claims or damages arising from the use of Electronic Files. Electronic files will not contain stamps or seals, remain the property of Consultant, are not to be



used for any purpose other than that for which they were transmitted, and are not to be retransmitted to a third party without Consultant's written consent.

Field Services: Consultant shall not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with work on the Project and shall not be responsible for any contractor's failure to carry out the work in accordance with the contract documents. Consultant shall not be responsible for the acts or omissions of any contractor, subcontractor, any of their agents or employees, or any other persons performing any of the work in connection with the Project. Consultant shall not be the prime contractor or similar under any occupational health and safety legislation.

Governing Law/Compliance with Laws: The Agreement shall be governed, construed and enforced in accordance with the laws of the jurisdiction in which the majority of the Services are performed. Consultant shall observe and comply with all applicable laws, continue to provide equal employment opportunity to all qualified persons, and to recruit, hire, train, promote and compensate persons in all jobs without regard to race, color, religion, sex, age, disability or national origin or any other basis prohibited by applicable laws.

Dispute Resolution: If requested in writing by either the Client or Consultant, the Client and Consultant shall attempt to resolve any dispute between them arising out of or in connection with this Agreement by entering into structured non-binding negotiations with the assistance of a mediator on a without prejudice basis. The mediator shall be appointed by agreement of the parties. The Parties agree that any actions under this Agreement will be brought in the appropriate court in the jurisdiction of the Governing Law, or elsewhere by mutual agreement. Nothing herein however prevents Consultant from any exercising statutory lien rights or remedies in accordance with legislation where the project site is located.

Assignment: The Client shall not, without the prior written consent of Consultant, assign the benefit or in any way transfer the obligations under these Terms and Conditions or any part hereof.

Severability: If any term, condition or covenant of the Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remaining provisions of the Agreement shall be binding on the Client and Consultant.

Force Majeure: Any default in the performance of this Agreement caused by any of the following events and without fault or negligence on the part of the defaulting party shall not constitute a breach of contract, labor strikes, riots, war, acts of governmental authorities, unusually severe weather conditions or other natural catastrophe, disease, epidemic or pandemic, or any other cause beyond the reasonable control or contemplation of either party. Nothing herein relieves the Client of its obligation to pay Consultant for services rendered.

Contra Proferentem: The parties agree that in the event this Agreement is subject to interpretation or construction by a third party, such third party shall not construe this Agreement or any part of it against either party as the drafter of this Agreement.

Business Practices: Each Party shall comply with all applicable laws, contractual requirements and mandatory or best practice guidance regarding improper or illegal payments, gifts, or gratuities, and will not pay, promise to pay or authorize the payment of any money or anything of value, directly or indirectly, to any person (whether a government official or private individual) or entity for the purpose or illegally or improperly inducing a decision or obtaining or retaining business in connection with this Agreement or the Services.

FLORIDA CONTRACTS: PURSUANT TO FLORIDA STATUTES CHAPTER 558.0035 AN INDIVIDUAL EMPLOYEE OR AGENT MAY NOT BE HELD INDIVIDUALLY LIABLE FOR DAMAGES RESULTING FROM NEGLIGENCE.



SCHEDULE OF FEES

Effective January 1, 2026

<u>Staff Level</u>	<u>Rate</u>
Level 3	\$127.00
Level 4	\$138.00
Level 5	\$158.00
Level 6	\$162.00
Level 7	\$174.00
Level 8	\$184.00
Level 9	\$190.00
Level 10	\$198.00
Level 11	\$214.00
Level 12	\$226.00
Level 13	\$237.00
Level 14	\$250.00
Level 15	\$264.00
Level 16	\$291.00
Level 17	\$302.00
Level 18	\$308.00
Level 19	\$320.00
Level 20	\$332.00
Level 21	\$352.00
1 Person Field Crew	\$150.00
2 Person Field Crew	\$208.00
3 Person Field Crew	\$265.00
4 Person Field Crew	\$327.00

*Rates subject to annual increase.

Unit billings, such as printing and survey materials, will be billed at standard rates.

All other out-of-pocket expenses will be billed at cost +10%.

**MINUTES OF MEETING
VISTA WALK
COMMUNITY DEVELOPMENT DISTRICT**

The Public Hearing and regular meeting of the Board of Supervisors of Vista Walk Community Development District was held on Tuesday, August 12, 2025, at 12:42 a.m., at the SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O' Lakes, Florida 34638.

Present and constituting a quorum were:
N/A

Also present were:

Brian Radcliff District Manager

This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Due to a lack of quorum, Mr. Radcliff announced that the Public Hearing and Regular Meeting of the Board of Supervisors of Vista Walk will be **CONTINUED** to August 15, 2025 at 10am. The meeting will take place at the Springhill Suites in Land O Lakes, FL.

SECOND ORDER OF BUSINESS

Public Comment Period

THIRD ORDER OF BUSINESS

Recess to Public Hearings

FOURTH ORDER OF BUSINESS

Public Hearing on Adopting FY2026

Proposed Operations Budget

A. Open Public Hearing on Adopting FY2026 Proposed Operations Budget

B. Staff Presentations

C. Public Comment

D. Consideration of Resolution 2025-02: Adopting the FY2026 Budget

1. Approved Proposed FY2026 Operating Budget

2. Revised Vista Walk FY2026 Operating Budget

E. Close Public Hearing on Adopting FY2026 Proposed Budget

FIFTH ORDER OF BUSINESS

Recess and Return to Regular Meeting

SIXTH ORDER OF BUSINESS

Business Items

A. Consideration of Resolution 2025-03; Levying O&M Assessment

B. FY2025-2026 Developer Budget Funding Agreement

C. Consideration of Resolution 2025-04; Setting the FY2026 Meeting Schedule

- D. Affidavit for Anti-Human Trafficking**
- E. First Amendment to the Management Services Master Agreement**
- F. FY2026 Goals & Objectives**

SEVENTH ORDER OF BUSINESS

Consent Agenda

- A. Approval of Meeting Minutes (*June 10, 2025 Regular Meeting Minutes*)**
- B. Acceptance of Financials**
 - 1. May 2025**
 - 2. June 2025**
- C. Acceptance of the Check Registers**
 - 1. May 2025**
 - 2. June 2025**
- D. Consideration of Operations and Maintenance Invoices**
 - 1. May 2025**
 - 2. June 2025**

EIGHTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel**
- B. District Engineer**
- C. District Manager**

NINTH ORDER OF BUSINESS

Other Business, Updates, and Supervisor Comments

TENTH ORDER OF BUSINESS

Adjournment

There being nothing further,

Bryan Radcliff
District Manager

Carla Tabshe
Chairperson

**MINUTES OF MEETING
VISTA WALK
COMMUNITY DEVELOPMENT DISTRICT**

The CONTINUED Public Hearing and regular meeting of the Board of Supervisors of Vista Walk Community Development District was held on Friday August 15, 2025 and called to order at 10:06 am, at the SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O' Lakes, Florida 34638.

Present and constituting a quorum were:

Carla Tabshe
Dawson Ransome
Eric Davidson

Chairperson
Vice Chairperson
Assistant Secretary

Also present were:

Brian Lamb
Bryan Radcliff
Vivek Babbar
Atino Secor

District Manager
District Manager
District Counsel (*via phone*)
Starlight Homes

This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Lamb called the meeting to order, and a quorum was established.

SECOND ORDER OF BUSINESS

Public Comment Period

There being none, the next order of business followed.

THIRD ORDER OF BUSINESS

Recess to Public Hearing

Mr. Lamb requested the Board recess to Public Hearing

FORTH ORDER OF BUSINESS

**Public Hearing on Adopting FY2026
Proposed Operations Budget**

A. Open Public Hearing on Adopting FY2026 Proposed Operations Budget

On MOTION by Ms. Tabshe seconded by Mr. Davidson, with all in favor, Public Hearing on Adopting Fiscal Year 2026 Proposed Operations Budget, was opened. 3-0

B. Staff Presentations

Mr. Lamb presented the FY 2026 Budget to the Board. A conversation ensued.

C. Public Comment

There being no members of the public present, the next item followed.

D. Consideration of Resolution 2025-02; Adopting the Fiscal Year 2026 Budget**1. Approved Proposed FY2026 Operating Budget****2. Revised Vista Walk FY2026 Operating Budget**

On MOTION by Ms. Tabshe seconded by Ms. Ransome, with all in favor, Resolution 2025-02; Adopting the FY2026 Budget, was adopted. 3-0

E. Close Public Hearing on Adopting FY2026 Proposed Budget

On MOTION by Ms. Tabshe seconded by Ms. Ransome, with all in favor, Public Hearing on Adopting Fiscal Year 2026 Proposed Operations Budget, was closed. 3-0

FIFTH ORDER OF BUSINESS**Recess and Return to Regular Meeting**

Mr. Lamb requested the Board, return to the regular meeting.

SIXTH ORDER OF BUSINESS**Business Items****A. Consideration of Resolution 2025-03; Levying O&M Assessment**

On MOTION by Ms. Tabshe seconded by Ms. Ransome, with all in favor, Resolution 2025-03; Levying O&M Assessment, was adopted. 3-0

B. FY2025-2026 Developer Budget Funding Agreement

On MOTION by Ms. Tabshe seconded by Ms. Ransome, with all in favor, FY2025-2026 Developer Budget Funding Agreement, was approved. 3-0

C. Consideration of Resolution 2025-04; Setting the FY2026 Meeting Schedule

The following is the Fiscal Year 2026 CDD Meeting Schedule:

- October 14, 2025 10:00 a.m.*
- November 11, 2025 10:00 a.m.*
- December 9, 2025 10:00 a.m.
- January 13, 2026 10:00 a.m.
- February 10, 2026 10:00 a.m.
- March 10, 2026 10:00 a.m.
- April 14, 2026 10:00 a.m.

- May 12, 2026 10:00 a.m
- June 9, 2026 10:00 a.m
- July 14, 2026 10:00 a.m
- August 11, 2026 10:00 a.m
- September 8, 2026 10:00 a.m

**Meeting date is subject to change due to the holiday.*

All meetings will convene at the SpringHill Suites by Marriott Tampa Suncoast Parkway, located at 16615 Crosspointe Run, Land O'Lakes, Florida 34638.

On MOTION by Ms. Tabshe seconded by Ms. Ransome, with all in favor, Resolution 2025-04; Setting the Fiscal Year 2026 Meeting Schedule, as detailed above, was adopted. 3-0

D. Affidavit for Anti-Human Trafficking

On MOTION by Ms. Tabshe seconded by Ms. Ransome, with all in favor, Affidavit for Anti-Human Trafficking, was approved. 3-0

E. First Amendment to the Management Services Master Agreement

On MOTION by Ms. Tabshe seconded by Ms. Ransome, with all in favor, First Amendment to the Management Services Master Agreement, was approved. 3-0

F. FY2026 Goals & Objectives

On MOTION by Ms. Tabshe seconded by Ms. Ransome, with all in favor, Fiscal Year 2026 Goals & Objectives, was approved. 3-0

SEVENTH ORDER OF BUSINESS

Consent Agenda

A. Approval of Meeting Minutes (*June 10, 2025 Regular Meeting Minutes*)

B. Acceptance of Financials

1. May 2025

2. June 2025

C. Acceptance of the Check Registers

1. May 2025

2. June 2025

D. Consideration of Operations and Maintenance Invoices

1. May 2025
2. June 2025

On MOTION by Ms. Tabshe seconded by Ms. Ransome, with all in favor, the Consent Agenda, was approved. 3-0

EIGHTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
- B. District Engineer
- C. District Manager

There being no reports, the next order of business followed.

NINTH ORDER OF BUSINESS

Other Business, Updates, and Supervisor Comments

There being none, the next order of business followed.

TENTH ORDER OF BUSINESS

Adjournment

There being nothing further,

On MOTION by Ms. Tabshe seconded by Ms. Ransome, with all in favor, the meeting adjourned at 10:36 am. 3-0

Brian Lamb
District Manager

Carla Tabshe
Chairperson

Vista Walk Community Development District

Financial Statements
(Unaudited)

Period Ending
July 31, 2025

Prepared by:



2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

VISTA WALK COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of July 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	TOTAL
<u>ASSETS</u>	
Cash In Bank	\$ 1,817
Utility Deposits	350
TOTAL ASSETS	\$ 2,167
<u>LIABILITIES</u>	
Accounts Payable	\$ 46,925
TOTAL LIABILITIES	46,925
<u>FUND BALANCES</u>	
Unassigned:	(44,758)
TOTAL FUND BALANCES	(44,758)
TOTAL LIABILITIES & FUND BALANCES	\$ 2,167

VISTA WALK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Developer Contribution	1,219,875	99,300	(1,120,575)	8.14%
TOTAL REVENUES	1,219,875	99,300	(1,120,575)	8.14%
<u>EXPENDITURES</u>				
<u>Administration</u>				
ProfServ-Trustee Fees	10,500	-	10,500	0.00%
Disclosure Report	7,500	-	7,500	0.00%
District Counsel	15,000	1,662	13,338	11.08%
District Engineer	15,000	-	15,000	0.00%
District Manager	50,000	21,833	28,167	43.67%
Accounting Services	10,000	9,000	1,000	90.00%
Auditing Services	6,200	-	6,200	0.00%
Postage, Phone, Faxes, Copies	500	12	488	2.40%
Public Officials Insurance	7,500	-	7,500	0.00%
Liability/Property Insurance	58,000	2,220	55,780	3.83%
Legal Advertising	5,500	232	5,268	4.22%
Bank Fees	200	-	200	0.00%
Misc. Administrative Fees	2,500	-	2,500	0.00%
Website Administration	5,000	2,750	2,250	55.00%
Dues, Licenses, Subscriptions	175	325	(150)	185.71%
Total Administration	193,575	38,034	155,541	19.65%
<u>Electric Utility Services</u>				
Utility - Electric	48,000	1,461	46,539	3.04%
Utility - StreetLights	275,000	38,252	236,748	13.91%
Total Electric Utility Services	323,000	39,713	283,287	12.30%
<u>Water-Sewer Comb Services</u>				
Utility - Water	25,800	4	25,796	0.02%
Total Water-Sewer Comb Services	25,800	4	25,796	0.02%

VISTA WALK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Other Physical Environment</u>				
Waterway Management	42,500	-	42,500	0.00%
Field Manager	15,000	-	15,000	0.00%
Contracts-Landscape	290,000	33,000	257,000	11.38%
Contracts-Plant Replacement	45,000	-	45,000	0.00%
R&M-Drainage	30,000	-	30,000	0.00%
Recreation / Park Facility Maintenance	180,000	-	180,000	0.00%
Landscape Miscellaneous	50,000	2,100	47,900	4.20%
Irrigation Maintenance	25,000	-	25,000	0.00%
Total Other Physical Environment	677,500	35,100	642,400	5.18%
TOTAL EXPENDITURES	1,219,875	112,851	1,107,024	9.25%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(13,551)	(13,551)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		(31,207)		
FUND BALANCE, ENDING		\$ (44,758)		

Bank Account Statement

Vista Walk CDD

Bank Account No. 9520
Statement No. 07_25

Statement Date 07/31/2025

G/L Account No. 101002 Balance	1,817.23	Statement Balance	3,012.38
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	1,817.23	Subtotal	3,012.38
Negative Adjustments	0.00	Outstanding Checks	-1,195.15
Ending G/L Balance	1,817.23	Ending Balance	1,817.23

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
Total Deposits							0.00
Checks							
							0.00
06/05/2025	Payment	1040	INFRAMARK LLC	Check for Vendor V00007	-230.00	-230.00	0.00
06/25/2025	Payment	1042	CITY OF DADE CITY	Check for Vendor V00016	-4.35	-4.35	0.00
06/25/2025	Payment	1043	TECO	Check for Vendor V00012	-29.26	-29.26	0.00
07/02/2025	Payment	1044	STRALEY ROBIN VERICKER	Check for Vendor V00005	-222.50	-222.50	0.00
Total Checks					-486.11	-486.11	0.00
Adjustments							
Total Adjustments							
Outstanding Checks							
07/31/2025	Payment	1045	TECO	Check for Vendor V00012			-1,195.15
Total Outstanding Checks							-1,195.15
Outstanding Deposits							
Total Outstanding Deposits							

Vista Walk Community Development District

Financial Statements
(Unaudited)

Period Ending
August 31, 2025

Prepared by:



2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
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VISTA WALK COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of August 31, 2025

(In Whole Numbers)

<u>ACCOUNT DESCRIPTION</u>	<u>TOTAL</u>
<u>ASSETS</u>	
Cash In Bank	\$ 25,478
Utility Deposits	350
TOTAL ASSETS	\$ 25,828
<u>LIABILITIES</u>	
Accounts Payable	\$ 47,435
TOTAL LIABILITIES	47,435
<u>FUND BALANCES</u>	
Unassigned:	(21,607)
TOTAL FUND BALANCES	(21,607)
TOTAL LIABILITIES & FUND BALANCES	\$ 25,828

VISTA WALK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Developer Contribution	1,219,875	146,177	(1,073,698)	11.98%
TOTAL REVENUES	1,219,875	146,177	(1,073,698)	11.98%
<u>EXPENDITURES</u>				
<u>Administration</u>				
ProfServ-Trustee Fees	10,500	-	10,500	0.00%
Disclosure Report	7,500	-	7,500	0.00%
District Counsel	15,000	2,185	12,815	14.57%
District Engineer	15,000	-	15,000	0.00%
District Manager	50,000	23,917	26,083	47.83%
Accounting Services	10,000	10,000	-	100.00%
Auditing Services	6,200	-	6,200	0.00%
Postage, Phone, Faxes, Copies	500	12	488	2.40%
Public Officials Insurance	7,500	-	7,500	0.00%
Liability/Property Insurance	58,000	2,220	55,780	3.83%
Legal Advertising	5,500	434	5,066	7.89%
Bank Fees	200	531	(331)	265.50%
Misc. Administrative Fees	2,500	-	2,500	0.00%
Website Administration	5,000	2,875	2,125	57.50%
Dues, Licenses, Subscriptions	175	325	(150)	185.71%
Total Administration	193,575	42,499	151,076	21.95%
<u>Electric Utility Services</u>				
Utility - Electric	48,000	1,550	46,450	3.23%
Utility - StreetLights	275,000	47,452	227,548	17.26%
Total Electric Utility Services	323,000	49,002	273,998	15.17%
<u>Water-Sewer Comb Services</u>				
Utility - Water	25,800	678	25,122	2.63%
Total Water-Sewer Comb Services	25,800	678	25,122	2.63%

VISTA WALK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Other Physical Environment</u>				
Waterway Management	42,500	-	42,500	0.00%
Field Manager	15,000	-	15,000	0.00%
Contracts-Landscape	290,000	42,300	247,700	14.59%
Contracts-Plant Replacement	45,000	-	45,000	0.00%
R&M-Drainage	30,000	-	30,000	0.00%
Recreation / Park Facility Maintenance	180,000	-	180,000	0.00%
Landscape Miscellaneous	50,000	2,100	47,900	4.20%
Irrigation Maintenance	25,000	-	25,000	0.00%
Total Other Physical Environment	677,500	44,400	633,100	6.55%
TOTAL EXPENDITURES	1,219,875	136,579	1,083,296	11.20%
Excess (deficiency) of revenues				
Over (under) expenditures	-	9,598	9,598	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		(31,205)		
FUND BALANCE, ENDING		\$ (21,607)		

Bank Account Statement

Vista Walk CDD

Bank Account No. 9520
Statement No. 25_08

Statement Date 08/31/2025

G/L Account No. 101002 Balance	25,478.05	Statement Balance	35,155.55
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	25,478.05	Subtotal	35,155.55
Negative Adjustments	0.00	Outstanding Checks	-9,677.50
Ending G/L Balance	25,478.05	Ending Balance	25,478.05

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
08/13/2025	Payment	BD00005	Developer Contribution	Deposit No. BD00005 - O&M Assessment Funding	16,876.53	16,876.53	0.00
08/26/2025	Payment	BD00006	Developer Contribution	Deposit No. BD00006 - St Joe Road Project LLC Dev F	30,000.00	30,000.00	0.00
08/31/2025		JE000012	Interest - Investments	Interest Earned	0.05	0.05	0.00
Total Deposits					46,876.58	46,876.58	0.00
Checks							
							0.00
07/31/2025	Payment	1045	TECO	Check for Vendor V00012	-1,195.15	-1,195.15	0.00
08/20/2025	Payment	1046	CITY OF DADE CITY	Check for Vendor V00016	-673.20	-673.20	0.00
08/20/2025	Payment	1047	TECO	Check for Vendor V00012	-88.94	-88.94	0.00
08/20/2025	Payment	1048	TIMES PUBLISHING	Check for Vendor V00006	-232.40	-232.40	0.00
08/26/2025		JE000011	Bank Fees	FY'25 Truist Bank Fees -	-531.22	-531.22	0.00
08/27/2025	Payment	1050	LAWN MEDIC LANDSCAPING & IRRIGATION LLC	Check for Vendor V00014	-11,400.00	-11,400.00	0.00
08/27/2025	Payment	1051	STRALEY ROBIN VERICKER	Check for Vendor V00005	-612.50	-612.50	0.00
Total Checks					-14,733.41	-14,733.41	0.00
Adjustments							
Total Adjustments							
Outstanding Checks							
08/27/2025	Payment	1049	GIG FIBER, LLC	Check for Vendor V00011			-9,476.00
08/27/2025	Payment	1052	TIMES PUBLISHING	Check for Vendor V00006			-201.50
Total Outstanding Checks							-9,677.50
Outstanding Deposits							
Total Outstanding Deposits							

Vista Walk Community Development District

Financial Statements
(Unaudited)

Period Ending
September 30, 2025

Prepared by:



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VISTA WALK COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of September 30, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	TOTAL
<u>ASSETS</u>	
Cash In Bank	\$ 6,032
Accounts Receivable	80,000
Prepaid Items	16,420
Prepaid Insurance	6,030
Utility Deposits	350
TOTAL ASSETS	\$ 108,832

<u>LIABILITIES</u>	
Accounts Payable	\$ 72,257
TOTAL LIABILITIES	72,257

<u>FUND BALANCES</u>	
Nonspendable:	
Prepaid Items	16,420
Prepaid Insurance	6,030
Unassigned:	14,125
TOTAL FUND BALANCES	36,575
TOTAL LIABILITIES & FUND BALANCES	\$ 108,832

VISTA WALK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 33	\$ 33	0.00%
Developer Contribution	1,219,875	226,177	(993,698)	18.54%
TOTAL REVENUES	1,219,875	226,210	(993,665)	18.54%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Trustees Fees	10,500	-	10,500	0.00%
Disclosure Report	7,500	-	7,500	0.00%
District Counsel	15,000	4,560	10,440	30.40%
District Engineer	15,000	-	15,000	0.00%
District Management	50,000	26,000	24,000	52.00%
Accounting Services	10,000	11,000	(1,000)	110.00%
Auditing Services	6,200	-	6,200	0.00%
Postage, Phone, Faxes, Copies	500	12	488	2.40%
Public Officials	7,500	-	7,500	0.00%
Property & Liability Insurance	58,000	2,220	55,780	3.83%
Legal Advertising	5,500	434	5,066	7.89%
Bank Fees	200	698	(498)	349.00%
Miscellaneous Administration	2,500	-	2,500	0.00%
Website Administration	5,000	3,000	2,000	60.00%
Dues, Licenses & Fees	175	325	(150)	185.71%
Total Administration	193,575	48,249	145,326	24.93%
<u>Electric Utility Services</u>				
Electric Utility Services - All Others	48,000	1,639	46,361	3.41%
Electric Utility Services - Street Lights	275,000	56,652	218,348	20.60%
Total Electric Utility Services	323,000	58,291	264,709	18.05%
<u>Water-Sewer Comb Services</u>				
Water Utility Services	25,800	691	25,109	2.68%
Total Water-Sewer Comb Services	25,800	691	25,109	2.68%

VISTA WALK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Other Physical Environment</u>				
Waterway Management System	42,500	-	42,500	0.00%
Field Administration	15,000	3,000	12,000	20.00%
Landscape Maintenance - Contract	290,000	46,098	243,902	15.90%
Plant Replacement Program	45,000	-	45,000	0.00%
Pavement & Drainage Repairs & Maintenance	30,000	-	30,000	0.00%
Parks & Recreation	180,000	-	180,000	0.00%
Miscellaneous Landscape	50,000	2,100	47,900	4.20%
Irrigation Maintenance	25,000	-	25,000	0.00%
Total Other Physical Environment	677,500	51,198	626,302	7.56%
TOTAL EXPENDITURES	1,219,875	158,429	1,061,446	12.99%
Excess (deficiency) of revenues				
Over (under) expenditures	-	67,781	67,781	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		(31,206)		
FUND BALANCE, ENDING		\$ 36,575		

Bank Account Statement

Vista Walk CDD

Bank Account No. 9520
Statement No. 25_09

Statement Date 09/30/2025

G/L Account No. 101002 Balance	6,032.01	Statement Balance	6,032.01
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	6,032.01	Subtotal	6,032.01
Negative Adjustments	0.00	Outstanding Checks	0.00
Ending G/L Balance	6,032.01	Ending Balance	6,032.01

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
09/30/2025		JE000018	Interest - Investments	Interest Earned	32.67	32.67	0.00
Total Deposits					32.67	32.67	0.00
Checks							
							0.00
08/27/2025	Payment	1049	GIG FIBER, LLC	Check for Vendor V00011	-9,476.00	-9,476.00	0.00
08/27/2025	Payment	1052	TIMES PUBLISHING	Check for Vendor V00006	-201.50	-201.50	0.00
09/10/2025	Payment	1053	GIG FIBER, LLC	Check for Vendor V00011	-9,476.00	-9,476.00	0.00
09/10/2025	Payment	1054	LAWN MEDIC LANDSCAPING & IRRIGATION LLC	Check for Vendor V00014	-9,300.00	-9,300.00	0.00
09/10/2025	Payment	1055	STRALEY ROBIN VERICKER	Check for Vendor V00005	-522.50	-522.50	0.00
09/17/2025	Payment	1056	CITY OF DADE CITY	Check for Vendor V00016	-13.02	-13.02	0.00
09/30/2025		JE000019	Bank Fees	Service Charges	-167.19	-167.19	0.00
Total Checks					-29,156.21	-29,156.21	0.00

Adjustments

Total Adjustments

Outstanding Deposits

Total Outstanding Deposits

Vista Walk Community Development District

Financial Statements
(Unaudited)

Period Ending
October 31, 2025

Prepared by:



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VISTA WALK COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of October 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	TOTAL
<u>ASSETS</u>	
Cash In Bank	\$ 14,541
Accounts Receivable	50,000
Utility Deposits	350
TOTAL ASSETS	\$ 64,891
<u>LIABILITIES</u>	
Accounts Payable	\$ 76,850
TOTAL LIABILITIES	76,850
<u>FUND BALANCES</u>	
Unassigned:	(11,959)
TOTAL FUND BALANCES	(11,959)
TOTAL LIABILITIES & FUND BALANCES	\$ 64,891

VISTA WALK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 29	\$ 29	0.00%
Special Assmnts- CDD Collected	1,219,875	-	(1,219,875)	0.00%
Developer Contribution	-	2,474	2,474	0.00%
TOTAL REVENUES	1,219,875	2,503	(1,217,372)	0.21%

EXPENDITURES

Administration

Trustees Fees	10,500	-	10,500	0.00%
Disclosure Report	7,500	-	7,500	0.00%
District Counsel	15,000	-	15,000	0.00%
District Engineer	15,000	-	15,000	0.00%
District Management	50,000	-	50,000	0.00%
Accounting Services	10,000	-	10,000	0.00%
Auditing Services	6,200	-	6,200	0.00%
Postage, Phone, Faxes, Copies	500	2	498	0.40%
Public Officials Insurance	7,500	6,030	1,470	80.40%
Legal Advertising	5,500	-	5,500	0.00%
Bank Fees	200	160	40	80.00%
Miscellaneous Administration	2,500	-	2,500	0.00%
Website Administration	5,000	-	5,000	0.00%
Dues, Licenses & Fees	175	175	-	100.00%
Total Administration	135,575	6,367	129,208	4.70%

Electric Utility Services

Electric Utility Services - All Others	48,000	80	47,920	0.17%
Electric Utility Services - Street Lights	275,000	9,200	265,800	3.35%
Total Electric Utility Services	323,000	9,280	313,720	2.87%

Water-Sewer Comb Services

Water Utility Services	25,800	-	25,800	0.00%
Total Water-Sewer Comb Services	25,800	-	25,800	0.00%

VISTA WALK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Other Physical Environment</u>				
Waterway Management System	42,500	-	42,500	0.00%
Field Administration	15,000	-	15,000	0.00%
Landscape Maintenance - Contract	290,000	32,840	257,160	11.32%
Plant Replacement Program	45,000	-	45,000	0.00%
Property & Liability Insurance	58,000	-	58,000	0.00%
Parks & Recreation	180,000	-	180,000	0.00%
Miscellaneous Landscape	50,000	1,498	48,502	3.00%
Irrigation Maintenance	25,000	-	25,000	0.00%
Total Other Physical Environment	705,500	34,338	671,162	4.87%
<u>Road and Street Facilities</u>				
Pavement & Drainage Repairs & Maintenance	30,000	-	30,000	0.00%
Total Road and Street Facilities	30,000	-	30,000	0.00%
TOTAL EXPENDITURES	1,219,875	49,985	1,169,890	4.10%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(47,482)	(47,482)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		35,523		
FUND BALANCE, ENDING		\$ (11,959)		

Bank Account Statement

Vista Walk CDD

Bank Account No. 9520
Statement No. 25_10

Statement Date 10/31/2025

G/L Account No. 101002 Balance	14,541.04	Statement Balance	18,352.06
		Outstanding Deposits	0.00
Positive Adjustments	0.00	Subtotal	18,352.06
Subtotal	14,541.04	Outstanding Checks	-3,811.02
Negative Adjustments	0.00	Ending Balance	14,541.04
Ending G/L Balance	14,541.04		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
10/01/2025	Payment	BD00007	Developer Contribution	Deposit No. BD00007 - O&M Assessment Funding	2,288.22	2,288.22	0.00
10/07/2025	Payment	BD00008	Developer Contribution	Deposit No. BD00008 - O&M Assessment Funding	186.12	186.12	0.00
10/14/2025	Payment	BD00009	Accounts Receivable	Deposit No. BD00009 - St Joe Road Project LLC Dev F	30,000.00	30,000.00	0.00
10/31/2025		JE000024	Interest - Investments	Interest Earned	29.39	29.39	0.00
Total Deposits					32,503.73	32,503.73	0.00
Checks							
							0.00
10/03/2025	Payment	1057	TECO	Check for Vendor V00012	-88.48	-88.48	0.00
10/15/2025	Payment	1058	EGIS INSURANCE & RISK ADVISORS	Check for Vendor V00015	-6,030.00	-6,030.00	0.00
10/15/2025	Payment	1059	FLORIDA COMMERCE	Check for Vendor V00017	-175.00	-175.00	0.00
10/17/2025	Payment	1060	GIG FIBER, LLC	Check for Vendor V00011	-4,350.00	-4,350.00	0.00
10/17/2025	Payment	1061	LAWN MEDIC LANDSCAPING & IRRIGATION LLC	Check for Vendor V00014	-9,300.00	-9,300.00	0.00
10/24/2025	Payment	1062	TECO	Check for Vendor V00012	-80.22	-80.22	0.00
10/31/2025		JE000025	Bank Fees	Service Charges	-159.98	-159.98	0.00
Total Checks					-20,183.68	-20,183.68	0.00
Adjustments							
Total Adjustments							
Outstanding Checks							
10/30/2025	Payment	1063	CITY OF DADE CITY LAWN MEDIC	Check for Vendor V00016			-13.02
10/30/2025	Payment	1064	LANDSCAPING & IRRIGATION LLC	Check for Vendor V00014			-3,798.00
Total Outstanding Checks							-3,811.02

Bank Account Statement

Vista Walk CDD

Bank Account No.	9520	Statement Date	10/31/2025
Statement No.	25_10		

Outstanding Deposits

Total Outstanding Deposits

Vista Walk Community Development District

Financial Statements
(Unaudited)

Period Ending
November 30, 2025

Prepared by:



2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

VISTA WALK COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of November 30, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	TOTAL
<u>ASSETS</u>	
Cash In Bank	\$ 68,741
Accounts Receivable	146,450
Utility Deposits	350
TOTAL ASSETS	\$ 215,541
<u>LIABILITIES</u>	
Accounts Payable	\$ 92,453
TOTAL LIABILITIES	92,453
<u>FUND BALANCES</u>	
Unassigned:	123,088
TOTAL FUND BALANCES	123,088
TOTAL LIABILITIES & FUND BALANCES	\$ 215,541

VISTA WALK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 68	\$ 68	0.00%
Special Assmnts- CDD Collected	1,219,875	6,821	(1,213,054)	0.56%
Developer Contribution	-	148,924	148,924	0.00%
TOTAL REVENUES	1,219,875	155,813	(1,064,062)	12.77%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Trustees Fees	10,500	-	10,500	0.00%
Disclosure Report	7,500	-	7,500	0.00%
District Counsel	15,000	502	14,498	3.35%
District Engineer	15,000	-	15,000	0.00%
District Management	50,000	-	50,000	0.00%
Accounting Services	10,000	-	10,000	0.00%
Auditing Services	6,200	1,500	4,700	24.19%
Postage, Phone, Faxes, Copies	500	47	453	9.40%
Public Officials Insurance	7,500	6,030	1,470	80.40%
Legal Advertising	5,500	-	5,500	0.00%
Bank Fees	200	340	(140)	170.00%
Miscellaneous Administration	2,500	-	2,500	0.00%
Website Administration	5,000	-	5,000	0.00%
Dues, Licenses & Fees	175	175	-	100.00%
Total Administration	135,575	8,594	126,981	6.34%
<u>Electric Utility Services</u>				
Electric Utility Services - All Others	48,000	173	47,827	0.36%
Electric Utility Services - Street Lights	275,000	25,130	249,870	9.14%
Total Electric Utility Services	323,000	25,303	297,697	7.83%
<u>Water-Sewer Comb Services</u>				
Water Utility Services	25,800	13	25,787	0.05%
Total Water-Sewer Comb Services	25,800	13	25,787	0.05%

VISTA WALK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Other Physical Environment</u>				
Waterway Management System	42,500	-	42,500	0.00%
Field Administration	15,000	-	15,000	0.00%
Landscape Maintenance - Contract	290,000	32,840	257,160	11.32%
Plant Replacement Program	45,000	-	45,000	0.00%
Property & Liability Insurance	58,000	-	58,000	0.00%
Parks & Recreation	180,000	-	180,000	0.00%
Miscellaneous Landscape	50,000	1,498	48,502	3.00%
Irrigation Maintenance	25,000	-	25,000	0.00%
Total Other Physical Environment	705,500	34,338	671,162	4.87%
<u>Road and Street Facilities</u>				
Pavement & Drainage Repairs & Maintenance	30,000	-	30,000	0.00%
Total Road and Street Facilities	30,000	-	30,000	0.00%
TOTAL EXPENDITURES	1,219,875	68,248	1,151,627	5.59%
Excess (deficiency) of revenues				
Over (under) expenditures	-	87,565	87,565	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		35,523		
FUND BALANCE, ENDING		\$ 123,088		

Bank Account Statement

Vista Walk CDD

Bank Account No. 9520
Statement No. 25_11

Statement Date 11/30/2025

G/L Account No. 101002 Balance	68,740.77	Statement Balance	68,833.12
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	68,740.77	Subtotal	68,833.12
Negative Adjustments	0.00	Outstanding Checks	-92.35
Ending G/L Balance	68,740.77	Ending Balance	68,740.77

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
11/20/2025	Payment	BD00010	Special Assmnts-CDD Collected	Deposit No. BD00010 - FY26 Tax YR25 DIST #25-1:	6,821.09	6,821.09	0.00
11/24/2025	Payment	BD00011	Accounts Receivable	Deposit No. BD00011 - St Joe Road Project LLC Dev F	50,000.00	50,000.00	0.00
11/30/2025		JE000027	Interest - Investments	Interest Earned	38.58	38.58	0.00
Total Deposits					56,859.67	56,859.67	0.00
Checks							
							0.00
10/30/2025	Payment	1063	CITY OF DADE CITY	Check for Vendor V00016	-13.02	-13.02	0.00
10/30/2025	Payment	1064	LANDSCAPING & IRRIGATION LLC	Check for Vendor V00014	-3,798.00	-3,798.00	0.00
11/18/2025	Payment	1065	CITY OF DADE CITY	Check for Vendor V00016	-13.02	-13.02	0.00
11/18/2025	Payment	1066	STRALEY ROBIN VERICKER	Check for Vendor V00005	-2,374.95	-2,374.95	0.00
11/30/2025		JE000028	Bank Fees	Service Charges	-179.62	-179.62	0.00
Total Checks					-6,378.61	-6,378.61	0.00
Adjustments							
Total Adjustments							
Outstanding Checks							
11/25/2025	Payment	1068	TECO	Check for Vendor V00012			-92.35
Total Outstanding Checks							-92.35
Outstanding Deposits							
Total Outstanding Deposits							

*Vista Walk
Development
District*

Financial Report

December 31, 2025

CLEAR PARTNERSHIPS



VISTA WALK COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of December 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	TOTAL
<u>ASSETS</u>	
Cash In Bank	\$ 122,101
Utility Deposits	350
TOTAL ASSETS	\$ 122,451

<u>FUND BALANCES</u>	
Unassigned:	122,451
TOTAL FUND BALANCES	122,451

VISTA WALK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 254	\$ 254	0.00%
Special Assmnts- CDD Collected	1,219,875	48,392	(1,171,483)	3.97%
Developer Contribution	-	148,924	148,924	0.00%
TOTAL REVENUES	1,219,875	197,570	(1,022,305)	16.20%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Trustees Fees	10,500	-	10,500	0.00%
Assessment Roll	-	1,250	(1,250)	0.00%
Disclosure Report	7,500	-	7,500	0.00%
District Counsel	15,000	502	14,498	3.35%
District Engineer	15,000	-	15,000	0.00%
District Management	50,000	6,250	43,750	12.50%
Accounting Services	10,000	4,375	5,625	43.75%
Auditing Services	6,200	1,500	4,700	24.19%
Postage, Phone, Faxes, Copies	500	58	442	11.60%
Public Officials Insurance	7,500	6,030	1,470	80.40%
Legal Advertising	5,500	-	5,500	0.00%
Bank Fees	200	506	(306)	253.00%
Financial & Revenue Collections	-	1,250	(1,250)	0.00%
Miscellaneous Administration	2,500	-	2,500	0.00%
Website Administration	5,000	375	4,625	7.50%
Dues, Licenses & Fees	175	175	-	100.00%
Total Administration	135,575	22,271	113,304	16.43%
<u>Electric Utility Services</u>				
Electric Utility Services - All Others	48,000	257	47,743	0.54%
Electric Utility Services - Street Lights	275,000	34,330	240,670	12.48%
Total Electric Utility Services	323,000	34,587	288,413	10.71%
<u>Water-Sewer Comb Services</u>				
Water Utility Services	25,800	26	25,774	0.10%
Total Water-Sewer Comb Services	25,800	26	25,774	0.10%

VISTA WALK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Other Physical Environment</u>				
Waterway Management System	42,500	-	42,500	0.00%
Field Administration	15,000	3,000	12,000	20.00%
Landscape Maintenance - Contract	290,000	49,260	240,740	16.99%
Plant Replacement Program	45,000	-	45,000	0.00%
Property & Liability Insurance	58,000	-	58,000	0.00%
Parks & Recreation	180,000	-	180,000	0.00%
Miscellaneous Landscape	50,000	1,498	48,502	3.00%
Irrigation Maintenance	25,000	-	25,000	0.00%
Total Other Physical Environment	705,500	53,758	651,742	7.62%
<u>Road and Street Facilities</u>				
Pavement & Drainage Repairs & Maintenance	30,000	-	30,000	0.00%
Total Road and Street Facilities	30,000	-	30,000	0.00%
TOTAL EXPENDITURES	1,219,875	110,642	1,109,233	9.07%
Excess (deficiency) of revenues				
Over (under) expenditures	-	86,928	86,928	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		35,523		
FUND BALANCE, ENDING		\$ 122,451		

Bank Account Statement

Vista Walk CDD

Bank Account No. 9520
Statement No. 25_12

Statement Date 12/31/2025

G/L Account No. 101002 Balance	122,101.34	Statement Balance	127,709.55
		Outstanding Deposits	0.00
Positive Adjustments	0.00	Subtotal	127,709.55
Subtotal	122,101.34	Outstanding Checks	-5,608.21
Negative Adjustments	0.00	Ending Balance	122,101.34
Ending G/L Balance	122,101.34		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
12/05/2025	Payment	BD00012	Special Assmnts-CDD Collected	Deposit No. BD00012 - FY26 Tax YR25 DIST #25-2:	36,262.82	36,262.82	0.00
12/05/2025	Payment	BD00013	Accounts Receivable	Deposit No. BD00013 - Lennar Homes - FY26 CDD	146,449.50	146,449.50	0.00
12/05/2025	Payment	BD00014	Developer Contribution	Deposit No. BD00014 - Starlight Homes Florida LLC	3,024.22	3,024.22	0.00
12/10/2025	Payment	BD00015	Special Assmnts-CDD Collected	Deposit No. BD00015 - FY26 Tax YR25 DIST #25-2:	2,284.26	2,284.26	0.00
12/31/2025		JE000032	Interest - Investments	Interest Earned	186.74	186.74	0.00
Total Deposits					188,207.54	188,207.54	0.00
Checks							
							0.00
11/25/2025	Payment	1068	TECO	Check for Vendor V00012	-92.35	-92.35	0.00
12/01/2025	Payment	1072	GIG FIBER, LLC	Check for Vendor V00011	-39,180.00	-39,180.00	0.00
12/01/2025	Payment	1073	GRAU & ASSOCIATES	Check for Vendor V00018	-1,500.00	-1,500.00	0.00
12/01/2025	Payment	1074	LAWN MEDIC LANDSCAPING & IRRIGATION LLC	Check for Vendor V00014	-17,460.00	-17,460.00	0.00
12/03/2025	Payment	1075	INFRAMARK LLC	Check for Vendor V00007	-3,725.58	-3,725.58	0.00
12/10/2025	Payment	1076	GIG FIBER, LLC	Check for Vendor V00011	-9,200.00	-9,200.00	0.00
12/10/2025	Payment	1077	INFRAMARK LLC	Check for Vendor V00007	-12,624.99	-12,624.99	0.00
12/10/2025	Payment	1078	LAWN MEDIC LANDSCAPING & IRRIGATION LLC	Check for Vendor V00014	-32,840.00	-32,840.00	0.00
12/10/2025	Payment	1079	STRALEY ROBIN VERICKER	Check for Vendor V00005	-1,541.99	-1,541.99	0.00
12/18/2025	Payment	1080	INFRAMARK LLC	Check for Vendor V00007	-11,000.00	-11,000.00	0.00
12/31/2025		JE000031	Bank Fees	Service Charges	-166.20	-166.20	0.00
Total Checks					-129,331.11	-129,331.11	0.00
Adjustments							

Bank Account Statement

Vista Walk CDD

Bank Account No.9520

Statement No.25_12

Statement Date

12/31/2025

Total Adjustments

Outstanding Checks

12/30/2025	Payment	1082	CITY OF DADE CITY	Check for Vendor V00016	-13.02
12/30/2025	Payment	1083	INFRAMARK LLC	Check for Vendor V00007	-5,510.34
12/30/2025	Payment	1084	TECO	Check for Vendor V00012	-84.85
Total Outstanding Checks					-5,608.21

Outstanding Deposits

Total Outstanding Deposits

VISTA WALK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 07/01/2025 to 07/31/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	1044	07/02/25	STRALEY ROBIN VERICKER	26753	05/31 - Legal Services	Legal Services through 05/31	531146-51301	\$222.50
001	1045	07/31/25	TECO	071625-3750	06/23 - 07/10 - Electric	Utility - Electric	543041-53100	\$582.62
001	1045	07/31/25	TECO	071625-8429	06/11 - 07/10 - Electric	Utility - Electric	543041-53100	\$29.91
001	1045	07/31/25	TECO	071625-6768	06/23 - 07/10 - Electric	Utility - Electric	543041-53100	\$582.62
Fund Total								\$1,417.65

Total Checks Paid	\$1,417.65
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VISTA WALK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 08/01/2025 to 08/31/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Vendor	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<u>GENERAL FUND - 001</u>									
001	1046	08/20/25	V00016	CITY OF DADE CITY	080725-5600	WATER 06/01/25-07/01/25	WATER	543018-53600	\$673.20
001	1047	08/20/25	V00012	TECO	081425-211035163768	ELECTRIC 07/11/25-08/08/25	ELECTRIC	543041-53100	\$28.48
001	1047	08/20/25	V00012	TECO	081425-211033838429	ELECTRIC	Utility - Electric	543041-53100	\$31.44
001	1047	08/20/25	V00012	TECO	081425-211035163750	ELECTRIC	Utility - Electric	543041-53100	\$29.02
001	1048	08/20/25	V00006	TIMES PUBLISHING	47205-072325	LEGAL AD 07/23/25-07/30/25	LEGAL AD	548002-51301	\$232.40
001	1049	08/27/25	V00011	GIG FIBER, LLC	4685	streetlight bill - June 25	Street Light Lease - June 25	543062-53100	\$4,480.50
001	1049	08/27/25	V00011	GIG FIBER, LLC	4684	streetlight bill - June 25	Street Light Lease - June 25	543062-53100	\$4,995.50
001	1050	08/27/25	V00014	LAWN MEDIC LANDSCAPING & IRRIGATION LLC	4506	July 25 - Landscape Maintenance	Landscape Maintenance - July 25	534050-53908	\$9,300.00
001	1050	08/27/25	V00014	LAWN MEDIC LANDSCAPING & IRRIGATION LLC	4540	07/16 - Storm Debris Clean Up	Landscape Miscellaneous	546923-53908	\$2,100.00
001	1051	08/27/25	V00005	STRALEY ROBIN VERICKER	26919	06/30/25 - Legal Services	District Counsel	531146-51401	\$612.50
001	1052	08/27/25	V00006	TIMES PUBLISHING	51942-082425	LEAGAL ADVERTISING 08/24/25	LEGAL ADVERTISING	548002-51301	\$201.50
Fund Total									\$22,684.54

Total Checks Paid	\$22,684.54
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VISTA WALK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 09/01/2025 to 09/30/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Vendor	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<u>GENERAL FUND - 001</u>									
001	1053	09/10/25	V00011	GIG FIBER, LLC	4867	July 25 - Light Pole Lease	July 25 - Light Pole Service	543062-53100	\$4,480.50
001	1053	09/10/25	V00011	GIG FIBER, LLC	4868	July 25 - Light Pole Lease	July 25 - Light Pole Service	543062-53100	\$4,995.50
001	1054	09/10/25	V00014	LAWN MEDIC LANDSCAPING & IRRIGATION LLC	4558	August 25 - Landscape Maintenance	Landscape Maintenance - Contract	534050-53908	\$9,300.00
001	1055	09/10/25	V00005	STRALEY ROBIN VERICKER	27076	DISTRICT COUNSEL JULY 2025	DISTRICT COUNSEL	531146-51301	\$522.50
001	1056	09/17/25	V00016	CITY OF DADE CITY	090525-6-00	WATER 07/01 - 08/01/25	WATER	543018-53600	\$13.02
Fund Total									\$19,311.52

Total Checks Paid	\$19,311.52
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VISTA WALK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 10/01/2025 to 10/31/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Vendor	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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GENERAL FUND - 001

001	1057	10/03/25	V00012	TECO	091525-211035163750	ELECTRIC 08/09/25-09/09/25	ELECTRIC	543041-53100	\$29.97
001	1057	10/03/25	V00012	TECO	091525-211033838429	ELECTRIC 08/09/25-09/09/25	ELECTRIC	543041-53100	\$29.44
001	1057	10/03/25	V00012	TECO	091525-211035163768	ELECTRIC 08/09/25-09/09/25	ELECTRIC	543041-53100	\$29.07
001	1058	10/15/25	V00015	EGIS INSURANCE & RISK ADVISORS	29078	INSURANCE POLICY 1001251215 10/01/25-10/01/26	INSURANCE	155100-51301	\$6,030.00
001	1059	10/15/25	V00017	FLORIDA COMMERCE	93772	FY 26 DISTRICT FILING FEES	DISTRICT FILING FEES	554020-51301	\$175.00
001	1060	10/17/25	V00011	GIG FIBER, LLC	5043	Aug 25 - Solar Lights	Electric Utility Services - Street Lights	543062-53100	\$4,350.00
001	1061	10/17/25	V00014	LAWN MEDIC LANDSCAPING & IRRIGATION LLC	4662	LANDSCAPE MAINTENANCE SEPTEMBER 2025	LANDSCAPE MAINTENANCE	534050-53908	\$9,300.00
001	1062	10/24/25	V00012	TECO	101425-3768	09/10/25-10/08/25 - ELECTRIC	ELECTRIC	543041-53100	\$26.26
001	1062	10/24/25	V00012	TECO	101425-8429	09/10/25-10/08/25-ELECTRIC	ELECTRIC	543041-53100	\$26.98
001	1062	10/24/25	V00012	TECO	101425-3750	09/10/25-10/08/25-ELECTRIC	ELECTRIC	543041-53100	\$26.98
001	1063	10/30/25	V00016	CITY OF DADE CITY	100325-6-00	WATER 09/02/25-10/02/25	WATER	543018-53600	\$13.02
001	1064	10/30/25	V00014	LAWN MEDIC LANDSCAPING & IRRIGATION LLC	4744	PARTIAL LANDSCAPE SEPTEMBER 2025	LANDSCAPE MAINTENANCE	534050-53908	\$3,798.00

Fund Total	\$23,834.72
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Total Checks Paid	\$23,834.72
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VISTA WALK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 11/01/2025 to 11/30/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Vendor	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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GENERAL FUND - 001

001	1065	11/18/25	V00016	CITY OF DADE CITY	110425-6-00	10/02/25 - 11/03/25 - Water	WATER	543018-53600	\$13.02
001	1066	11/18/25	V00005	STRALEY ROBIN VERICKER	27225	DISTRICT COUNSEL THROUGH 08/31/25	DISTRICT COUNSEL SERVICES	531146-51301	\$2,374.95
001	1068	11/25/25	V00012	TECO	111425-211033838429	10/09/25-11/10/25 ELECTRIC	ELECTRIC	543041-53100	\$31.61
001	1068	11/25/25	V00012	TECO	111425-211035163768	10/09/25-11/10/25 ELECTRIC	ELECTRIC	543041-53100	\$30.01
001	1068	11/25/25	V00012	TECO	111425-211035163750	10/09/25-11/10/25 ELECTRIC	ELECTRIC	543041-53100	\$30.73
Fund Total									\$2,480.32

Total Checks Paid	\$2,480.32
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VISTA WALK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 12/01/2025 to 12/31/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Vendor	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001									
001	1072	12/01/25	V00011	GIG FIBER, LLC	5044	Aug 25 - Solar Lights	Electric Utility Services - Street Lights	543062-53100	\$4,850.00
001	1072	12/01/25	V00011	GIG FIBER, LLC	5231	Sept 25 - Vista Walk Solar Streetlights	Sept 25 - Solar Streetlights	543062-53100	\$4,850.00
001	1072	12/01/25	V00011	GIG FIBER, LLC	5230	St. Joe I and II Solar Streetlights Sept. 2025	Sept 25 - Solar Streetlights	543062-53100	\$4,350.00
001	1072	12/01/25	V00011	GIG FIBER, LLC	5424	Oct 25 - SOLAR LIGHTING	SOLAR STREET LIGHTS	543062-53100	\$4,850.00
001	1072	12/01/25	V00011	GIG FIBER, LLC	5423	OCT 25 - SOLAR LIGHTING	SOLAR STREET LIGHTS	543062-53100	\$4,350.00
001	1072	12/01/25	V00011	GIG FIBER, LLC	5682	11/06/25 - Light Pole Repair	Electric Utility Services - Street Lights	543062-53100	\$6,730.00
001	1072	12/01/25	V00011	GIG FIBER, LLC	5669	Nov 25 - Streetlights - St Joe I & II	Electric Utility Services - Street Lights	543062-53100	\$4,350.00
001	1072	12/01/25	V00011	GIG FIBER, LLC	5670	Nov 25 - Streetlights	Electric Utility Services - Street Lights	543062-53100	\$4,850.00
001	1073	12/01/25	V00018	GRAU & ASSOCIATES	28260	FY 24 Audit	Auditing Services	532002-51301	\$1,500.00
001	1074	12/01/25	V00014	LAWN MEDIC LANDSCAPING & IRRIGATION LLC	4742	LANDSCAPE MAINTENANCE OCTOBER 2025	LANDSCAPE MAINTENANCE	155000-53908	\$16,420.00
001	1074	12/01/25	V00014	LAWN MEDIC LANDSCAPING & IRRIGATION LLC	4855	OCT 25-TREE LIMB REMOVAL	TREE LIMB REMOVAL	546923-53908	\$1,040.00
001	1075	12/03/25	V00007	INFRAMARK LLC	150852	Inframark Management Inv - June 25	Accounting Services - June 25	532001-51301	\$1,000.00
001	1075	12/03/25	V00007	INFRAMARK LLC	150852	Inframark Management Inv - June 25	District Management June 25	531150-51301	\$2,083.33
001	1075	12/03/25	V00007	INFRAMARK LLC	150852	Inframark Management Inv - June 25	Website Admin - June 25	549936-51301	\$125.00
001	1075	12/03/25	V00007	INFRAMARK LLC	151885	Inframark Management Inv - May 25	May 25 - Postage / Copies	541024-51301	\$6.30
001	1075	12/03/25	V00007	INFRAMARK LLC	154358	Inframark Management Inv - June 25	June 25 - B/W Copies	541024-51301	\$5.55
001	1075	12/03/25	V00007	INFRAMARK LLC	1162907	FENCE REPAIR MAINTENANCE SERVICES	FENCE REPAIRS	546923-53908	\$458.00
001	1075	12/03/25	V00007	INFRAMARK LLC	161906	Sept 25 - Inframark Management Invoice	Sept 25 - B/W Copies	541024-51301	\$1.65
001	1075	12/03/25	V00007	INFRAMARK LLC	164600	Inframark Management Inv - Oct 25	Agenda Packages / B/W Copies	541024-51301	\$45.75
001	1076	12/10/25	V00011	GIG FIBER, LLC	5882	Dec 25 - Solar Lease	Electric Utility Services - Street Lights	543062-53100	\$4,850.00
001	1076	12/10/25	V00011	GIG FIBER, LLC	5881	Dec 25 - St Joe I & II - Solar Lease	Electric Utility Services - Street Lights	543062-53100	\$4,350.00
001	1077	12/10/25	V00007	INFRAMARK LLC	153055	Inframark Management Inv - July 25	Accounting Services - July 25	532001-51301	\$1,000.00
001	1077	12/10/25	V00007	INFRAMARK LLC	153055	Inframark Management Inv - July 25	District Management July 25	531150-51301	\$2,083.33
001	1077	12/10/25	V00007	INFRAMARK LLC	153055	Inframark Management Inv - July 25	Website Maintenance - July 25	549936-51301	\$125.00
001	1077	12/10/25	V00007	INFRAMARK LLC	155345	DISTRICT MANAGEMENT AUGUST 2025	ACCOUNTING SERVICES	532001-51301	\$1,000.00
001	1077	12/10/25	V00007	INFRAMARK LLC	155345	DISTRICT MANAGEMENT AUGUST 2025	DISTRICT MANAGEMENT	531150-51301	\$2,083.33
001	1077	12/10/25	V00007	INFRAMARK LLC	155345	DISTRICT MANAGEMENT AUGUST 2025	WEBSITE MAINTENANCE/ADMIN	549936-51301	\$125.00
001	1077	12/10/25	V00007	INFRAMARK LLC	158201	DISTRICT MANAGEMENT SEPTEMBER 2025	ACCOUNTING SERVICES	532001-51301	\$1,000.00
001	1077	12/10/25	V00007	INFRAMARK LLC	158201	DISTRICT MANAGEMENT SEPTEMBER 2025	DISTRICT MANAGEMENT SERVICES	531150-51301	\$2,083.33
001	1077	12/10/25	V00007	INFRAMARK LLC	158201	DISTRICT MANAGEMENT SEPTEMBER 2025	WEBSITE MAINTENANCE / ADMIN	549936-51301	\$125.00
001	1077	12/10/25	V00007	INFRAMARK LLC	158201	DISTRICT MANAGEMENT SEPTEMBER 2025	DISTRICT MANAGEMENT-FIELD INSPECTIONS	531122-51301	\$1,000.00
001	1077	12/10/25	V00007	INFRAMARK LLC	158201	DISTRICT MANAGEMENT SEPTEMBER 2025	DISTRICT MANAGEMENT-FIELD INSPECTIONS-JULY RETRO BILL	531122-51301	\$1,000.00
001	1077	12/10/25	V00007	INFRAMARK LLC	158201	DISTRICT MANAGEMENT SEPTEMBER 2025	DISTRICT MANAGEMENT-FIELD INSPECTIONS-AUGUST RETRO BILL	531122-51301	\$1,000.00
001	1078	12/10/25	V00014	LAWN MEDIC LANDSCAPING & IRRIGATION LLC	4833	NOV 25-LANDSCAPE MAINTENANCE	LANDSCAPE MAINTENANCE	534050-53908	\$16,420.00
001	1078	12/10/25	V00014	LAWN MEDIC LANDSCAPING & IRRIGATION LLC	4909	Dec 25 - Landscape Maintenance	Landscape Maintenance - Dec 25	534050-53908	\$16,420.00
001	1079	12/10/25	V00005	STRALEY ROBIN VERICKER	27372	Through 09/30 - Legal Services	District Counsel	531146-51401	\$1,039.84
001	1079	12/10/25	V00005	STRALEY ROBIN VERICKER	27555	Through 10/31/25 - District Counsel	Through 10/31 - District Counsel	531146-51401	\$502.15
001	1080	12/18/25	V00007	INFRAMARK LLC	163591	NOV 25-INFRAMARK MANAGEMENT	Nov 25 - Accounting Services	532001-51301	\$1,458.33
001	1080	12/18/25	V00007	INFRAMARK LLC	163591	NOV 25-INFRAMARK MANAGEMENT	Nov 25 - District Management	549150-51301	\$2,083.33
001	1080	12/18/25	V00007	INFRAMARK LLC	163591	NOV 25-INFRAMARK MANAGEMENT	Nov 25 - Field Services	531122-53908	\$1,000.00
001	1080	12/18/25	V00007	INFRAMARK LLC	163591	NOV 25-INFRAMARK MANAGEMENT	Nov 25 - Website Maintenance	549936-51301	\$125.00
001	1080	12/18/25	V00007	INFRAMARK LLC	163591	NOV 25-INFRAMARK MANAGEMENT	Assessment Roll - Nov 25	531141-51301	\$416.67
001	1080	12/18/25	V00007	INFRAMARK LLC	163591	NOV 25-INFRAMARK MANAGEMENT	Financial / Revenue Collections - Nov 25	549150-51301	\$416.67
001	1080	12/18/25	V00007	INFRAMARK LLC	165718	Dec 25 - Inframark Management Inv	Accounting Services - Dec 25	532001-51301	\$1,458.33
001	1080	12/18/25	V00007	INFRAMARK LLC	165718	Dec 25 - Inframark Management Inv	Assessment Roll - Dec 25	531141-51301	\$416.67
001	1080	12/18/25	V00007	INFRAMARK LLC	165718	Dec 25 - Inframark Management Inv	Field Management - Dec 25	531122-53908	\$1,000.00
001	1080	12/18/25	V00007	INFRAMARK LLC	165718	Dec 25 - Inframark Management Inv	District Management - Dec 25	531150-51301	\$2,083.33
001	1080	12/18/25	V00007	INFRAMARK LLC	165718	Dec 25 - Inframark Management Inv	Website Maintenance - Dec 25	549936-51301	\$125.00
001	1080	12/18/25	V00007	INFRAMARK LLC	165718	Dec 25 - Inframark Management Inv	Financial / Revenue Collections - Dec 25	549150-51301	\$416.67
001	1082	12/30/25	V00016	CITY OF DADE CITY	120425-06-07856-00	11/03 - 12/02/25 - Water	11/03 - 12/02 - Water	543018-53600	\$13.02
001	1083	12/30/25	V00007	INFRAMARK LLC	166585	Inframark Management Inv - Oct 25	Oct 25 - Accounting Services	532001-51301	\$1,458.33
001	1083	12/30/25	V00007	INFRAMARK LLC	166585	Inframark Management Inv - Oct 25	Oct 25 - District Management	531150-51301	\$2,083.33
001	1083	12/30/25	V00007	INFRAMARK LLC	166585	Inframark Management Inv - Oct 25	Oct 25 - Website Maintenance / Admin	549936-51301	\$125.00
001	1083	12/30/25	V00007	INFRAMARK LLC	166585	Inframark Management Inv - Oct 25	Oct 25 - Field Management	531122-53908	\$1,000.00
001	1083	12/30/25	V00007	INFRAMARK LLC	166585	Inframark Management Inv - Oct 25	Oct 25 - Financial / Revenue Collections	549150-51301	\$416.67
001	1083	12/30/25	V00007	INFRAMARK LLC	166585	Inframark Management Inv - Oct 25	Oct 25 - Assessment Roll	531141-51301	\$416.67
001	1083	12/30/25	V00007	INFRAMARK LLC	166554	Inframark Management Inv - August 25	Aug 25 - Postage and B/W Copies	541024-51301	\$10.34
001	1084	12/30/25	V00012	TECO	121625-211033838429	11/11 - 12/10/25 - Electric Svcs	11/11 - 12/10 - Electric	543041-53100	\$29.00
001	1084	12/30/25	V00012	TECO	121625-211035163768	11/11 - 12/10/25 - Electric Svcs	11/11 - 12/10 - Electric	543041-53100	\$27.38
001	1084	12/30/25	V00012	TECO	121625-211035163750	11/11 - 12/10/25 - Electric Svcs	11/11 - 12/10 - Electric	543041-53100	\$28.47
Fund Total									\$134,680.77

Total Checks Paid \$134,680.77

VISTA WALK CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
GIG FIBER, LLC	7/1/2025	4867	\$4,480.50	\$4,480.50	July 25 - Light Pole Service
GIG FIBER, LLC	7/1/2025	4868	\$4,995.50	\$4,995.50	July 25 - Light Pole Service
LAWN MEDIC LANDSCAPING & IRRIGATION LLC	7/23/2025	4558	\$9,300.00	\$9,300.00	August 25 - Landscape Maintenance
Monthly Contract Subtotal			\$18,776.00	\$18,776.00	
Variable Contract					
TECO	7/16/2025	071625-3750	\$582.62	\$582.62	06/23 - 07/10 - Electric
TECO	7/16/2025	071625-8429	\$29.91	\$29.91	06/11 - 07/10 - Electric
TECO	7/16/2025	071625-6768	\$582.62	\$582.62	06/23 - 07/10 - Electric
Variable Contract Subtotal			\$1,195.15	\$1,195.15	
Regular Services					
INFRAMARK LLC	7/1/2025	153055	\$1,000.00		Accounting Services - July 25
INFRAMARK LLC	7/1/2025	153055	\$2,083.33		District Management July 25
INFRAMARK LLC	7/1/2025	153055	\$125.00	\$3,208.33	Website Maintenance - July 25
INFRAMARK LLC	7/16/2025	154358	\$5.55	\$5.55	June 25 - B/W Copies
Regular Services Subtotal			\$3,213.88	\$3,213.88	
Additional Services					
LAWN MEDIC LANDSCAPING & IRRIGATION LLC	7/16/2025	4540	\$2,100.00	\$2,100.00	07/16 - Storm Debris Clean Up
Additional Services Subtotal			\$2,100.00	\$2,100.00	
TOTAL			\$25,285.03	\$25,285.03	

Gig Fiber, LLC
2502 N Rocky Point Dr
Ste 1000
Tampa, FL 33607
813-800-5323

INVOICE



Invoice #:	4867
Invoice Date:	07/01/25
Amount Due:	\$4,480.50

Bill To:
Vista Walk CDD
United States

Due Date
07/31/25

Item	Description	Quantity	Price	Amount
Solar Equipment Lease Income	Vista Walk CDD - St. Joe I and II_July 2025	87	\$51.50	\$4,480.50

Subtotal:	\$4,480.50
Sales Tax:	\$0.00
Total:	\$4,480.50
Payments:	\$0.00
Amount Due:	\$4,480.50

To pay online, go to <https://app02.us.bill.com/p/streetleaf>

Gig Fiber, LLC
2502 N Rocky Point Dr
Ste 1000
Tampa, FL 33607
813-800-5323

INVOICE



Invoice #: 4868
Invoice Date: 07/01/25
Amount Due: \$4,995.50

Bill To:

Vista Walk CDD
United States

Due Date
07/31/25

Item	Description	Quantity	Price	Amount
Solar Equipment Lease Income	Vista Walk CDD - Vista Walk_July 2025	97	\$51.50	\$4,995.50

Subtotal:	\$4,995.50
Sales Tax:	\$0.00
Total:	\$4,995.50
Payments:	\$0.00
Amount Due:	\$4,995.50

To pay online, go to <https://app02.us.bill.com/p/streetleaf>



LAWN MEDIC LANDSCAPING & IRRIGATION
LLC

4827 Beauchamp Rd.
Plant City, FL 33563 US
+18139578020
tabbi@lawnmedicland.com

INVOICE

BILL TO
Vista Walk CDD
INFRAMARK
2005 Pan Am Circle, Ste 300
Tampa, fl 33607

INVOICE 4558
DATE 07/23/2025

ACTIVITY	AMOUNT
Sales	9,300.00
Monthly Lawn Maintenance - August	

BALANCE DUE \$9,300.00

Pay invoice



VISTA WALK COMMUNITY DEVELOPMENT
DISTRICT
14369 N STRESA AVE
DADE CITY, FL 33523

Statement Date: July 16, 2025

Amount Due: \$582.62

Due Date: August 06, 2025

Account #: 211035163750

Account Summary

Current Service Period: June 23, 2025 - July 10, 2025

Previous Amount Due	\$0.00
Payment(s) Received Since Last Statement	\$0.00

Current Month's Charges	\$582.62
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Amount Due by August 06, 2025	\$582.62
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Amount not paid by due date may be assessed a late payment charge and an additional deposit.



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To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211035163750

Due Date: August 06, 2025



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Amount Due: \$582.62

Payment Amount: \$ _____

610643768351



VISTA WALK COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.



Service For:
14369 N STRESA AVE
DADE CITY, FL 33523

Account #: 211035163750
Statement Date: July 16, 2025
Charges Due: August 06, 2025

Meter Read

Service Period: Jun 23, 2025 - Jul 10, 2025 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000967816	07/10/2025	0		0		0 kWh	1	18 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	18 days @ \$0.63000	\$11.34
Florida Gross Receipt Tax		\$0.29
Electric Service Cost		\$11.63
Franchise Fee		\$0.76
Municipal Public Service Tax		\$1.24
State Tax		\$0.99
Total Electric Cost, Local Fees and Taxes		\$14.62

Other Fees and Charges	
Electric Security Deposit	\$400.00
Elec Connection Chrg Initial	\$168.00
Total Other Fees and Charges	\$568.00

Total Current Month's Charges	\$582.62
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Avg kWh Used Per Day



Important Messages

Welcome to Tampa Electric! Please visit TampaElectric.com/Rates for information about your electric rates and charges.

Prorated Bill. Some charges have been prorated where required to reflect a longer or shorter than normal billing period.

What's Raising Your Power Bill?
We want you to know what's contributing to higher electric costs, how we can help and ways you can save energy and money. Please visit TampaElectric.com/2025Bills to learn more.

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill

Bank Draft
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In-Person
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Mail A Check
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TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.

All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Credit or Debit Card
Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.

Phone
Toll Free:
866-689-6469

Contact Us

Online: TampaElectric.com
Phone:
Commercial Customer Care: 866-832-6249
Residential Customer Care: 813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)
Hearing Impaired/TTY: 7-1-1
Power Outage: 877-588-1010
Energy-Saving Programs: 813-275-3909

Please Note: If you choose to pay your bill at a location not listed on our website, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



VISTA WALK COMMUNITY DEVELOPMENT
DISTRICT
14393 RAPALLO DR
DADE CITY, FL 33523

Statement Date: July 16, 2025

Amount Due: \$29.91

Due Date: August 06, 2025

Account #: 211033838429

Account Summary

Current Service Period: June 11, 2025 - July 10, 2025

Previous Amount Due	\$29.26
Payment(s) Received Since Last Statement	-\$29.26

Current Month's Charges	\$29.91
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Amount Due by August 06, 2025	\$29.91
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Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight

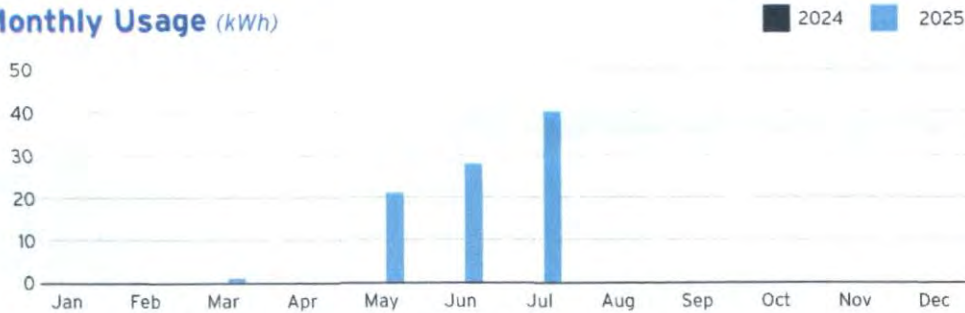


Your average daily kWh used was **11.11% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

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TampaElectric.com/SurgeProtection

Zap Cap | **TECO**
SYSTEMS | TAMPA ELECTRIC
AN EMERA COMPANY



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211033838429

Due Date: August 06, 2025



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$29.91

Payment Amount: \$ _____

611878338954



VISTA WALK COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.



Service For:
14393 RAPALLO DR
DADE CITY, FL 33523

Account #: 211033838429
Statement Date: July 16, 2025
Charges Due: August 06, 2025

Meter Read

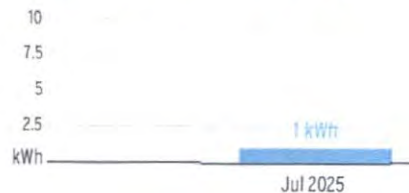
Service Period: Jun 11, 2025 - Jul 10, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000809730	07/10/2025	90	50	40 kWh	1	30 Days

Charge Details

Avg kWh Used Per Day



Important Messages

What's Raising Your Power Bill?

We want you to know what's contributing to higher electric costs, how we can help and ways you can save energy and money. Please visit TampaElectric.com/2025Bills to learn more.

Electric Charges

Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	40 kWh @ \$0.08641/kWh	\$3.46
Fuel Charge	40 kWh @ \$0.03391/kWh	\$1.36
Storm Protection Charge	40 kWh @ \$0.00577/kWh	\$0.23
Clean Energy Transition Mechanism	40 kWh @ \$0.00418/kWh	\$0.17
Storm Surcharge	40 kWh @ \$0.02121/kWh	\$0.85
Florida Gross Receipt Tax		\$0.64

Electric Service Cost

Franchise Fee	\$1.68
Municipal Public Service Tax	\$2.62

Total Electric Cost, Local Fees and Taxes

\$29.91

Total Current Month's Charges

\$29.91

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill



Bank Draft

Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



Phone

Toll Free:
866-689-6469

All Other

Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



VISTA WALK COMMUNITY DEVELOPMENT
DISTRICT
36882 N SANTA MARGHERITA AV
DADE CITY, FL 33523

Statement Date: July 16, 2025

Amount Due: \$582.62

Due Date: August 06, 2025

Account #: 211035163768

Account Summary

Current Service Period: June 23, 2025 - July 10, 2025

Previous Amount Due	\$0.00
Payment(s) Received Since Last Statement	\$0.00

Current Month's Charges	\$582.62
-------------------------	----------

Amount Due by August 06, 2025	\$582.62
-------------------------------	----------

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Scan here to view
your account online.



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

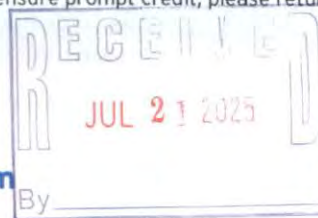


To ensure prompt credit, please return stub portion of this bill with your payment.

Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.



Account #: 211035163768

Due Date: August 06, 2025

Amount Due: \$582.62

Payment Amount: \$ _____

610643768352



00004318 FTECO107162523293710 00000 02 01000000 11252 006

VISTA WALK COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO

Please write your account number on the memo line of your check.



Service For:
36882 N SANTA MARGHERITA AV
DADE CITY, FL 33523

Account #: 211035163768
Statement Date: July 16, 2025
Charges Due: August 06, 2025

Meter Read

Service Period: Jun 23, 2025 - Jul 10, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000967817	07/10/2025	0		0		0 kWh	1	18 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	18 days @ \$0.63000	\$11.34
Florida Gross Receipt Tax		\$0.29
Electric Service Cost		\$11.63
Franchise Fee		\$0.76
Municipal Public Service Tax		\$1.24
State Tax		\$0.99
Total Electric Cost, Local Fees and Taxes		\$14.62

Other Fees and Charges		
Electric Security Deposit		\$400.00
Elec Connection Chrg Initial		\$168.00
Total Other Fees and Charges		\$568.00

Total Current Month's Charges

\$582.62

Avg kWh Used Per Day



Important Messages

Welcome to Tampa Electric! Please visit TampaElectric.com/Rates for information about your electric rates and charges.

Prorated Bill. Some charges have been prorated where required to reflect a longer or shorter than normal billing period.

What's Raising Your Power Bill?

We want you to know what's contributing to higher electric costs, how we can help and ways you can save energy and money. Please visit TampaElectric.com/2025Bills to learn more.

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill

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 Credit or Debit Card Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com . Convenience fee will be charged.	 Phone Toll Free: 866-689-6469	All Other Correspondences: Tampa Electric P.O. Box 111 Tampa, FL 33601-0111

Contact Us

Online: TampaElectric.com	Hearing Impaired/TTY: 7-1-1
Phone: Commercial Customer Care: 866-832-6249	Power Outage: 877-588-1010
Residential Customer Care: 813-223-0800 (Hillsborough) 863-299-0800 (Polk County) 888-223-0800 (All Other Counties)	Energy-Saving Programs: 813-275-3909

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INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

153055

DATE

7/1/2025

BILL TO

Vista Walks Community Development
District
2005 Pan Am Circle Suite 300
Tampa FL 34607
United States

CUSTOMER ID

C5171

NET TERMS

Due On Receipt

PO#**DUE DATE**

7/1/2025

Services provided for the Month of: July 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	1,000.00		1,000.00
District Management	1	Ea	2,083.33		2,083.33
Website Maintenance / Admin	1	Ea	125.00		125.00
Subtotal					3,208.33

Subtotal \$3,208.33

Tax \$0.00

Total Due \$3,208.33

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

BILL TO

Vista Walks Community Development
District
2005 Pan Am Circle Suite 300
Tampa FL 34607
United States

INVOICE#

154358

CUSTOMER ID

C5171

PO#**DATE**

7/16/2025

NET TERMS

Due On Receipt

DUE DATE

7/16/2025

Services provided for the Month of: June 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
B/W Copies	37	Ea	0.15		5.55
Subtotal					5.55

Subtotal

\$5.55

Tax

\$0.00

Total Due

\$5.55

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

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LAWN MEDIC LANDSCAPING & IRRIGATION
LLC

4827 Beauchamp Rd.
Plant City, FL 33563 US
+18139578020
tabbi@lawnmedicland.com

INVOICE

BILL TO
Vista Walk CDD
INFRAMARK
2005 Pan Am Circle, Ste 300
Tampa, fl 33607

INVOICE 4540
DATE 07/16/2025

ACTIVITY	AMOUNT
Sales Proposal: Vista Walk CDD- Storm debris tree clean up- cut and haul away trees that have fallen over fence. \$2,100.00	2,100.00
<hr/>	
BALANCE DUE	\$2,100.00

Pay invoice

VISTA WALK CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
GIG FIBER, LLC	8/1/2025	5044	\$4,850.00	\$4,850.00	Aug 25 - Solar Lights
GIG FIBER, LLC	8/1/2025	5043	\$4,350.00	\$4,350.00	Aug 25 - Solar Lights
INFRAMARK LLC	8/1/2025	155345	\$1,000.00		ACCOUNTING SERVICES
INFRAMARK LLC	8/1/2025	155345	\$2,083.33		DISTRICT MANAGEMENT
INFRAMARK LLC	8/1/2025	155345	\$125.00	\$3,208.33	WEBSITE MAINTENANCE/ADMIN
LAWN MEDIC LANDSCAPING & IRRIGATION LLC	8/22/2025	4662	\$9,300.00	\$9,300.00	LANDSCAPE MAINTENANCE
Monthly Contract Subtotal			\$21,708.33	\$21,708.33	
Variable Contract					
STRALEY ROBIN VERICKER	7/29/2025	26919	\$612.50	\$612.50	06/30/25 - Legal Services
STRALEY ROBIN VERICKER	8/27/2025	27076	\$522.50	\$522.50	DISTRICT COUNSEL
TECO	8/14/2025	081425-211035163768	\$28.48	\$28.48	ELECTRIC
TECO	8/14/2025	081425-211033838429	\$31.44	\$31.44	ELECTRIC
TECO	8/14/2025	081425-211035163750	\$29.02	\$29.02	ELECTRIC
Variable Contract Subtotal			\$1,223.94	\$1,223.94	
Utilities					
CITY OF DADE CITY	8/7/2025	080725-5600	\$673.20	\$673.20	WATER
Utilities Subtotal			\$673.20	\$673.20	
Additional Services					
TIMES PUBLISHING	7/30/2025	47205-072325	\$232.40	\$232.40	LEGAL AD
TIMES PUBLISHING	8/24/2025	51942-082425	\$201.50	\$201.50	LEGAL ADVERTISING
Additional Services Subtotal			\$433.90	\$433.90	
TOTAL			\$24,039.37	\$24,039.37	

Gig Fiber, LLC
2502 N Rocky Point Dr
Ste 1000
Tampa, FL 33607
813-800-5323

INVOICE



Invoice #: 5044
Invoice Date: 08/01/25
Amount Due: \$4,850.00

Bill To:

Vista Walk CDD
United States

Due Date
08/31/25

Item	Description	Quantity	Price	Amount
Solar Equipment Lease Income	Vista Walk CDD - Vista Walk_August 2025	97	\$50.00	\$4,850.00

Subtotal:	\$4,850.00
Sales Tax:	\$0.00
Total:	\$4,850.00
Payments:	\$0.00
Amount Due:	\$4,850.00

To pay online, go to <https://app02.us.bill.com/p/streetleaf>

Gig Fiber, LLC
2502 N Rocky Point Dr
Ste 1000
Tampa, FL 33607
813-800-5323

INVOICE



Invoice #:	5043
Invoice Date:	08/01/25
Amount Due:	\$4,350.00

Bill To:

Vista Walk CDD
United States

Due Date
08/31/25

Item	Description	Quantity	Price	Amount
Solar Equipment Lease Income	Vista Walk CDD - St. Joe I and II_August 2025	87	\$50.00	\$4,350.00

Subtotal:	\$4,350.00
Sales Tax:	\$0.00
Total:	\$4,350.00
Payments:	\$0.00
Amount Due:	\$4,350.00

To pay online, go to <https://app02.us.bill.com/p/streetleaf>



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

BILL TO

Vista Walks Community Development
District
2005 Pan Am Circle Suite 300
Tampa FL 34607
United States

INVOICE#

155345

CUSTOMER ID

C5171

PO#**DATE**

8/1/2025

NET TERMS

Due On Receipt

DUE DATE

8/1/2025

Services provided for the Month of: August 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	1,000.00		1,000.00
District Management	1	Ea	2,083.33		2,083.33
Website Maintenance / Admin	1	Ea	125.00		125.00
Subtotal					3,208.33

Subtotal	\$3,208.33
Tax	\$0.00
Total Due	\$3,208.33

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

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Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



LAWN MEDIC LANDSCAPING & IRRIGATION
LLC

4827 Beauchamp Rd.
Plant City, FL 33563 US
+18139578020
Egan@lawnmedicland.com

INVOICE

BILL TO
Vista Walk CDD
INFRAMARK
2005 Pan Am Circle, Ste 300
Tampa, fl 33607

INVOICE 4662
DATE 08/22/2025

ACTIVITY	AMOUNT
Sales Monthly contract lawn maintenance September	9,300.00

BALANCE DUE \$9,300.00

Pay invoice

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Vista Walk CDD
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

July 29, 2025

Client: 001612

Matter: 000001

Invoice #: 26919

Page: 1

RE: General

For Professional Services Rendered Through June 30, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
6/9/2025	VKB	REVIEW AGENDA PACKAGE; FOLLOW UP WITH DISTRICT MANAGER RE: UPCOMING BOARD MEETING.	0.3	\$112.50
6/9/2025	LC	PREPARE DRAFT RESOLUTION ADOPTING BUDGET AND DEVELOPER BUDGET FUNDING AGREEMENT.	1.8	\$315.00
6/10/2025	VKB	PREPARE FOR AND ATTEND BOARD MEETING VIA TEAMS.	0.4	\$150.00
6/13/2025	LC	REVIEW BOARD SEATS AND TERMS; REVIEW SUPERVISOR OF ELECTIONS NUMBER OF QUALIFIED VOTERS FOR 2025 AND UPDATE RECORDS RE SAME.	0.2	\$35.00
Total Professional Services			2.7	\$612.50

July 29, 2025
Client: 001612
Matter: 000001
Invoice #: 26919

Page: 2

Total Services	\$612.50	
Total Disbursements	\$0.00	
Total Current Charges		\$612.50
Previous Balance		\$222.50
Less Payments		(\$222.50)
PAY THIS AMOUNT		\$612.50

Please Include Invoice Number on all Correspondence

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Vista Walk CDD
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

August 27, 2025

Client: 001612

Matter: 000001

Invoice #: 27076

Page: 1

RE: General

For Professional Services Rendered Through July 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
7/17/2025	VKB	REVIEW ADOPTED PRELIMINARY BUDGET; REVIEW AND REVISE NEWSPAPER NOTICES FOR PUBLIC HEARING ON O/M BUDGET AND ASSESSMENTS.	0.4	\$150.00
7/23/2025	LC	REVIEW AND REVISE RESOLUTION ADOPTING FY 2026 MEETING SCHEDULE AND EXHIBIT A TO SAME.	0.3	\$52.50
7/28/2025	VKB	REVIEW AND REVISE RESOLUTION ADOPTING MEETING SCHEDULE.	0.2	\$75.00
7/28/2025	LC	WORK ON RESOLUTION ADOPTING MEETING SCHEDULE; PREPARE CORRESPONDENCE TO K. DATTLER RE SAME.	0.2	\$35.00
7/31/2025	LC	RESEARCH RE CURRENT PROPERTY OWNERSHIP; REVISE RESOLUTION ADOPTING FY 2025-2026 BUDGET; PREPARE RESOLUTION IMPOSING AND LEVYING O&M ASSESSMENTS ON THE BUDGET.	1.2	\$210.00
Total Professional Services			2.3	\$522.50

August 27, 2025
Client: 001612
Matter: 000001
Invoice #: 27076

Page: 2

Total Services	\$522.50	
Total Disbursements	\$0.00	
Total Current Charges		\$522.50
Previous Balance		\$612.50
PAY THIS AMOUNT		\$1,135.00

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
26919	July 29, 2025	\$612.50	\$0.00	\$0.00	\$0.00	\$1,135.00
Total Remaining Balance Due						\$1,135.00

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$1,135.00	\$0.00	\$0.00	\$0.00



VISTA WALK COMMUNITY DEVELOPMENT
DISTRICT
36882 N SANTA MARGHERITA AV
DADE CITY, FL 33523

Statement Date: August 14, 2025

Amount Due: \$28.48

Due Date: September 04, 2025

Account #: 211035163768

Account Summary

Current Service Period: July 11, 2025 - August 08, 2025

Previous Amount Due	\$582.62
Payment(s) Received Since Last Statement	-\$582.62
Miscellaneous Credits	-\$0.99
Credit balance after payments and credits	-\$0.99
Current Month's Charges	\$29.47

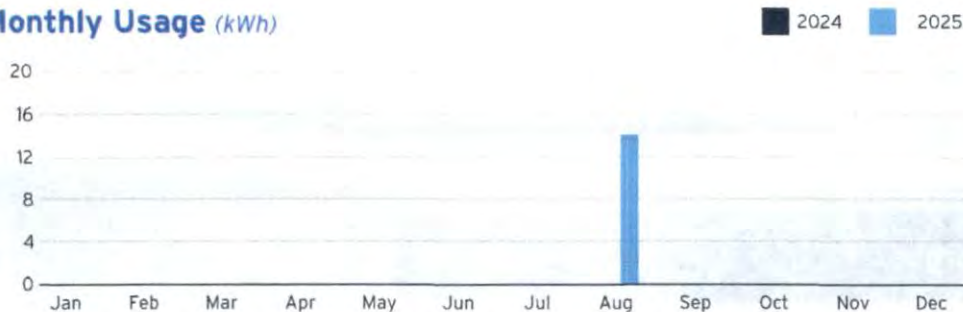
Amount Due by September 04, 2025 \$28.48

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

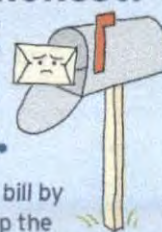


Scan here to view
your account online.

Monthly Usage (kWh)



Let's be honest.
You don't
need me
anymore.



You can get your bill by
email or text, skip the
stamp and pay securely online.
Move on to paperless billing.

Log in at TECOaccount.com
and select "ON" to enroll.

Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211035163768

Due Date: September 04, 2025



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See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$28.48

Payment Amount: \$ _____

688421210041

VISTA WALK COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO

Please write your account number on the memo line of your check.



Service For:
36882 N SANTA MARGHERITA AV
DADE CITY, FL 33523

Account #: 211035163768
Statement Date: August 14, 2025
Charges Due: September 04, 2025

Meter Read

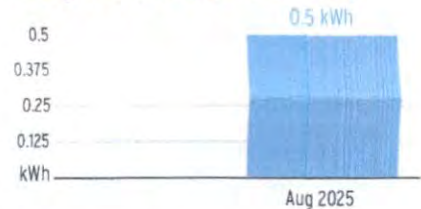
Service Period: Jul 11, 2025 - Aug 08, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000967817	08/08/2025	14	0	14 kWh	1	29 Days

Charge Details

Avg kWh Used Per Day



Important Messages

Moving? Save time and reduce stress!
Start, stop or transfer your Tampa Electric service 24 hours a day, seven days a week - when it's convenient for you! Choose your service dates, sign up for energy-saving programs and free services, receive your new account number, select a convenient payment method and more. Visit TECOaccount.com/Welcome; it's fast, easy and secure.

Quarterly Fuel Source

Tampa Electric's diverse fuel mix for the 12-month period ending June 2025 includes Natural Gas 79%, Purchased Power 11%, Solar 10% and Coal 0%.

	Electric Charges		
Daily Basic Service Charge	29 days @ \$0.63000	\$18.27	
Energy Charge	14 kWh @ \$0.08641/kWh	\$1.21	
Fuel Charge	14 kWh @ \$0.03391/kWh	\$0.47	
Storm Protection Charge	14 kWh @ \$0.00577/kWh	\$0.08	
Clean Energy Transition Mechanism	14 kWh @ \$0.00418/kWh	\$0.06	
Storm Surcharge	14 kWh @ \$0.02121/kWh	\$0.30	
Florida Gross Receipt Tax		\$0.52	
Electric Service Cost		\$20.91	
Franchise Fee		\$1.37	
Municipal Public Service Tax		\$2.19	
Total Electric Cost, Local Fees and Taxes		\$24.47	

	Other Fees and Charges		
Electric Late Payment Fee		\$5.00	
Total Other Fees and Charges		\$5.00	

Total Current Month's Charges

\$29.47

Billing information continues on next page →

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Service For:
36882 N SANTA MARGHERITA AV
DADE CITY, FL 33523

Account #: 211035163768
Statement Date: August 14, 2025
Charges Due: September 04, 2025

Charge Details Continued...

 Miscellaneous Credits	
Sales Tax Credit	-\$0.99
Total Current Month's Credits	-\$0.99

00004343-0010678-Page 11 of 12





VISTA WALK COMMUNITY DEVELOPMENT
DISTRICT
14393 RAPALLO DR
DADE CITY, FL 33523

Statement Date: August 14, 2025

Amount Due: \$31.44

Due Date: September 04, 2025

Account #: 211033838429

Account Summary

Current Service Period: July 11, 2025 - August 08, 2025

Previous Amount Due	\$29.91
Payment(s) Received Since Last Statement	-\$29.91

Current Month's Charges	\$31.44
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Amount Due by September 04, 2025	\$31.44
----------------------------------	---------

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight

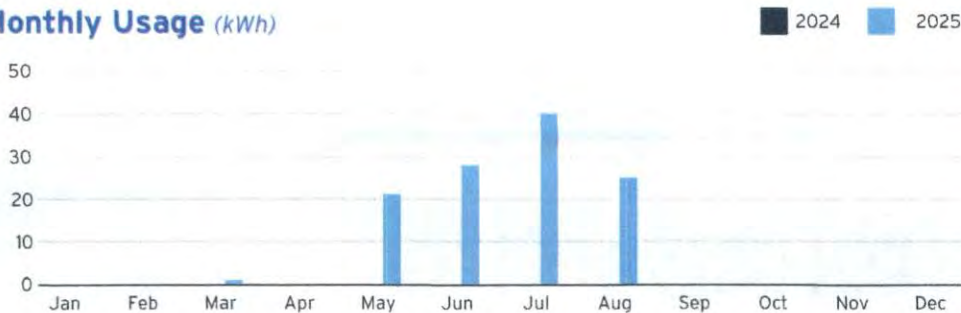


Your average daily kWh used was **10% lower** than it was in your previous period.

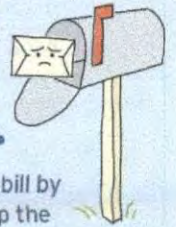


Scan here to view your account online.

Monthly Usage (kWh)



Let's be honest.
You don't need me anymore.



You can get your bill by email or text, skip the stamp and pay securely online. Move on to paperless billing.

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See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Account #: 211033838429

Due Date: September 04, 2025

Amount Due: \$31.44

Payment Amount: \$ _____

648915260855

VISTA WALK COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO

Please write your account number on the memo line of your check.



Service For:
14393 RAPALLO DR
DADE CITY, FL 33523

Account #: 211033838429
Statement Date: August 14, 2025
Charges Due: September 04, 2025

Meter Read

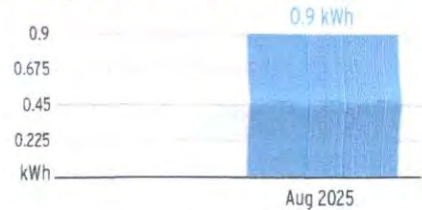
Service Period: Jul 11, 2025 - Aug 08, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000809730	08/08/2025	115	90	25 kWh	1	29 Days

Charge Details

Avg kWh Used Per Day



Important Messages

Moving? Save time and reduce stress!
Start, stop or transfer your Tampa Electric service 24 hours a day, seven days a week - when it's convenient for you! Choose your service dates, sign up for energy-saving programs and free services, receive your new account number, select a convenient payment method and more. Visit TECOaccount.com/Welcome; it's fast, easy and secure.

Quarterly Fuel Source

Tampa Electric's diverse fuel mix for the 12-month period ending June 2025 includes Natural Gas 79%, Purchased Power 11%, Solar 10% and Coal 0%.

Electric Charges

Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	25 kWh @ \$0.08641/kWh	\$2.16
Fuel Charge	25 kWh @ \$0.03391/kWh	\$0.85
Storm Protection Charge	25 kWh @ \$0.00577/kWh	\$0.14
Clean Energy Transition Mechanism	25 kWh @ \$0.00418/kWh	\$0.10
Storm Surcharge	25 kWh @ \$0.02121/kWh	\$0.53
Florida Gross Receipt Tax		\$0.57
Electric Service Cost		\$22.62
Franchise Fee		\$1.48
Municipal Public Service Tax		\$2.34
Total Electric Cost, Local Fees and Taxes		\$26.44

Other Fees and Charges

Electric Late Payment Fee	\$5.00
Total Other Fees and Charges	\$5.00

Total Current Month's Charges

\$31.44

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill



Bank Draft

Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



Phone

Toll Free:
866-689-6469

All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:
866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

Please Note: If you choose to pay your bill at a location not listed on our website, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



VISTA WALK COMMUNITY DEVELOPMENT DISTRICT
14369 N STRESA AVE
DADE CITY, FL 33523

Statement Date: August 14, 2025

Amount Due: \$29.02

Due Date: September 04, 2025

Account #: 211035163750

Account Summary

Current Service Period: July 11, 2025 - August 08, 2025

Previous Amount Due	\$582.62
Payment(s) Received Since Last Statement	-\$582.62
Miscellaneous Credits	-\$0.99
Credit balance after payments and credits	-\$0.99
Current Month's Charges	\$30.01

Amount Due by September 04, 2025 \$29.02

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

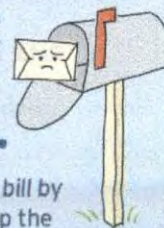


Scan here to view your account online.

Monthly Usage (kWh)



Let's be honest.
You don't need me anymore.



You can get your bill by email or text, skip the stamp and pay securely online. Move on to paperless billing.

Log in at TECOaccount.com and select "ON" to enroll.

Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

AUG 18 2025

Account #: 211035163750

Due Date: September 04, 2025

Amount Due: \$29.02

Payment Amount: \$ _____

688421210040

00004343 FTECO108152501101410 00000 02 01000000 11071 006

VISTA WALK COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO

Please write your account number on the memo line of your check.



Service For:
14369 N STRESA AVE
DADE CITY, FL 33523

Account #: 211035163750
Statement Date: August 14, 2025
Charges Due: September 04, 2025

Meter Read

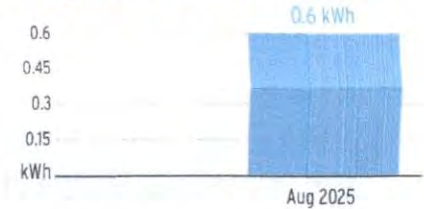
Service Period: Jul 11, 2025 - Aug 08, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000967816	08/08/2025	17	0	17 kWh	1	29 Days

Charge Details

Avg kWh Used Per Day



Important Messages

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Start, stop or transfer your Tampa Electric service 24 hours a day, seven days a week - when it's convenient for you! Choose your service dates, sign up for energy-saving programs and free services, receive your new account number, select a convenient payment method and more. Visit TECOaccount.com/Welcome; it's fast, easy and secure.

Quarterly Fuel Source

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	Electric Charges		
	Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
	Energy Charge	17 kWh @ \$0.08641/kWh	\$1.47
	Fuel Charge	17 kWh @ \$0.03391/kWh	\$0.58
	Storm Protection Charge	17 kWh @ \$0.00577/kWh	\$0.10
	Clean Energy Transition Mechanism	17 kWh @ \$0.00418/kWh	\$0.07
	Storm Surcharge	17 kWh @ \$0.02121/kWh	\$0.36
	Florida Gross Receipt Tax		\$0.53
	Electric Service Cost		\$21.38
	Franchise Fee		\$1.40
	Municipal Public Service Tax		\$2.23
	Total Electric Cost, Local Fees and Taxes		\$25.01

	Other Fees and Charges		
	Electric Late Payment Fee		\$5.00
	Total Other Fees and Charges		\$5.00

Total Current Month's Charges

\$30.01

Billing information continues on next page →

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill



Bank Draft

Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at TampaElectric.com



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Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



Phone

Toll Free:
866-689-6469

All Other Correspondences:
Tampa Electric
P.O. Box 111
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Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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Service For:
14369 N STRESA AVE
DADE CITY, FL 33523

Account #: 211035163750
Statement Date: August 14, 2025
Charges Due: September 04, 2025

Charge Details Continued...

	Miscellaneous Credits	
	Sales Tax Credit	-\$0.99
	Total Current Month's Credits	-\$0.99

00004343-0010674-Page 3 of 12



Name			Service Address			Account Number
VISTA WALK CDD			VISTA WALK CDD			06-07856-00
Status	Service Date		Number of Days	Bill Date	Penalty Date	Due Date
	From	To				
ACTIVE	06/01/2025	07/01/2025	30	08/07/2025	09/18/2025	09/03/2025

-----CURRENT-----				-----PREVIOUS-----				CURRENT BALANCE	\$0.00
DATE	READING	DATE	READING	USAGE					
08/04/2025	1206	06/26/2025	0	120600	IRRIGATION			365.66	
08/04/2025	826	06/26/2025	0	82600	IRRIGATION			246.34	
					Utility Tax			61.20	
								AMOUNT DUE	\$673.20
								AMOUNT DUE AFTER 09/03/2025	\$678.20

NEW NUMBER FOR PHONE PAYMENTS 866-297-2888
LATE NOTICE: Service will be disconnected if any outstanding balance is unpaid after the due date. Once service has been disconnected, the entire balance owed, inclusive of any additional late fees and other penalties, must be paid prior to reconnecting service. AFTER HOURS 352-521-1495.

Meters are read in units. Each unit = 100 gallons. Usage is displayed in 100 gallon increments.

CUSTOMER ACCOUNT INFORMATION - RETAIN FOR YOUR RECORDS

City of Dade City

38020 Meridian Ave
P.O. Box 1355
Dade City FL 33526-1355
352-523-5053
PAY ONLINE AT: www.municipalonlinepayments.com/dadecityfl



VISTA WALK CDD
VISTA WALK CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA FL 33607

06078560000067320000678209

Account Number	Amount Due
06-07856-00	\$ 673.20
Due Date	After Due Date Pay
09/03/2025	\$ 678.20
Account Name	
VISTA WALK CDD	
Service Address	
VISTA WALK CDD	
Amount Enclosed	

There will be a minimum \$25.00 charge on all returned checks.
Please return this portion with your payment.
When paying in person please bring both portions of this bill.



Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone 1 (877) 321-7355
Fed Tax ID 59-0482470

VERTISING INVOICE

Advertising Run Dates	Advertiser Name	
7/23/25-7/30/25	VISTA WALK CDD	
Billing Date	Sales Rep	Customer Account
7/30/2025	Deirdre Bonett	TB332631
Total Amount Due	Invoice Number	
\$232.40	47205-072325	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
7/23/25	7/30/25	47205	Baylink Pasco , tampabay.com	Legal-CLS 2 col	Budget Hearing Affidavit Fee	4	1.00x50.00 L	\$230.40 \$2.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone 1 (877) 321-7355

Advertising Run Dates	Advertiser Name	
7/23/25-7/30/25	VISTA WALK CDD	
Billing Date	Sales Rep	Customer Account
7/30/2025	Deirdre Bonett	TB332631
Total Amount Due	Invoice Number	
\$232.40	47205-072325	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

VISTA WALK CDD
2005 Pan Am Cir Ste 300
Tampa, FL 33607-6008

REMIT TO:

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396



Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone 1 (877) 321-7355
Fed Tax ID 59-0482470

VERTISING INVOICE

Advertising Run Dates	Advertiser Name	
8/24/25-8/24/25	VISTA WALK CDD	
Billing Date	Sales Rep	Customer Account
8/24/2025	Deirdre Bonett	TB332631
Total Amount Due	Invoice Number	
\$201.50	51942-082425	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
8/24/25	8/24/25	51942	Baylink Pasco , tampabay.com	Legal-CLS 2 col	FY26 Meeting Schedule Affidavit Fee	2	1.00x60.00 L	\$199.50 \$2.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone 1 (877) 321-7355

Advertising Run Dates	Advertiser Name	
8/24/25-8/24/25	VISTA WALK CDD	
Billing Date	Sales Rep	Customer Account
8/24/2025	Deirdre Bonett	TB332631
Total Amount Due	Invoice Number	
\$201.50	51942-082425	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

VISTA WALK CDD
2005 Pan Am Cir Ste 300
Tampa, FL 33607-6008

REMIT TO:
Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396

Tampa Bay Times

Published Daily

STATE OF FLORIDA} ss

COUNTY OF PASCO County

Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Pasco County, Florida that the attached copy of advertisement being a Legal Notice in the matter FY26 Meeting Schedule was published in said newspaper by print in the issues of 08/24/25 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Pasco County, Florida and that the said newspaper has heretofore been continuously published in said Pasco County, Florida each day and has been entered as a second class mail matter at the post office in said Pasco County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature of Affiant

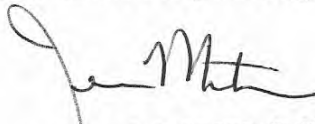
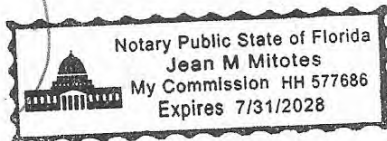


Sworn to and subscribed before me this 08/24/2025

Signature of Notary of Public

Personally known X or produced identification.

Type of identification produced _____

Notice of Meetings FISCAL YEAR 2025/2026 VISTA WALK COMMUNITY DEVELOPMENT DISTRICT

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2025/2026 Regular Meetings of the Board of Supervisors of the Vista Walk Community Development District shall be held at 10:00 a.m. at the SpringHill Suites by Marriott Tampa Suncoast Parkway, located at 16615 Crosspointe Run, Land O'Lakes, Florida 34638. The meeting dates are as follows:

October 14, 2025	10:00 a.m.*
November 11, 2025	10:00 a.m.*
December 9, 2025	10:00 a.m.
January 13, 2026	10:00 a.m.
February 10, 2026	10:00 a.m.
March 10, 2026	10:00 a.m.
April 14, 2026	10:00 a.m.
May 12, 2026	10:00 a.m.
June 9, 2026	10:00 a.m.
July 14, 2026	10:00 a.m.
August 11, 2026	10:00 a.m.
September 8, 2026	10:00 a.m.

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. Any meeting may be continued with no additional notice to a date, time and place to be specified on the record at a meeting. A copy of the agenda for the meetings listed above may be obtained from Inframark, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 at (813) 873-7300, one week prior to the meeting. There may be occasions when one or more supervisors will participate by telephone or other remote device.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact Inframark at (813) 873-7300. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office at least forty-eight (48) hours prior to the date of the hearing and meeting.

Each person who decides to appeal any action taken at the meetings is advised that the 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.

Inframark, District Management

*Meeting date is subject to change due to the holiday.

August 24, 2025

51942

VISTA WALK CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
GIG FIBER, LLC	9/1/2025	5231	\$4,850.00	\$4,850.00	Sept 25 - Solar Streetlights
GIG FIBER, LLC	9/1/2025	5230	\$4,350.00	\$4,350.00	Sept 25 - Solar Streetlights
INFRAMARK LLC	9/5/2025	158201	\$1,000.00		ACCOUNTING SERVICES
INFRAMARK LLC	9/5/2025	158201	\$2,083.33		DISTRICT MANAGEMENT SERVICES
INFRAMARK LLC	9/5/2025	158201	\$125.00		WEBSITE MAINTENANCE / ADMIN
INFRAMARK LLC	9/5/2025	158201	\$1,000.00		DISTRICT MANAGEMENT-FIELD INSPECTIONS
INFRAMARK LLC	9/5/2025	158201	\$1,000.00	\$5,208.33	DISTRICT MANAGEMENT-FIELD INSPECTIONS-JULY RETRO BILL
LAWN MEDIC LANDSCAPING & IRRIGATION LLC	9/25/2025	4744	\$3,798.00	\$3,798.00	LANDSCAPE MAINTENANCE
LAWN MEDIC LANDSCAPING & IRRIGATION LLC	9/24/2025	4742	\$16,420.00	\$16,420.00	LANDSCAPE MAINTENANCE
Monthly Contract Subtotal			\$34,626.33	\$34,626.33	
Variable Contract					
STRALEY ROBIN VERICKER	9/26/2025	27225	\$2,374.95	\$2,374.95	DISTRICT COUNSEL SERVICES
Variable Contract Subtotal			\$2,374.95	\$2,374.95	
Utilities					
CITY OF DADE CITY	9/5/2025	090525-6-00	\$13.02	\$13.02	WATER
TECO	9/15/2025	091525-211035163750	\$29.97	\$29.97	ELECTRIC
TECO	9/15/2025	091525-211033838429	\$29.44	\$29.44	ELECTRIC
TECO	9/15/2025	091525-211035163768	\$29.07	\$29.07	ELECTRIC
Utilities Subtotal			\$101.50	\$101.50	
Regular Services					
EGIS INSURANCE & RISK ADVISORS	9/8/2025	29078	\$6,030.00	\$6,030.00	INSURANCE
INFRAMARK LLC	9/5/2025	158201	\$1,000.00	\$1,000.00	DISTRICT MANAGEMENT-FIELD INSPECTIONS-AUGUST RETRO BILL
Regular Services Subtotal			\$7,030.00	\$7,030.00	
TOTAL			\$44,132.78	\$44,132.78	

Gig Fiber, LLC
2502 N Rocky Point Dr
Ste 1000
Tampa, FL 33607
813-800-5323

INVOICE



Invoice #: 5231
Invoice Date: 09/01/25
Amount Due: \$4,850.00

Bill To:

Vista Walk CDD
United States

Due Date
09/30/25

Item	Description	Quantity	Price	Amount
Solar Equipment Lease Income	Vista Walk CDD - Vista Walk_Sept 2025	97	\$50.00	\$4,850.00

Subtotal:	\$4,850.00
Sales Tax:	\$0.00
Total:	\$4,850.00
Payments:	\$0.00
Amount Due:	\$4,850.00

To pay online, go to <https://app02.us.bill.com/p/streetleaf>

Gig Fiber, LLC
2502 N Rocky Point Dr
Ste 1000
Tampa, FL 33607
813-800-5323

INVOICE



Invoice #:	5230
Invoice Date:	09/01/25
Amount Due:	\$4,350.00

Bill To:
Vista Walk CDD
United States

Due Date
09/30/25

Item	Description	Quantity	Price	Amount
Solar Equipment Lease Income	Vista Walk CDD - St. Joe I and II_Sept 2025	87	\$50.00	\$4,350.00

Subtotal:	\$4,350.00
Sales Tax:	\$0.00
Total:	\$4,350.00
Payments:	\$0.00
Amount Due:	\$4,350.00

To pay online, go to <https://app02.us.bill.com/p/streetleaf>



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

BILL TO

Vista Walks Community Development
District
2005 Pan Am Circle Suite 300
Tampa FL 34607
United States

INVOICE#

158201

CUSTOMER ID

C5171

PO#**DATE**

9/5/2025

NET TERMS

Due On Receipt

DUE DATE

9/5/2025

Services provided for the Month of: September 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	1,000.00		1,000.00
District Management	1	Ea	2,083.33		2,083.33
Website Maintenance / Admin	1	Ea	125.00		125.00
District Management- Field Inspections	1	Ea	1,000.00		1,000.00
District Management- Field Inspections- Retro-Billing July	1	Ea	1,000.00		1,000.00
District Management- Field Inspections -Retro Billing August	1	Ea	1,000.00		1,000.00
Subtotal					6,208.33

Subtotal \$6,208.33

Tax \$0.00

Total Due \$6,208.33

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



LAWN MEDIC LANDSCAPING & IRRIGATION
LLC

4827 Beauchamp Rd.
Plant City, FL 33563 US
+18139578020
Egan@lawnmedicland.com

INVOICE

BILL TO
Vista Walk CDD
INFRAMARK
2005 Pan Am Circle, Ste 300
Tampa, fl 33607

INVOICE 4744
DATE 09/25/2025

ACTIVITY	AMOUNT
Sales	3,798.00
Scope -partial month of maintenance of Vista Walk CDD PH 2 September	

BALANCE DUE \$3,798.00

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Vista Walk CDD
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

September 26, 2025
Client: 001612
Matter: 000001
Invoice #: 27225

Page: 1

RE: General

For Professional Services Rendered Through August 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
8/4/2025	VKB	REVIEW AND REVISE RESOLUTION ADOPTING FINAL BUDGET AND RESOLUTION LEVYING O/M ASSESSMENTS, CERTIFYING CERTAIN SPECIAL ASSESSMENTS FOR COLLECTION ON-ROLL, AND AUTHORIZING THE DIRECT COLLECTION OF CERTAIN SPECIAL ASSESSMENTS.	0.6	\$225.00
8/12/2025	VKB	REVIEW AND REPLY TO EMAILS ABOUT CDD OWNERSHIP OF PROPERTY; REVIEW PLAT; DRAFT DEED AND DEVELOPMENT ACQUISITION AGREEMENT.	2.5	\$937.50
8/14/2025	VKB	REVIEW AGENDA PACKAGE; FOLLOW UP WITH DISTRICT MANAGER RE: UPCOMING BOARD MEETING. REVIEW PHASE 2 PLAT; DRAFT DEED CONVEYING PROPERTY TO CDD; REVIEW AND REPLY TO EMAIL FROM INFRAMARK FOR ADDING RATIFICATION OF DEEDS AND DEVELOPMENT ACQUISITION AGREEMENT TO NEXT AGENDA.	1.1	\$412.50
8/15/2025	VKB	PREPARE FOR AND ATTEND BOARD MEETING VIA TEAMS.	0.6	\$225.00
Total Professional Services			4.8	\$1,800.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
8/18/2025	Clerk, Circuit Court, Pasco County- Filing Fee- #1612-0 Filing Fee	\$415.80
8/31/2025	Photocopies	\$159.15

DISBURSEMENTS

Date	Description of Disbursements	Amount
	Total Disbursements	\$574.95
	Total Services	\$1,800.00
	Total Disbursements	\$574.95
	Total Current Charges	\$2,374.95
	Previous Balance	\$1,135.00
	Less Payments	(\$1,135.00)
	PAY THIS AMOUNT	\$2,374.95

Please Include Invoice Number on all Correspondence

Name		Service Address			Account Number	
VISTA WALK CDD		VISTA WALK CDD			06-07856-00	
Status	Service Date		Number of Days	Bill Date	Penalty Date	Due Date
	From	To				
ACTIVE	07/01/2025	08/01/2025	31	09/05/2025	10/20/2025	10/03/2025

-----CURRENT-----			-----PREVIOUS-----			CURRENT BALANCE	\$0.00
DATE	READING	DATE	READING	USAGE			
09/02/2025	1206	08/04/2025	1206	0 IRRIGATION		5.92	
09/02/2025	826	08/04/2025	826	0 IRRIGATION		5.92	
				Utility Tax		1.18	
						AMOUNT DUE	\$13.02
						AMOUNT DUE AFTER 10/03/2025	\$18.02

NEW NUMBER FOR PHONE PAYMENTS 866-297-2888
LATE NOTICE: Service will be disconnected if any outstanding balance is unpaid after the due date. Once service has been disconnected, the entire balance owed, inclusive of any additional late fees and other penalties, must be paid prior to reconnecting service. AFTER HOURS 352-521-1495.

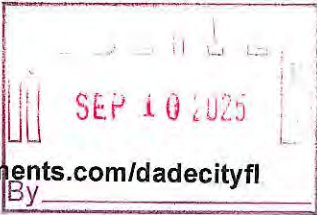
Meters are read in units. Each unit = 100 gallons. Usage is displayed in 100 gallon increments.

CUSTOMER ACCOUNT INFORMATION - RETAIN FOR YOUR RECORDS

City of Dade City

38020 Meridian Ave
P.O. Box 1355
Dade City FL 33526-1355
352-523-5053

PAY ONLINE AT: www.municipalonlinepayments.com/dadecityfl



VISTA WALK CDD
VISTA WALK CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA FL 33607

06078560000001302000018029

Account Number	Amount Due
06-07856-00	\$13.02
Due Date	After Due Date Pay
10/03/2025	\$18.02
Account Name	
VISTA WALK CDD	
Service Address	
VISTA WALK CDD	
Amount Enclosed	

There will be a minimum \$25.00 charge on all returned checks.
Please return this portion with your payment.
When paying in person please bring both portions of this bill.



VISTA WALK COMMUNITY DEVELOPMENT DISTRICT
14369 N STRESA AVE
DADE CITY, FL 33523

Statement Date: September 15, 2025

Amount Due: \$29.97

Due Date: October 06, 2025

Account #: 211035163750

Account Summary

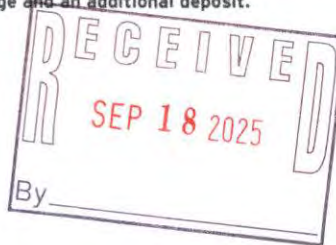
Current Service Period: August 09, 2025 - September 09, 2025

Previous Amount Due	\$29.02
Payment(s) Received Since Last Statement	-\$29.02

Current Month's Charges	\$29.97
-------------------------	---------

Amount Due by October 06, 2025	\$29.97
--------------------------------	---------

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Your Energy Insight



Your average daily kWh used was **66.67% higher** than it was in your previous period.



Scan here to view your account online.

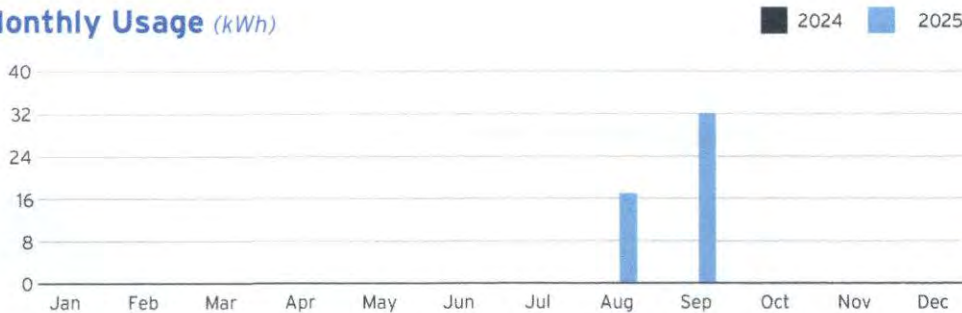
SEE HOW YOU CAN SAVE

with tips from our energy experts.



TampaElectric.com/BizSavingsTips

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211035163750

Due Date: October 06, 2025

Amount Due: \$29.97

Payment Amount: \$ _____

655088069532



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

00004444 FTECO109162500322410 00000 02 01000000 11367 006

VISTA WALK COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO

Please write your account number on the memo line of your check.



Service For:
14369 N STRESA AVE
DADE CITY, FL 33523

Account #: 211035163750
Statement Date: September 15, 2025
Charges Due: October 06, 2025

Meter Read

Service Period: Aug 09, 2025 - Sep 09, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000967816	09/09/2025	49		17		32 kWh	1	32 Days

Charge Details

Avg kWh Used Per Day



Important Messages



Electric Charges

Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	32 kWh @ \$0.08641/kWh	\$2.77
Fuel Charge	32 kWh @ \$0.03391/kWh	\$1.09
Storm Protection Charge	32 kWh @ \$0.00577/kWh	\$0.18
Clean Energy Transition Mechanism	32 kWh @ \$0.00418/kWh	\$0.13
Storm Surcharge	32 kWh @ \$0.02121/kWh	\$0.68
Florida Gross Receipt Tax		\$0.64

Electric Service Cost **\$25.65**

Franchise Fee \$1.68

Municipal Public Service Tax \$2.64

Total Electric Cost, Local Fees and Taxes **\$29.97**

Total Current Month's Charges

\$29.97

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

Ways To Pay Your Bill



Bank Draft

Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



Phone

Toll Free:
866-689-6469

All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

Online:
TampaElectric.com

Phone:
Commercial Customer Care:
866-832-6249

Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:
7-1-1

Power Outage:

877-588-1010
Energy-Saving Programs:
813-275-3909

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



VISTA WALK COMMUNITY DEVELOPMENT DISTRICT
14393 RAPALLO DR
DADE CITY, FL 33523

Statement Date: September 15, 2025

Amount Due: \$29.44

Due Date: October 06, 2025

Account #: 211033838429

Account Summary

Current Service Period: August 09, 2025 - September 09, 2025

Previous Amount Due	\$31.44
Payment(s) Received Since Last Statement	-\$31.44

Current Month's Charges	\$29.44
-------------------------	---------

Amount Due by October 06, 2025	\$29.44
--------------------------------	---------

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

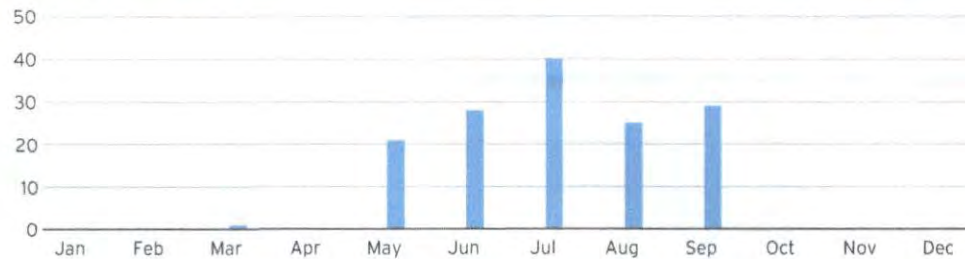
SEE HOW YOU CAN SAVE

with tips from our energy experts.



TampaElectric.com/BizSavingsTips

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

To ensure prompt credit, please return stub portion of this bill with your payment.



Account #: 211033838429

Due Date: October 06, 2025



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$29.44

Payment Amount: \$ _____

650149855501

VISTA WALK COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO

Please write your account number on the memo line of your check.

Page 140

6501498555012110338384290000000029443



Service For:
14393 RAPALLO DR
DADE CITY, FL 33523

Account #: 211033838429
Statement Date: September 15, 2025
Charges Due: October 06, 2025

Meter Read

Service Period: Aug 09, 2025 - Sep 09, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000809730	09/09/2025	144	115	29 kWh	1	32 Days

Charge Details

Avg kWh Used Per Day



Important Messages



Electric Charges

Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	29 kWh @ \$0.08641/kWh	\$2.51
Fuel Charge	29 kWh @ \$0.03391/kWh	\$0.98
Storm Protection Charge	29 kWh @ \$0.00577/kWh	\$0.17
Clean Energy Transition Mechanism	29 kWh @ \$0.00418/kWh	\$0.12
Storm Surcharge	29 kWh @ \$0.02121/kWh	\$0.62
Florida Gross Receipt Tax		\$0.63
Electric Service Cost		\$25.19
Franchise Fee		\$1.65
Municipal Public Service Tax		\$2.60
Total Electric Cost, Local Fees and Taxes		\$29.44

Total Current Month's Charges

\$29.44

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill



Bank Draft

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In-Person

Find list of Payment Agents at TampaElectric.com



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Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



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Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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VISTA WALK COMMUNITY DEVELOPMENT DISTRICT
36882 N SANTA MARGHERITA AV
DADE CITY, FL 33523

Statement Date: September 15, 2025

Amount Due: \$29.07

Due Date: October 06, 2025

Account #: 211035163768

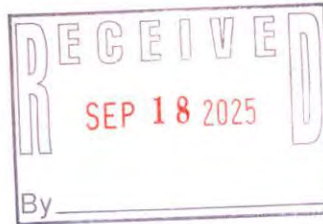
Account Summary

Current Service Period: August 09, 2025 - September 09, 2025

Previous Amount Due	\$28.48
Payment(s) Received Since Last Statement	-\$28.48
Current Month's Charges	\$29.07

Amount Due by October 06, 2025 \$29.07

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Your Energy Insight



Your average daily kWh used was **60% higher** than it was in your previous period.



Scan here to view your account online.

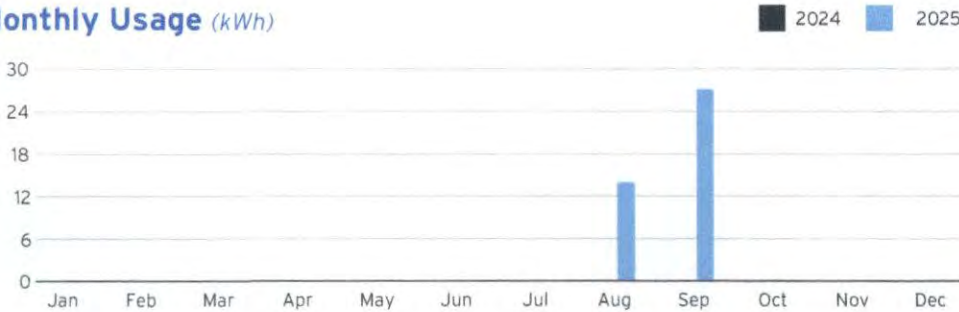
SEE HOW YOU CAN SAVE

with tips from our energy experts.



TampaElectric.com/BizSavingsTips

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211035163768

Due Date: October 06, 2025



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$29.07

Payment Amount: \$ _____

655088069533

VISTA WALK COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO

Please write your account number on the memo line of your check.



Service For:
36882 N SANTA MARGHERITA AV
DADE CITY, FL 33523

Account #: 211035163768
Statement Date: September 15, 2025
Charges Due: October 06, 2025

Meter Read

Service Period: Aug 09, 2025 - Sep 09, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000967817	09/09/2025	41	14	27 kWh	1	32 Days

Charge Details

Avg kWh Used Per Day



Important Messages



Electric Charges

Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	27 kWh @ \$0.08641/kWh	\$2.33
Fuel Charge	27 kWh @ \$0.03391/kWh	\$0.92
Storm Protection Charge	27 kWh @ \$0.00577/kWh	\$0.16
Clean Energy Transition Mechanism	27 kWh @ \$0.00418/kWh	\$0.11
Storm Surcharge	27 kWh @ \$0.02121/kWh	\$0.57
Florida Gross Receipt Tax		\$0.62
Electric Service Cost		\$24.87
Franchise Fee		\$1.63
Municipal Public Service Tax		\$2.57
Total Electric Cost, Local Fees and Taxes		\$29.07

Total Current Month's Charges

\$29.07

For more information about your bill and understanding your charges, please visit TampaElectric.com

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Tampa, FL 33631-3318
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All Other Correspondences:

Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

Online:

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Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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INVOICE

Customer	Vista Walk Community Development District
Acct #	1618
Date	09/08/2025
Customer Service	Christina Wood
Page	1 of 1

Vista Walk Community Development District
c/o Inframark
2005 Pan AM Circle Suite 3000
Tampa, FL 33607

Payment Information	
Invoice Summary	\$ 6,030.00
Payment Amount	
Payment for:	Invoice#29078
1001251215	

Thank You

Please detach and return with payment



Customer: Vista Walk Community Development District

Invoice	Effective	Transaction	Description	Amount
29078	10/01/2025	Renew policy	Policy #1001251215 10/01/2025-03/01/2026 Florida Insurance Alliance Package - Renew policy Due Date: 9/8/2025	6,030.00

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

Total
\$ 6,030.00

Thank You

FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349
TO PAY VIA ACH: Accretive Global Insurance Services LLC
Routing ACH: 121000358 Account: 1291776914

Remit Payment To: Egis Insurance Advisors	(321)233-9939	Date
P.O. Box 748555		09/08/2025
Atlanta, GA 30374-8555	accounting@egisadvisors.com	

<p>VISTA WALK CDD</p> <p>Summary of Operations and Maintenance Invoices</p>

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Monthly Contract						
GIG FIBER, LLC	10/1/2025	5424	\$4,850.00			SOLAR STREET LIGHTS
GIG FIBER, LLC	10/1/2025	5423	\$4,350.00		\$9,200.00	SOLAR STREET LIGHTS
INFRAMARK LLC	10/24/2025	161906	\$1.65			Sept 25 - B/W Copies
Monthly Contract Subtotal			\$9,201.65			
Variable Contract						
STRALEY ROBIN VERICKER	10/22/2025	27372	\$1,039.84			Through 09/30 - Legal Services
TECO	10/14/2025	101425-3768	\$26.26			ELECTRIC
TECO	10/14/2025	101425-8429	\$26.98			ELECTRIC
TECO	10/14/2025	101425-3750	\$26.98		\$80.22	ELECTRIC
Variable Contract Subtotal			\$1,120.06			
Utilities						
CITY OF DADE CITY	10/3/2025	100325-6-00	\$13.02			WATER
Utilities Subtotal			\$13.02			
Additional Services						
FLORIDA COMMERCE	10/1/2025	93772	\$175.00			DISTRICT FILING FEES
INFRAMARK LLC	10/10/2025	1162907	\$458.00			FENCE REPAIRS
Additional Services Subtotal			\$633.00			
TOTAL						
			\$10,967.73			

Gig Fiber, LLC
2502 N Rocky Point Dr
Ste 1000
Tampa, FL 33607
813-800-5323

INVOICE



Invoice #:	5424
Invoice Date:	10/01/25
Amount Due:	\$4,850.00

Bill To:
Vista Walk CDD
United States

Due Date
10/31/25

Item	Description	Quantity	Price	Amount
Solar Equipment Lease Income	Vista Walk CDD - Vista Walk_Oct 2025	97	\$50.00	\$4,850.00

Subtotal:	\$4,850.00
Sales Tax:	\$0.00
Total:	\$4,850.00
Payments:	\$0.00
Amount Due:	\$4,850.00

Make Payable to Gig Fiber LLC
To pay online, go to <https://app02.us.bill.com/p/streetleaf>

Gig Fiber, LLC
2502 N Rocky Point Dr
Ste 1000
Tampa, FL 33607
813-800-5323

INVOICE



Invoice #: 5423
Invoice Date: 10/01/25
Amount Due: \$4,350.00

Bill To:

Vista Walk CDD
United States

Due Date
10/31/25

Item	Description	Quantity	Price	Amount
Solar Equipment Lease Income	Vista Walk CDD - St. Joe I and II_Oct 2025	87	\$50.00	\$4,350.00

Subtotal:	\$4,350.00
Sales Tax:	\$0.00
Total:	\$4,350.00
Payments:	\$0.00
Amount Due:	\$4,350.00

Make Payable to Gig Fiber LLC

To pay online, go to <https://app02.us.bill.com/p/streetleaf>



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

BILL TO

Vista Walks Community Development
District
2005 Pan Am Circle Suite 300
Tampa FL 34607
United States

INVOICE#

161906

CUSTOMER ID

C5171

PO#**DATE**

10/24/2025

NET TERMS

Due On Receipt

DUE DATE

10/24/2025

Services provided for the Month of: September 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
B/W Copies	11	Ea	0.15		1.65
Subtotal					1.65

Subtotal

\$1.65

Tax

\$0.00

Total Due

\$1.65

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



VISTA WALK COMMUNITY DEVELOPMENT DISTRICT
36882 N SANTA MARGHERITA AV
DADE CITY, FL 33523

Statement Date: October 14, 2025

Amount Due: \$26.26

Due Date: November 04, 2025

Account #: 211035163768

Account Summary

Current Service Period: September 10, 2025 - October 08, 2025

Previous Amount Due	
Payment(s) Received Since Last Statement	\$29.07
	-\$29.07
Current Month's Charges	\$26.26

Amount Due by November 04, 2025 \$26.26

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

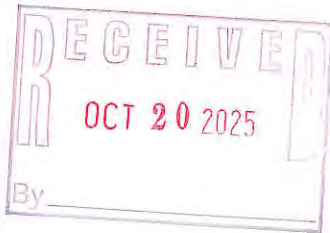
Your Energy Insight



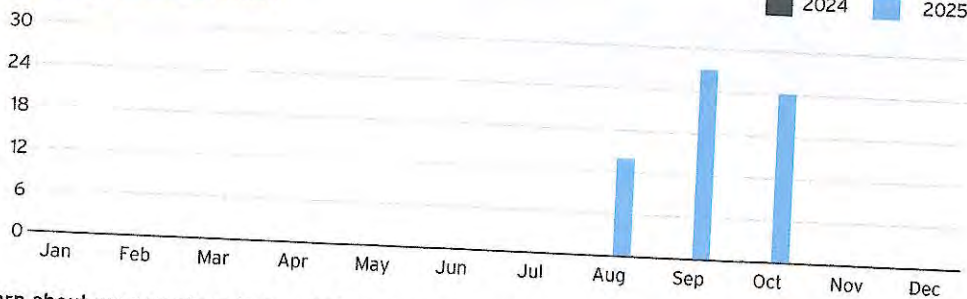
Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.



Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

DON'T BE FOOLED!

Scammers are using digital ads, imposter websites and spoofed phone numbers to pose as us and steal your money. Learn how to stop them at

TampaElectric.com/Scam.



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211035163768

Due Date: November 04, 2025



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$26.26

Payment Amount: \$ _____

676075640108

VISTA WALK COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.

Page 1 of 1 6760756401082110351637680000000026268



Service For:
36882 N SANTA MARGHERITA AV
DADE CITY, FL 33523

Account #: 211035163768
Statement Date: October 14, 2025
Charges Due: November 04, 2025

Meter Read

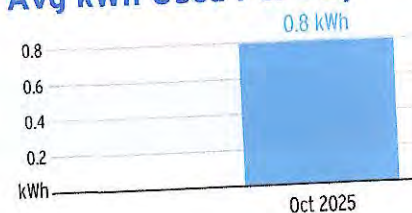
Service Period: Sep 10, 2025 - Oct 08, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000967817	10/08/2025	65	41		24 kWh	1	29 Days

Charge Details

Avg kWh Used Per Day



Important Messages



Electric Charges

Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	24 kWh @ \$0.08641/kWh	\$2.07
Fuel Charge	24 kWh @ \$0.03391/kWh	\$0.81
Storm Protection Charge	24 kWh @ \$0.00577/kWh	\$0.14
Clean Energy Transition Mechanism	24 kWh @ \$0.00418/kWh	\$0.10
Storm Surcharge	24 kWh @ \$0.02121/kWh	\$0.51
Florida Gross Receipt Tax		\$0.56
		\$22.46

Electric Service Cost

Franchise Fee	\$1.47
Municipal Public Service Tax	\$2.33
	\$26.26

Total Electric Cost, Local Fees and Taxes

Total Current Month's Charges

\$26.26

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill



Bank Draft

Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



Phone

Toll Free:
866-689-6469

All Other

Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:
866-832-6249
Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1
Power Outage:
877-588-1010
Energy-Saving Programs:
813-275-3909

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



VISTA WALK COMMUNITY DEVELOPMENT
DISTRICT
14393 RAPALLO DR
DADE CITY, FL 33523

Statement Date: October 14, 2025

Amount Due: \$26.98

Due Date: November 04, 2025

Account #: 211033838429

Account Summary

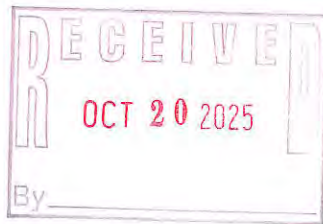
Current Service Period: September 10, 2025 - October 08, 2025

Previous Amount Due	\$29.44
Payment(s) Received Since Last Statement	-\$29.44

Current Month's Charges	\$26.98
-------------------------	---------

Amount Due by November 04, 2025	\$26.98
---------------------------------	---------

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Your Energy Insight



Your average daily kWh used was **11.11% higher** than it was in your previous period.



Scan here to view your account online.

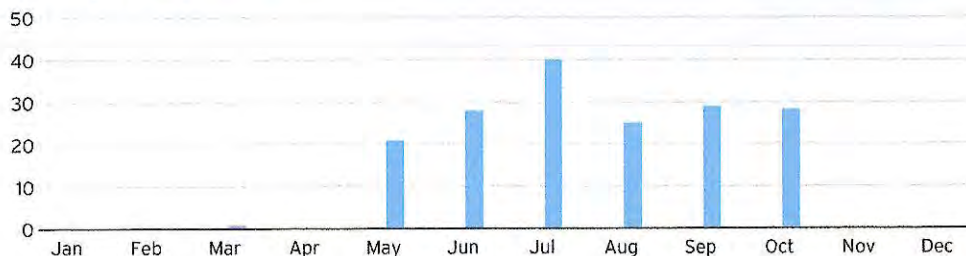
DON'T BE FOOLED!

Scammers are using digital ads, imposter websites and spoofed phone numbers to pose as us and steal your money. Learn how to stop them at

TampaElectric.com/Scam.



Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211033838429

Due Date: November 04, 2025



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$26.98

Payment Amount: \$ _____

640273386837

VISTA WALK COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.



Service For:
14393 RAPALLO DR
DADE CITY, FL 33523

Account #: 211033838429
Statement Date: October 14, 2025
Charges Due: November 04, 2025

Meter Read

Service Period: Sep 10, 2025 - Oct 08, 2025

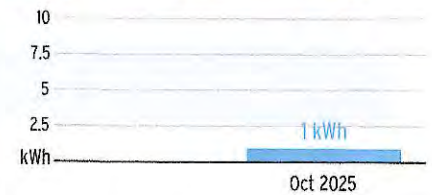
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000809730	10/08/2025	172	144	28 kWh	1	29 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
	Energy Charge	28 kWh @ \$0.08641/kWh	\$2.42
	Fuel Charge	28 kWh @ \$0.03391/kWh	\$0.95
	Storm Protection Charge	28 kWh @ \$0.00577/kWh	\$0.16
	Clean Energy Transition Mechanism	28 kWh @ \$0.00418/kWh	\$0.12
	Storm Surcharge	28 kWh @ \$0.02121/kWh	\$0.59
	Florida Gross Receipt Tax		\$0.58
	Electric Service Cost		\$23.09
	Franchise Fee		\$1.51
	Municipal Public Service Tax		\$2.38
	Total Electric Cost, Local Fees and Taxes		\$26.98

Avg kWh Used Per Day



Important Messages

Total Current Month's Charges

\$26.98

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

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813-223-0800 (Hillsborough)

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7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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VISTA WALK COMMUNITY DEVELOPMENT
DISTRICT
14369 N STRESA AVE
DADE CITY, FL 33523

Statement Date: October 14, 2025

Amount Due: \$26.98

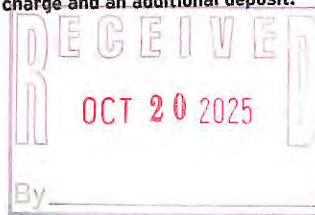
Due Date: November 04, 2025

Account #: 211035163750

Account Summary

Current Service Period: September 10, 2025 - October 08, 2025	
Previous Amount Due	\$29.97
Payment(s) Received Since Last Statement	-\$29.97
Current Month's Charges	\$26.98
Amount Due by November 04, 2025	\$26.98

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Your Energy Insight



Your average daily kWh used was
0% higher than it was in your
previous period.



Scan here to view
your account online.

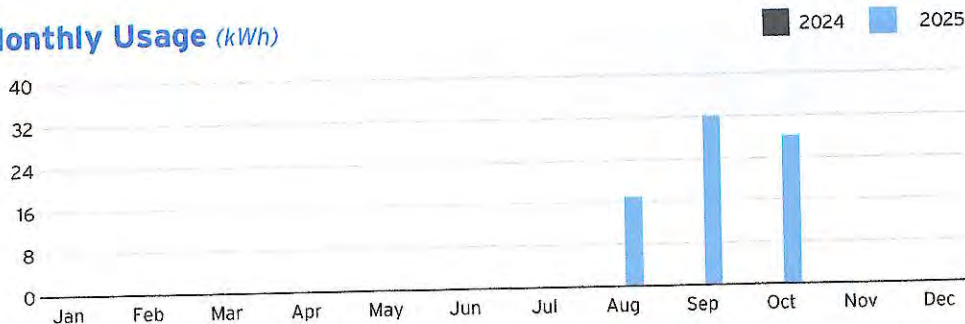
DON'T BE FOOLED!

Scammers are using
digital ads, imposter
websites and
spoofed phone
numbers to pose
as us and steal your
money. Learn how to
stop them at

TampaElectric.com/Scam.



Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

To ensure prompt credit, please return stub portion of this bill with your payment.



Account #: 211035163750

Due Date: November 04, 2025

Amount Due: \$26.98

Payment Amount: \$ _____

676075640107



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

00004399 FTECO110152500402110 00000 02 01000000 11170 006

VISTA WALK COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

Mail payment to:

TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO

Please write your account number on the memo line of your check.

Page 15 6760756401072110351637500000000026987



Service For:
14369 N STRESA AVE
DADE CITY, FL 33523

Account #: 211035163750
Statement Date: October 14, 2025
Charges Due: November 04, 2025

Meter Read

Service Period: Sep 10, 2025 - Oct 08, 2025

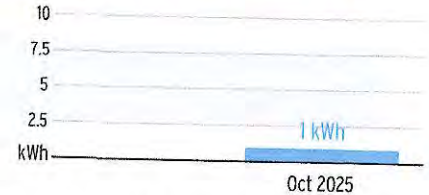
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000967816	10/08/2025	77	49	28 kWh	1	29 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	28 kWh @ \$0.08641/kWh	\$2.42
Fuel Charge	28 kWh @ \$0.03391/kWh	\$0.95
Storm Protection Charge	28 kWh @ \$0.00577/kWh	\$0.16
Clean Energy Transition Mechanism	28 kWh @ \$0.00418/kWh	\$0.12
Storm Surcharge	28 kWh @ \$0.02121/kWh	\$0.59
Florida Gross Receipt Tax		\$0.58
Electric Service Cost		\$23.09
Franchise Fee		\$1.51
Municipal Public Service Tax		\$2.38
Total Electric Cost, Local Fees and Taxes		\$26.98

Avg kWh Used Per Day



Important Messages

Total Current Month's Charges

\$26.98

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888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

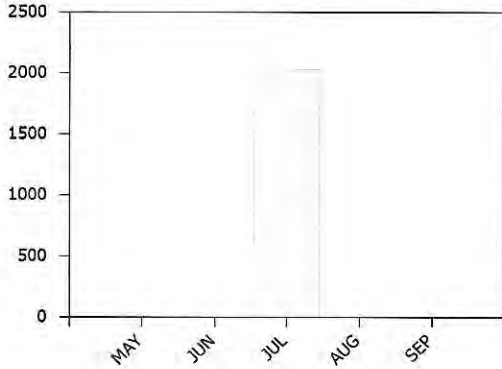
877-588-1010

Energy-Saving Programs:

813-275-3909

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Name			Service Address			Account Number
Vista Walk Cdd			Vista Walk Cdd			06-07856-00
Status	Billing Period From	Billing Period To	# Days	Bill Date	Penalty Date	Due Date
Active	9/2/2025	10/2/2025	30	10/3/2025	11/19/2025	11/4/2025



CURRENT READING	PREVIOUS READING	USAGE
1,206	1,206	0
826	826	0

PREVIOUS BALANCE	\$13.02
PAYMENTS	\$13.02-
ADJUSTMENTS	\$0.00
PENALTIES	\$0.00
PAST DUE AMOUNT	\$0.00

IRRIGATION BASE	5.92
IRRIGATION	0.00
IRRIGATION BASE	5.92
IRRIGATION	0.00
Tax	\$1.18

CURRENT BILL **\$13.02**

AMOUNT DUE **\$13.02**

AMOUNT DUE AFTER 11/04/2025 **\$13.02**



FOR PHONE PAYMENTS: 866-297-2888

LATE NOTICE: Service will be disconnected if any outstanding balance is unpaid after the due date. Once Service has been disconnected, the entire balance owed inclusive of any additional late fees and other penalties, must be paid prior to reconnecting service.

CUSTOMER ACCOUNT INFORMATION - RETAIN FOR YOUR RECORDS



City of Dade City
P O Box 1355
Dade City, FL 33526
(352) 523-5050



Vista Walk Cdd
Vista Walk Cdd
2005 Pan Am Circle Suite 300
Tampa, FL 33607

There will be a charge on all returned checks.
Please return this portion with your payment.
When paying in person, please bring both portions of this bill.

Account Number	AMOUNT DUE
06-07856-00	\$13.02
Due Date	After Due Date Pay
11/4/2025	\$13.02
Service Address	
Vista Walk Cdd	

City of Dade City
P O Box 1355
Dade City, FL 33526

FloridaCommerce, Special District Accountability Program

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

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

Date Invoiced: 10/01/2025				Invoice No: 93772
Annual Fee: \$175.00	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2025: \$175.00

STEP 1: Review the following profile and make any needed changes.

1. Special District's Name, Registered Agent's Name and Registered Office Address:

Vista Walk Community Development District

Mr. Brian Lamb

Inframark

2005 Pan Am Circle, Suite 300

Tampa, Florida 33607



- 2. Telephone:** 813-873-7300 Ext:
- 3. Fax:**
- 4. Email:** brian.lamb@inframark.com
- 5. Status:** Independent
- 6. Governing Body:** Elected
- 7. Website Address:** VistaWalkCDD.com
- 8. County(ies):** Pasco
- 9. Special Purpose(s):** Community Development
- 10. Boundary Map on File:** 02/02/2024
- 11. Creation Document on File:** 02/02/2024
- 12. Date Established:** 01/23/2024
- 13. Creation Method:** Local Ordinance
- 14. Local Governing Authority:** City of Dade City
- 15. Creation Document(s):** City Ordinance 2023-38
- 16. Statutory Authority:** Chapter 190, Florida Statutes
- 17. Authority to Issue Bonds:** Yes
- 18. Revenue Source(s):** Assessments

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

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

Registered Agent's Signature: [Signature] Date 10/7/2025

STEP 3: Pay the annual state fee or certify eligibility for zero annual fee.

a. Pay the Annual Fee: Pay the annual fee by following the instructions at www.FloridaJobs.org/SpecialDistrictFee.

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

1. This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,

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

Department Use Only: Approved: Denied: Reason:

STEP 4: Make a copy of this document for your records.

STEP 5: Email this document to SpecialDistricts@Commerce.fl.gov or mail it to FloridaCommerce, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to 850.717.8430.



Inframark, LLC

2002 West Grand Parkway North, Suite 100

Katy, Texas 77449

(281) 578-4200

Client ID Number	
-------------------------	--

Invoice Number	1162907
Invoice Date	10/10/2025
Due Date	11/9/2025

**To: Vista Walks Community Development District
2005 Pan Am Circle Suite 300**

Tampa, FL 33607-6008

Service Description	Total
Maintenance Services	\$458.00

Please Pay This Amount

Subtotal	\$458.00
Sales Tax	\$0.00
Total	\$458.00

Remit To: Inframark, LLC, P.O. Box 733778, Dallas, Texas 75373-3778

To pay by Credit Card, contact us at 281-578-4299, 9:00am - 5:30pm EST, Mon - Fri. A surcharge fee may apply

To Pay via ACH or Wire, please refer to our banking information below:

Account Name : INFRAMARK, LLC

ACH - Bank Routing Number : 111000614 / Account Number 912593196

Wire - Bank Routing Number : 021000021 / SWIFT Code : CHASUS33 / Account Number: 912593196

Please include the Project ID and the Invoice Number on the check stub of your payment.

DISTRICT : VISTA WALKS COMMUNITY DEVELOPMENT
DISTRICT

Go Green! Think before you print.

INVOICE NO. 1162907 - DETAIL

INVOICE DATE: 10/10/2025

Work Type / Sub Category	Date Complete	WO Number	Address	Task Details	Equipment Costs	Labor Costs	Materials/Other Service Costs	Sales Tax Total	Total Costs	B/C
IMS Billable Work Order										
General Maintenance & Repairs										
	9/30/2025	4301970	VTWCDD District Area	General Maintenance; Vinyl fence repairs.	\$0.00	\$0.00	\$458.00	\$0.00	\$458.00	N
				General Maintenance & Repairs Total	\$0.00	\$0.00	\$458.00	\$0.00	\$458.00	
				BWO Total	\$0.00	\$0.00	\$458.00	\$0.00	\$458.00	
				Invoice Total	\$0.00	\$0.00	\$458.00	\$0.00	\$458.00	

VISTA WALK CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Monthly Contract						
GIG FIBER, LLC	11/1/2025	5669	\$4,350.00			Nov 25 - Streetlights - St Joe I & II
GIG FIBER, LLC	11/1/2025	5670	\$4,850.00		\$9,200.00	Nov 25 - Streetlights
LAWN MEDIC LANDSCAPING & IRRIGATION LLC	10/28/2025	4833	\$16,420.00			LANDSCAPE MAINTENANCE
Monthly Contract Subtotal			\$25,620.00			
Variable Contract						
CITY OF DADE CITY	11/4/2025	110425-6-00	\$13.02			WATER
INFRAMARK LLC	11/25/2025	164600	\$45.75			Agenda Packages / B/W Copies
STRALEY ROBIN VERICKER	11/20/2025	27555	\$502.15			Through 10/31 - District Counsel
Variable Contract Subtotal			\$560.92			
Utilities						
TECO	11/14/2025	111425-211033838429	\$31.61			ELECTRIC
TECO	11/14/2025	111425-211035163768	\$30.01			ELECTRIC
TECO	11/14/2025	111425-211035163750	\$30.73		\$92.35	ELECTRIC
Utilities Subtotal			\$92.35			
Regular Services						
GRAU & ASSOCIATES	11/4/2025	28260	\$1,500.00			FY 24 Audit
Regular Services Subtotal			\$1,500.00			
Additional Services						
GIG FIBER, LLC	11/6/2025	5682	\$6,730.00			11/06/25 - Light Pole Repair
LAWN MEDIC LANDSCAPING & IRRIGATION LLC	10/31/2025	4855	\$1,040.00			TREE LIMB REMOVAL
Additional Services Subtotal			\$7,770.00			
Miscellaneous						
VOID VOID VOID VOID	11/21/2025	9999	\$0.01			Postage and Freight
Miscellaneous Subtotal			\$0.01			

<p>VISTA WALK CDD</p> <p>Summary of Operations and Maintenance Invoices</p>

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
TOTAL			\$35,543.28			

Gig Fiber, LLC
2502 N Rocky Point Dr
Ste 1000
Tampa, FL 33607
813-800-5323

INVOICE



Invoice #: 5669
Invoice Date: 11/01/25
Amount Due: \$4,350.00

Bill To:

Vista Walk CDD
United States

Due Date
11/30/25

Item	Description	Quantity	Price	Amount
Solar Equipment Lease Income	Vista Walk CDD - St. Joe I and II_Nov 2025	87	\$50.00	\$4,350.00

Subtotal:	\$4,350.00
Sales Tax:	\$0.00
Total:	\$4,350.00
Payments:	\$0.00
Amount Due:	\$4,350.00

Make Payable to Gig Fiber LLC

To pay online, go to <https://app02.us.bill.com/p/streetleaf>

Gig Fiber, LLC
2502 N Rocky Point Dr
Ste 1000
Tampa, FL 33607
813-800-5323

INVOICE



Invoice #: 5670
Invoice Date: 11/01/25
Amount Due: \$4,850.00

Bill To:

Vista Walk CDD
United States

Due Date
11/30/25

Item	Description	Quantity	Price	Amount
Solar Equipment Lease Income	Vista Walk CDD - Vista Walk_Nov 2025	97	\$50.00	\$4,850.00

Subtotal:	\$4,850.00
Sales Tax:	\$0.00
Total:	\$4,850.00
Payments:	\$0.00
Amount Due:	\$4,850.00

Make Payable to Gig Fiber LLC

To pay online, go to <https://app02.us.bill.com/p/streetleaf>



LAWN MEDIC LANDSCAPING & IRRIGATION
LLC

4827 Beauchamp Rd.
Plant City, FL 33563 US
+18139578020
Egan@lawnmedicland.com

INVOICE

BILL TO
Vista Walk CDD
INFRAMARK
2005 Pan Am Circle, Ste 300
Tampa, fl 33607

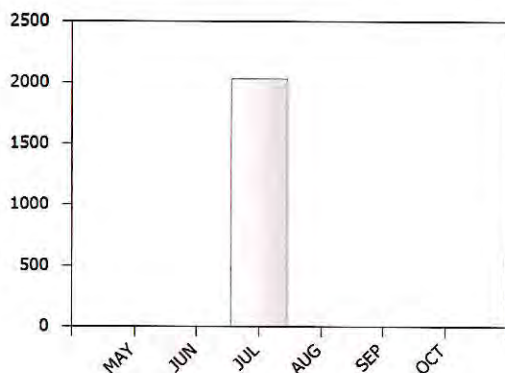
INVOICE 4833
DATE 10/28/2025

ACTIVITY	AMOUNT
Sales	16,420.00
Scope- Vista Walk November monthly contract maintenance	

BALANCE DUE \$16,420.00

Pay invoice

Name			Service Address			Account Number
Vista Walk Cdd			Vista Walk Cdd			06-07856-00
Status	Billing Period From	Billing Period To	# Days	Bill Date	Penalty Date	Due Date
Active	10/2/2025	11/3/2025	32	11/4/2025	12/19/2025	12/3/2025



CURRENT READING	PREVIOUS READING	USAGE
1,206	1,206	0
826	826	0

PREVIOUS BALANCE	\$13.02
PAYMENTS	\$13.02-
ADJUSTMENTS	\$0.00
PENALTIES	\$0.00
PAST DUE AMOUNT	\$0.00

IRRIGATION BASE	5.92
IRRIGATION	0.00
IRRIGATION BASE	5.92
IRRIGATION	0.00
Tax	\$1.18

CURRENT BILL **\$13.02**

AMOUNT DUE **\$13.02**

AMOUNT DUE AFTER 12/03/2025 **\$13.02**

PHONE PAYMENTS: 866-297-2888

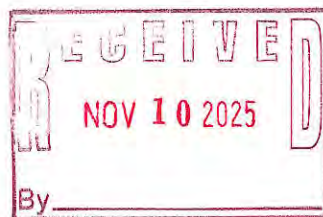
LATE NOTICE: Service will be disconnected if any outstanding balance is unpaid after the due date. Once service has been disconnected the entire balance owed inclusive of any additional late fees and other penalties must be paid prior to reconnecting service.

AFTER HOURS: 352-521-1495

CUSTOMER ACCOUNT INFORMATION - RETAIN FOR YOUR RECORDS



City of Dade City
P O Box 1355
Dade City, FL 33526
(352) 523-5050



Vista Walk Cdd
Vista Walk Cdd
2005 Pan Am Circle Suite 300
Tampa, FL 33607

There will be a charge on all returned checks.
Please return this portion with your payment.
When paying in person, please bring both portions of this bill.

Account Number	AMOUNT DUE
06-07856-00	\$13.02
Due Date	After Due Date Pay
12/3/2025	\$13.02
Service Address	
Vista Walk Cdd	

City of Dade City
P O Box 1355
Dade City, FL 33526



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

BILL TO

Vista Walks Community Development
District
2005 Pan Am Circle Suite 300
Tampa FL 34607
United States

INVOICE#

164600

CUSTOMER ID

C5171

PO#**DATE**

11/25/2025

NET TERMS

Due On Receipt

DUE DATE

11/25/2025

Services provided for the Month of: October 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Agenda Packages	3	Ea	15.00		45.00
B/W Copies	5	Ea	0.15		0.75
Subtotal					45.75

Subtotal

\$45.75

Tax

\$0.00

Total Due

\$45.75

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

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Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Vista Walk CDD
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

November 20, 2025
Client: 001612
Matter: 000001
Invoice #: 27555

Page: 1

RE: General

For Professional Services Rendered Through October 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
10/8/2025	LC	REVIEW AUDITOR REQUEST LETTER FOR FISCAL YEAR ENDED SEPTEMBER 30, 2024; PREPARE DRAFT AUDIT RESPONSE LETTER RE SAME.	0.5	\$87.50
10/10/2025	VKB	REVIEW AUDITOR LETTER REQUESTING LEGAL RESPONSE FOR AUDIT; REVIEW AND REVISE AUDIT RESPONSE LETTER.	0.9	\$337.50
Total Professional Services			1.4	\$425.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
10/1/2025	Postage	\$0.74
10/7/2025	FEDEX- Federal Express- FedEx Services	\$76.41
Total Disbursements		\$77.15

November 20, 2025
Client: 001612
Matter: 000001
Invoice #: 27555

Page: 2

Total Services	\$425.00	
Total Disbursements	\$77.15	
Total Current Charges		\$502.15
Previous Balance		\$3,414.79
PAY THIS AMOUNT		\$3,916.94

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
27225	September 26, 2025	\$1,800.00	\$574.95	\$0.00	\$0.00	\$2,877.10
27372	October 22, 2025	\$487.50	\$552.34	\$0.00	\$0.00	\$1,541.99
Total Remaining Balance Due						\$3,916.94

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$1,541.99	\$2,374.95	\$0.00	\$0.00



VISTA WALK COMMUNITY DEVELOPMENT DISTRICT
14393 RAPALLO DR
DADE CITY, FL 33523

Statement Date: November 14, 2025

Amount Due: \$31.61

Due Date: December 05, 2025

Account #: 211033838429

Account Summary

Current Service Period: October 09, 2025 - November 10, 2025	
Previous Amount Due	\$26.98
Payment(s) Received Since Last Statement	-\$26.98
Current Month's Charges	\$31.61
Amount Due by December 05, 2025	\$31.61

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight

Your average daily kWh used was **0% higher** than it was in your previous period.

Scan here to view your account online.

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Account #: 211033838429
Due Date: December 05, 2025

Amount Due: \$31.61

Payment Amount: \$ _____

692124939832

VISTA WALK COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.



Service For:
14393 RAPALLO DR
DADE CITY, FL 33523

Account #: 211033838429
Statement Date: November 14, 2025
Charges Due: December 05, 2025

Meter Read

Service Period: Oct 09, 2025 - Nov 10, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000809730	11/10/2025	209		172		37 kWh	1	33 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	33 days @ \$0.63000	\$20.79
Energy Charge	37 kWh @ \$0.08641/kWh	\$3.20
Fuel Charge	37 kWh @ \$0.03391/kWh	\$1.25
Storm Protection Charge	37 kWh @ \$0.00577/kWh	\$0.21
Clean Energy Transition Mechanism	37 kWh @ \$0.00418/kWh	\$0.15
Storm Surcharge	37 kWh @ \$0.02121/kWh	\$0.78
Florida Gross Receipt Tax		\$0.68
Electric Service Cost		\$27.06
Franchise Fee		\$1.77
Municipal Public Service Tax		\$2.78
Total Electric Cost, Local Fees and Taxes		\$31.61

Avg kWh Used Per Day



Important Messages

Quarterly Fuel Source Update
Tampa Electric's diverse fuel mix for the 12-month period ending September 2025 includes 78% natural gas, 12% purchased power, 10% solar and 0% coal.

Total Current Month's Charges

\$31.61

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

Ways To Pay Your Bill

- Bank Draft**
Visit TECOaccount.com for free recurring or one time payments via checking or savings account.
- In-Person**
Find list of Payment Agents at TampaElectric.com
- Mail A Check**
Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.
- Credit or Debit Card**
Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- Phone**
Toll Free: **866-689-6469**
- All Other Correspondences:**
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

- Online:** TampaElectric.com
- Phone:**
- Commercial Customer Care:** 866-832-6249
- Residential Customer Care:** 813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



VISTA WALK COMMUNITY DEVELOPMENT
DISTRICT
36882 N SANTA MARGHERITA AV
DADE CITY, FL 33523

Statement Date: November 14, 2025

Amount Due: \$30.01

Due Date: December 05, 2025

Account #: 211035163768

Account Summary

Current Service Period: October 09, 2025 - November 10, 2025

Previous Amount Due	\$26.26
Payment(s) Received Since Last Statement	-\$26.26
Current Month's Charges	\$30.01

Amount Due by December 05, 2025 \$30.01

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight



Your average daily kWh used was
0% higher than it was in your
previous period.



Scan here to view
your account online.

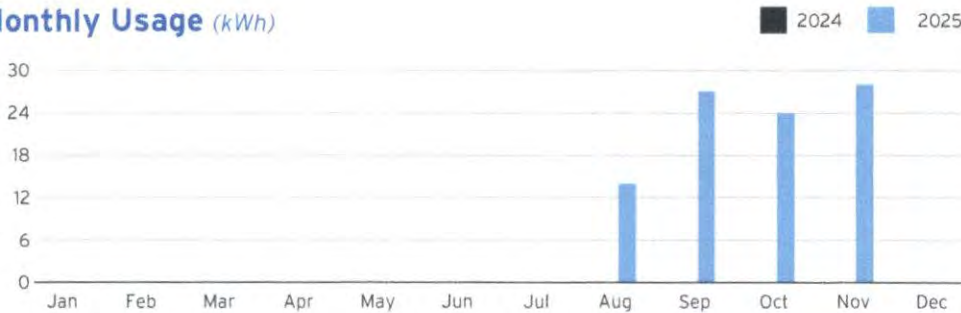


SAVE TIME AND GET BUSINESS DONE FASTER

Create an online account to manage
your service, pay bills, enroll in programs,
customize notifications and more.

Get details at TampaElectric.com/YourWay.

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211035163768

Due Date: December 05, 2025



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$30.01

Payment Amount: \$ _____

669902828417

VISTA WALK COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO

Please write your account number on the memo line of your check.



Service For:
36882 N SANTA MARGHERITA AV
DADE CITY, FL 33523

Account #: 211035163768
Statement Date: November 14, 2025
Charges Due: December 05, 2025

Meter Read

Service Period: Oct 09, 2025 - Nov 10, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000967817	11/10/2025	93	65	28 kWh	1	33 Days

Charge Details

Avg kWh Used Per Day



Important Messages

Quarterly Fuel Source Update

Tampa Electric's diverse fuel mix for the 12-month period ending September 2025 includes 78% natural gas, 12% purchased power, 10% solar and 0% coal.



Electric Charges

Daily Basic Service Charge	33 days @ \$0.63000	\$20.79
Energy Charge	28 kWh @ \$0.08641/kWh	\$2.42
Fuel Charge	28 kWh @ \$0.03391/kWh	\$0.95
Storm Protection Charge	28 kWh @ \$0.00577/kWh	\$0.16
Clean Energy Transition Mechanism	28 kWh @ \$0.00418/kWh	\$0.12
Storm Surcharge	28 kWh @ \$0.02121/kWh	\$0.59
Florida Gross Receipt Tax		\$0.64
Electric Service Cost		\$25.67
Franchise Fee		\$1.68
Municipal Public Service Tax		\$2.66
Total Electric Cost, Local Fees and Taxes		\$30.01

Total Current Month's Charges

\$30.01

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

Ways To Pay Your Bill



Bank Draft

Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



Phone

Toll Free:
866-689-6469

All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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VISTA WALK COMMUNITY DEVELOPMENT
DISTRICT
14369 N STRESA AVE
DADE CITY, FL 33523

Statement Date: November 14, 2025

Amount Due: \$30.73

Due Date: December 05, 2025

Account #: 211035163750

Account Summary

Current Service Period: October 09, 2025 - November 10, 2025

Previous Amount Due	\$26.98
Payment(s) Received Since Last Statement	-\$26.98

Current Month's Charges	\$30.73
-------------------------	---------

Amount Due by December 05, 2025	\$30.73
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Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight

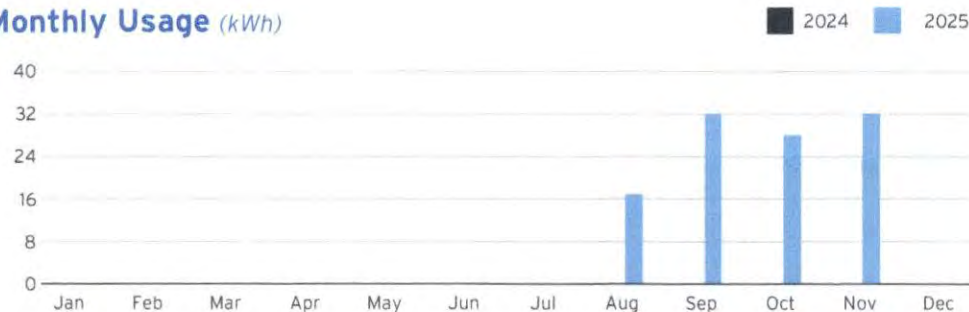


Your average daily kWh used was
0% higher than it was in your
previous period.



Scan here to view
your account online.

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



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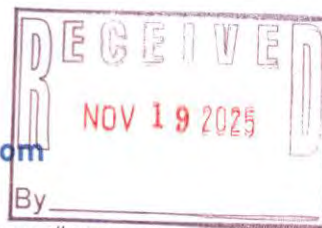
To ensure prompt credit, please return stub portion of this bill with your payment.



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.



Account #: 211035163750

Due Date: December 05, 2025

Amount Due: \$30.73

Payment Amount: \$ _____

669902828416

00004319 FTECO111142523400910 00000 02 01000000 11265 006

VISTA WALK COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.



Service For:
14369 N STRESA AVE
DADE CITY, FL 33523

Account #: 211035163750
Statement Date: November 14, 2025
Charges Due: December 05, 2025

Meter Read

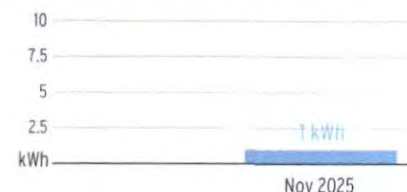
Service Period: Oct 09, 2025 - Nov 10, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000967816	11/10/2025	109	77	32 kWh	1	33 Days

Charge Details

Avg kWh Used Per Day



Important Messages

Quarterly Fuel Source Update

Tampa Electric's diverse fuel mix for the 12-month period ending September 2025 includes 78% natural gas, 12% purchased power, 10% solar and 0% coal.

Electric Charges

Daily Basic Service Charge	33 days @ \$0.63000	\$20.79
Energy Charge	32 kWh @ \$0.08641/kWh	\$2.77
Fuel Charge	32 kWh @ \$0.03391/kWh	\$1.09
Storm Protection Charge	32 kWh @ \$0.00577/kWh	\$0.18
Clean Energy Transition Mechanism	32 kWh @ \$0.00418/kWh	\$0.13
Storm Surcharge	32 kWh @ \$0.02121/kWh	\$0.68
Florida Gross Receipt Tax		\$0.66
Electric Service Cost		\$26.30
Franchise Fee		\$1.72
Municipal Public Service Tax		\$2.71
Total Electric Cost, Local Fees and Taxes		\$30.73

Total Current Month's Charges

\$30.73

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill

Bank Draft Visit TECOaccount.com for free recurring or one time payments via checking or savings account.	In-Person Find list of Payment Agents at TampaElectric.com	Mail A Check Payments: TECO P.O. Box 31318 Tampa, FL 33631-3318 Mail your payment in the enclosed envelope. All Other Correspondences: Tampa Electric P.O. Box 111 Tampa, FL 33601-0111
Credit or Debit Card Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com . Convenience fee will be charged.	Phone Toll Free: 866-689-6469	

Contact Us

Online: TampaElectric.com
Phone:
Commercial Customer Care: 866-832-6249
Residential Customer Care: 813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY: 7-1-1
Power Outage: 877-588-1010
Energy-Saving Programs: 813-275-3909

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Grau and Associates

1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

*Vista Walk Community Development District
2005 Pan Am Circle, Suite 300
Tampa, FL 33607*

Invoice No. 28260
Date 11/04/2025

SERVICE	AMOUNT
Audit FYE 09/30/2025	\$ <u>1,500.00</u>
Current Amount Due	\$ <u><u>1,500.00</u></u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
1,500.00	0.00	0.00	0.00	0.00	1,500.00

Payment due upon receipt.

Gig Fiber, LLC
2502 N Rocky Point Dr
Ste 1000
Tampa, FL 33607
813-800-5323

INVOICE



Invoice #: 5682
Invoice Date: 11/06/25
Amount Due: \$6,730.00

Bill To:

Vista Walk CDD
United States

Due Date
11/06/25

Item	Description	Quantity	Price	Amount
Installation and other	Pole_#PAS-3488_Service Ticket_#090525-3581-PAS-3488	1	\$5,980.00	\$5,980.00
Labour	Installation	1	\$750.00	\$750.00

Subtotal:	\$6,730.00
Sales Tax:	\$0.00
Total:	\$6,730.00
Payments:	\$0.00
Amount Due:	\$6,730.00

Make Payable to Gig Fiber LLC

To pay online, go to <https://app02.us.bill.com/p/streetleaf>



LAWN MEDIC LANDSCAPING & IRRIGATION
LLC

4827 Beauchamp Rd.
Plant City, FL 33563 US
+18139578020
Egan@lawnmedicland.com

INVOICE

BILL TO
Vista Walk CDD
INFRAMARK
2005 Pan Am Circle, Ste 300
Tampa, fl 33607

INVOICE 4855
DATE 10/31/2025

ACTIVITY	AMOUNT
Sales	1,040.00
Scope - Removing dead tree limbs	

BALANCE DUE \$1,040.00

Pay invoice

VISTA WALK CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Monthly Contract						
GIG FIBER, LLC	12/1/2025	5882	\$4,850.00			Dec 25 - Solar Lease
GIG FIBER, LLC	12/1/2025	5881	\$4,350.00		\$9,200.00	Dec 25 - St Joe I & II - Solar Lease
INFRAMARK LLC	11/11/2025	163591	\$1,458.33			Nov 25 - Accounting Services
INFRAMARK LLC	11/11/2025	163591	\$2,083.33			Nov 25 - District Management
INFRAMARK LLC	11/11/2025	163591	\$1,000.00			Nov 25 - Field Services
INFRAMARK LLC	11/11/2025	163591	\$125.00			Nov 25 - Website Maintenance
INFRAMARK LLC	11/11/2025	163591	\$416.67			Assessment Roll - Nov 25
INFRAMARK LLC	11/11/2025	163591	\$416.67			Financial / Revenue Collections - Nov 25
INFRAMARK LLC	12/1/2025	165718	\$1,458.33			Accounting Services - Dec 25
INFRAMARK LLC	12/1/2025	165718	\$416.67			Assessment Roll - Dec 25
INFRAMARK LLC	12/1/2025	165718	\$1,000.00			Field Management - Dec 25
INFRAMARK LLC	12/1/2025	165718	\$2,083.33			District Management - Dec 25
INFRAMARK LLC	12/1/2025	165718	\$125.00			Website Maintenance - Dec 25
INFRAMARK LLC	12/1/2025	165718	\$416.67	\$5,500.00		Financial / Revenue Collections - Dec 25
INFRAMARK LLC	12/19/2025	166585	\$1,458.33			Oct 25 - Accounting Services
INFRAMARK LLC	12/19/2025	166585	\$2,083.33			Oct 25 - District Management
INFRAMARK LLC	12/19/2025	166585	\$125.00			Oct 25 - Website Maintenance / Admin
INFRAMARK LLC	12/19/2025	166585	\$1,000.00			Oct 25 - Field Management
INFRAMARK LLC	12/19/2025	166585	\$416.67			Oct 25 - Financial / Revenue Collections
INFRAMARK LLC	12/19/2025	166585	\$416.67	\$5,500.00	\$16,500.00	Oct 25 - Assessment Roll
LAWN MEDIC LANDSCAPING & IRRIGATION LLC	11/26/2025	4909	\$16,420.00			Landscape Maintenance - Dec 25
Monthly Contract Subtotal			\$42,120.00			
Variable Contract						
CITY OF DADE CITY	12/4/2025	120425-06-07856-00	\$13.02			11/03 - 12/02 - Water
TECO	12/16/2025	121625-211033838429	\$29.00			11/11 - 12/10 - Electric
TECO	12/16/2025	121625-211035163768	\$27.38			11/11 - 12/10 - Electric

<p>VISTA WALK CDD</p> <p>Summary of Operations and Maintenance Invoices</p>

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
TECO	12/16/2025	121625-211035163750	\$28.47		\$84.85	11/11 - 12/10 - Electric
Variable Contract Subtotal			\$97.87			
Regular Services						
INFRAMARK LLC	12/18/2025	166554	\$10.34			Aug 25 - Postage and B/W Copies
Regular Services Subtotal			\$10.34			
Miscellaneous						
VOID VOID VOID VOID	12/24/2025	122425	\$0.01			Misc. Service Revenue
Miscellaneous Subtotal			\$0.01			
TOTAL			\$42,228.22			

Gig Fiber, LLC
2502 N Rocky Point Dr
Ste 1000
Tampa, FL 33607
813-800-5323

INVOICE



Invoice #: 5882
Invoice Date: 12/01/25
Amount Due: \$4,850.00

Bill To:

Vista Walk CDD
United States

Due Date
12/31/25

Item	Description	Quantity	Price	Amount
Solar Equipment Lease Income	Vista Walk CDD - Vista Walk_Dec 2025	97	\$50.00	\$4,850.00

Subtotal:	\$4,850.00
Sales Tax:	\$0.00
Total:	\$4,850.00
Payments:	\$0.00
Amount Due:	\$4,850.00

Make Payable to Gig Fiber LLC

To pay online, go to <https://app02.us.bill.com/p/streetleaf>

Gig Fiber, LLC
2502 N Rocky Point Dr
Ste 1000
Tampa, FL 33607
813-800-5323

INVOICE



Invoice #:	5881
Invoice Date:	12/01/25
Amount Due:	\$4,350.00

Bill To:
Vista Walk CDD
United States

Due Date
12/31/25

Item	Description	Quantity	Price	Amount
Solar Equipment Lease Income	Vista Walk CDD - St. Joe I and II_Dec 2025	87	\$50.00	\$4,350.00

Subtotal:	\$4,350.00
Sales Tax:	\$0.00
Total:	\$4,350.00
Payments:	\$0.00
Amount Due:	\$4,350.00

Make Payable to Gig Fiber LLC
To pay online, go to <https://app02.us.bill.com/p/streetleaf>



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

BILL TO

Vista Walks Community Development
District
2005 Pan Am Circle Suite 300
Tampa FL 34607
United States

INVOICE#

163591

CUSTOMER ID

C5171

PO#**DATE**

11/11/2025

NET TERMS

Due On Receipt

DUE DATE

11/11/2025

Services provided for the Month of: November 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	1,458.33		1,458.33
Assessment Roll	1	Ea	416.67		416.67
District Management	1	Ea	2,083.33		2,083.33
District Management- Field Inspections	1	Ea	1,000.00		1,000.00
Financial & Revenue Collection	1	Ea	416.67		416.67
Website Maintenance / Admin	1	Ea	125.00		125.00
Subtotal					5,500.00

Subtotal	\$5,500.00
Tax	\$0.00
Total Due	\$5,500.00

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

BILL TO

Vista Walks Community Development
District
2005 Pan Am Circle Suite 300
Tampa FL 34607
United States

INVOICE#

165718

CUSTOMER ID

C5171

PO#**DATE**

12/1/2025

NET TERMS

Due On Receipt

DUE DATE

12/1/2025

Services provided for the Month of: December 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	1,458.33		1,458.33
Assessment Roll	1	Ea	416.67		416.67
District Management	1	Ea	2,083.33		2,083.33
District Management- Field Inspections	1	Ea	1,000.00		1,000.00
Financial & Revenue Collection	1	Ea	416.67		416.67
Website Maintenance / Admin	1	Ea	125.00		125.00
Subtotal					5,500.00

Subtotal	\$5,500.00
Tax	\$0.00
Total Due	\$5,500.00

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

BILL TO

Vista Walks Community Development
District
2005 Pan Am Circle Suite 300
Tampa FL 34607
United States

INVOICE#

166585

CUSTOMER ID

C5171

PO#**DATE**

12/19/2025

NET TERMS

Due On Receipt

DUE DATE

12/19/2025

Services provided for the Month of: October 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Replaces # 160748					
Accounting Services	1	Ea	1,458.33		1,458.33
District Management	1	Ea	2,083.33		2,083.33
Website Maintenance / Admin	1	Ea	125.00		125.00
District Management- Field Inspections	1	Ea	1,000.00		1,000.00
Financial & Revenue Collection	1	Ea	416.67		416.67
Assessment Roll	1	Ea	416.67		416.67
Subtotal					5,500.00

Subtotal

\$5,500.00

Tax

\$0.00

Total Due

\$5,500.00

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

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LAWN MEDIC LANDSCAPING & IRRIGATION
LLC

4827 Beauchamp Rd.
Plant City, FL 33563 US
+18139578020
court@lawnmedicland.com

INVOICE

BILL TO
Vista Walk CDD
INFRAMARK
2005 Pan Am Circle, Ste 300
Tampa, fl 33607

INVOICE 4909
DATE 11/26/2025

ACTIVITY	AMOUNT
Sales	16,420.00
Scope- Vista Walk	
December - Monthly contract maintenance	

BALANCE DUE \$16,420.00

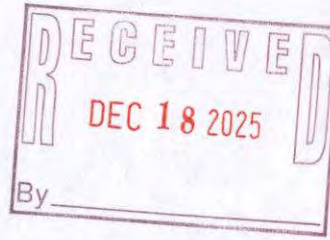
Pay invoice



City of Dade City
P O Box 1355
Dade City, FL 33526
(352) 523-5050



Vista Walk Cdd
Vista Walk Cdd
2005 Pan Am Circle Suite 300
Tampa, FL 33607



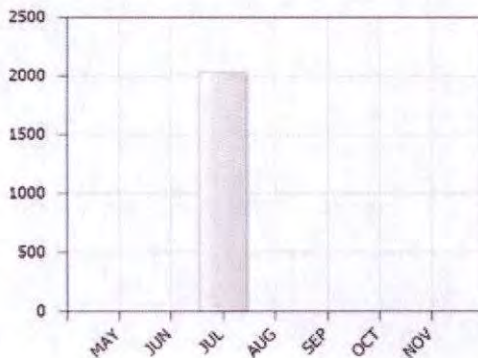
There will be a charge on all returned checks.
Please return this portion with your payment.
When paying in person, please bring both portions of this bill.

Account Number	AMOUNT DUE
06-07856-00	\$13.02
Due Date	After Due Date Pay
1/5/2026	\$13.02
Service Address	
Vista Walk Cdd	

City of Dade City
P O Box 1355
Dade City, FL 33526

CUSTOMER ACCOUNT INFORMATION - RETAIN FOR YOUR RECORDS

Name			Service Address			Account Number
Vista Walk Cdd			Vista Walk Cdd			06-07856-00
Status	Billing Period From	Billing Period To	# Days	Bill Date	Penalty Date	Due Date
Active	11/3/2025	12/2/2025	29	12/4/2025	1/20/2026	1/5/2026



CURRENT READING	PREVIOUS READING	USAGE
1,206	1,206	0
826	826	0

PREVIOUS BALANCE	\$13.02
PAYMENTS	(\$13.02)
ADJUSTMENTS	\$0.00
PENALTIES	\$0.00
PAST DUE AMOUNT	\$0.00

IRRIGATION BASE	5.92
IRRIGATION	0.00
IRRIGATION BASE	5.92
IRRIGATION	0.00
Tax	\$1.18
CURRENT BILL	\$13.02
AMOUNT DUE	\$13.02
AMOUNT DUE AFTER 01/05/2026	\$13.02

PHONE PAYMENTS: (866) 297-2888

LATE NOTICE: Service will be disconnected if any outstanding balance is unpaid after the due date. Once service has been disconnected the entire balance owed inclusive of any additional late fees and other penalties must be paid prior to reconnecting service.

AFTER HOURS: (352) 521-1495

IMPORTANT INFORMATION ABOUT YOUR DRINKING WATER

Monitoring Requirements Not Met for City of Dade City

Our water system violated a drinking water requirement over the past year. Even though this was not an emergency, as our customers, you have a right to know what happened and what we did to correct the situation.

We are required to monitor your drinking water for specific contaminants on a regular basis. Results of regular monitoring are an indicator of whether or not our drinking water meets health standards. During **October 2025 we did not complete all monitoring or testing for monthly Bacteriological samples and therefore cannot be sure of the quality of your drinking water during that time. **

Total coliform bacteria are generally not harmful themselves. Coliforms are bacteria which are naturally present in the environment and are used as an indicator that other, potentially harmful, bacteria may be present.

What should I do?

There is nothing you need to do at this time. You may continue to drink the water. We will notify you within 24 hours if monitoring results indicate an issue.

What is being done?

For more information, please contact Kendon Daniels at 352-437-5116 or 352-523-5050

**Please share this information with all the other people who drink this water, especially those who may not have received this notice directly (for example, people in apartments, nursing homes, schools, and businesses). You can do this by posting this notice in a public place or distributing copies by hand or mail. **

This notice is being sent to you by City of Dade City Utilities Department
State Water System ID: 6510424

Date distributed: 12/08/2025



VISTA WALK COMMUNITY DEVELOPMENT
DISTRICT
14393 RAPALLO DR
DADE CITY, FL 33523

Statement Date: December 16, 2025

Amount Due: \$29.00

Due Date: January 06, 2026

Account #: 211033838429

Account Summary

Current Service Period: November 11, 2025 - December 10, 2025

Previous Amount Due	\$31.61
Payment(s) Received Since Last Statement	-\$31.61
Current Month's Charges	\$29.00

Amount Due by January 06, 2026 \$29.00

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight

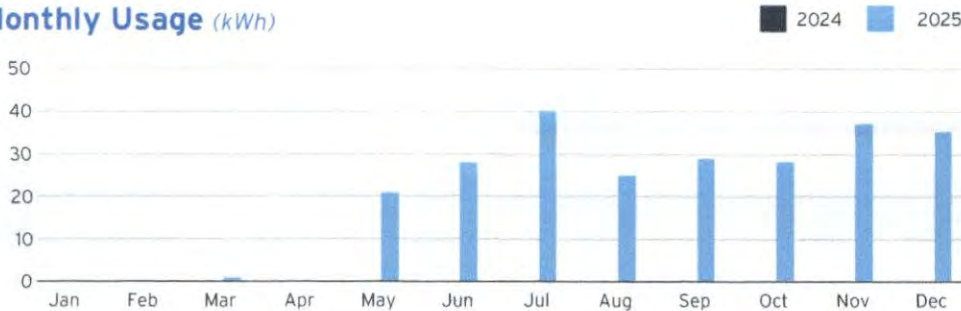


Your average daily kWh used was **0% higher** than it was in your previous period.

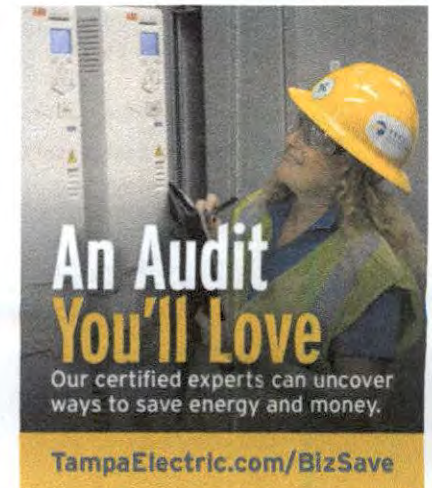


Scan here to view your account online.

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211033838429

Due Date: January 06, 2026



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.



Amount Due: \$29.00

Payment Amount: \$ _____

632866022380

00004301 FTECO112172503081910 00000 02 01000000 11197 006

VISTA WALK COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.



Service For:
14393 RAPALLO DR
DADE CITY, FL 33523

Account #: 211033838429
Statement Date: December 16, 2025
Charges Due: January 06, 2026

Meter Read

Service Period: Nov 11, 2025 - Dec 10, 2025

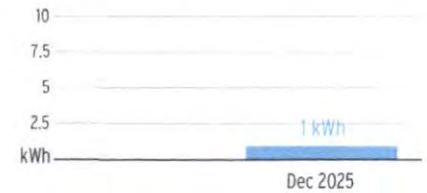
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000809730	12/10/2025	244		209		35 kWh	1	30 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
	Energy Charge	35 kWh @ \$0.08641/kWh	\$3.02
	Fuel Charge	35 kWh @ \$0.03391/kWh	\$1.19
	Storm Protection Charge	35 kWh @ \$0.00577/kWh	\$0.20
	Clean Energy Transition Mechanism	35 kWh @ \$0.00418/kWh	\$0.15
	Storm Surcharge	35 kWh @ \$0.02121/kWh	\$0.74
	Florida Gross Receipt Tax		\$0.62
	Electric Service Cost		\$24.82
	Franchise Fee		\$1.63
	Municipal Public Service Tax		\$2.55
	Total Electric Cost, Local Fees and Taxes		\$29.00

Avg kWh Used Per Day



Important Messages

Struggling to keep up with your energy bill?

We have options to help when you need it most. Visit [TampaElectric.com/PayAssist](https://www.tampaelectric.com/PayAssist) to explore resources and get started.

Total Current Month's Charges

\$29.00

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

Ways To Pay Your Bill



Bank Draft

Visit [TECOaccount.com](https://www.tecoaccount.com) for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at [TampaElectric.com](https://www.tampaelectric.com)



Mail A Check

Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://www.tecoaccount.com). Convenience fee will be charged.



Phone

Toll Free:
866-689-6469

All Other

Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

Online:

[TampaElectric.com](https://www.tampaelectric.com)

Phone:

Commercial Customer Care:
866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will not deliver the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



VISTA WALK COMMUNITY DEVELOPMENT DISTRICT
36882 N SANTA MARGHERITA AV
DADE CITY, FL 33523

Statement Date: December 16, 2025

Amount Due: \$27.38

Due Date: January 06, 2026
Account #: 211035163768

Account Summary

Current Service Period: November 11, 2025 - December 10, 2025

Previous Amount Due	\$30.01
Payment(s) Received Since Last Statement	-\$30.01
Current Month's Charges	\$27.38

Amount Due by January 06, 2026 \$27.38

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight

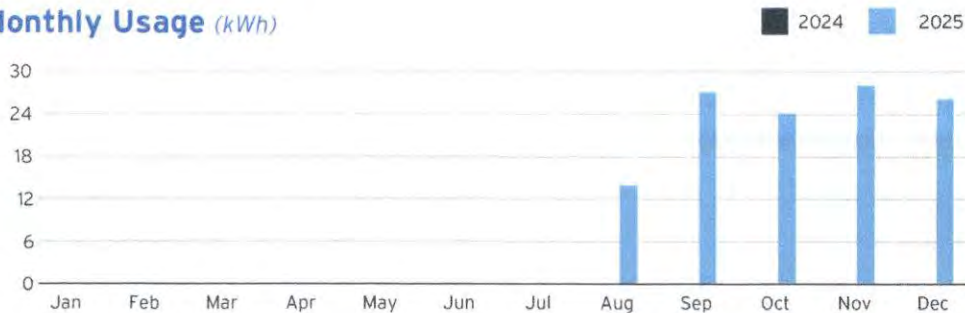


Your average daily kWh used was **12.5% higher** than it was in your previous period.

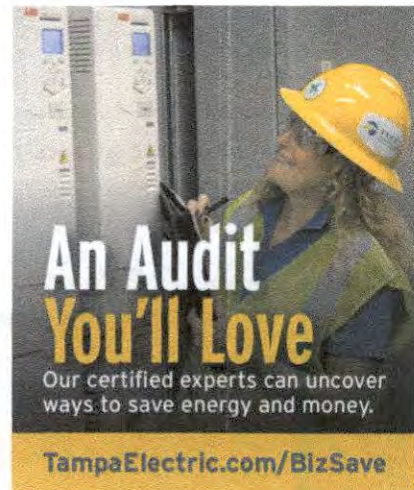


Scan here to view your account online.

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211035163768
Due Date: January 06, 2026



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$27.38

Payment Amount: \$ _____

658791801890

VISTA WALK COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO

Please write your account number on the memo line of your check.



Service For:
36882 N SANTA MARGHERITA AV
DADE CITY, FL 33523

Account #: 211035163768
Statement Date: December 16, 2025
Charges Due: January 06, 2026

Meter Read

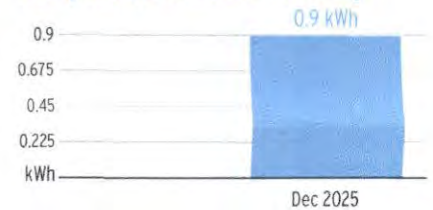
Service Period: Nov 11, 2025 - Dec 10, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000967817	12/10/2025	119	93	26 kWh	1	30 Days

Charge Details

Avg kWh Used Per Day



Important Messages

Struggling to keep up with your energy bill?

We have options to help when you need it most. Visit [TampaElectric.com/PayAssist](https://www.tampaelectric.com/PayAssist) to explore resources and get started.

Electric Charges

Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	26 kWh @ \$0.08641/kWh	\$2.25
Fuel Charge	26 kWh @ \$0.03391/kWh	\$0.88
Storm Protection Charge	26 kWh @ \$0.00577/kWh	\$0.15
Clean Energy Transition Mechanism	26 kWh @ \$0.00418/kWh	\$0.11
Storm Surcharge	26 kWh @ \$0.02121/kWh	\$0.55
Florida Gross Receipt Tax		\$0.59

Electric Service Cost **\$23.43**

Franchise Fee \$1.53

Municipal Public Service Tax \$2.42

Total Electric Cost, Local Fees and Taxes **\$27.38**

Total Current Month's Charges

\$27.38

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

Ways To Pay Your Bill



Bank Draft

Visit [TECOaccount.com](https://www.tecoaccount.com) for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at [TampaElectric.com](https://www.tampaelectric.com)



Mail A Check

Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://www.tecoaccount.com). Convenience fee will be charged.



Phone

Toll Free:
866-689-6469

All Other

Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

Online:
[TampaElectric.com](https://www.tampaelectric.com)

Phone:
Commercial Customer Care:
866-832-6249
Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:
7-1-1
Power Outage:
877-588-1010
Energy-Saving Programs:
813-275-3909

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



VISTA WALK COMMUNITY DEVELOPMENT DISTRICT
14369 N STRESA AVE
DADE CITY, FL 33523

Statement Date: December 16, 2025

Amount Due: \$28.47

Due Date: January 06, 2026

Account #: 211035163750

Account Summary

Current Service Period: November 11, 2025 - December 10, 2025

Previous Amount Due	\$30.73
Payment(s) Received Since Last Statement	-\$30.73

Current Month's Charges	\$28.47
-------------------------	---------

Amount Due by January 06, 2026	\$28.47
--------------------------------	---------

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight

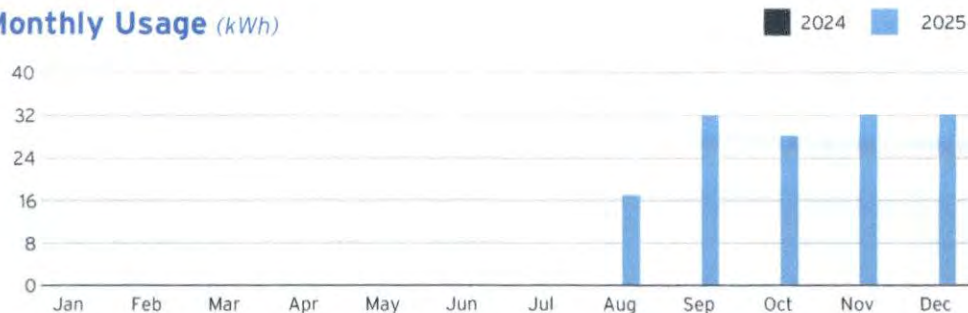


Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211035163750

Due Date: January 06, 2026



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$28.47

Payment Amount: \$ _____

658791801889

VISTA WALK COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO

Please write your account number on the memo line of your check.



Service For:
14369 N STRESA AVE
DADE CITY, FL 33523

Account #: 211035163750
Statement Date: December 16, 2025
Charges Due: January 06, 2026

Meter Read

Service Period: Nov 11, 2025 - Dec 10, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000967816	12/10/2025	141	109	32 kWh	1	30 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	32 kWh @ \$0.08641/kWh	\$2.77
Fuel Charge	32 kWh @ \$0.03391/kWh	\$1.09
Storm Protection Charge	32 kWh @ \$0.00577/kWh	\$0.18
Clean Energy Transition Mechanism	32 kWh @ \$0.00418/kWh	\$0.13
Storm Surcharge	32 kWh @ \$0.02121/kWh	\$0.68
Florida Gross Receipt Tax		\$0.61
Electric Service Cost		\$24.36
Franchise Fee		\$1.60
Municipal Public Service Tax		\$2.51
Total Electric Cost, Local Fees and Taxes		\$28.47

Avg kWh Used Per Day



Important Messages

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Total Current Month's Charges

\$28.47

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill



Bank Draft

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P.O. Box 111
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Phone:

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888-223-0800 (All Other Counties)

Hearing Impaired/TTY:
7-1-1

Power Outage:

877-588-1010

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813-275-3909

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2002 West Grand Parkway North
Suite 100
Katy, TX 77449

BILL TO

Vista Walks Community Development
District
2005 Pan Am Circle Suite 300
Tampa FL 34607
United States

INVOICE#

166554

CUSTOMER ID

C5171

PO#**DATE**

12/18/2025

NET TERMS

Due On Receipt

DUE DATE

12/18/2025

Services provided for the Month of: August 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Replaces # 160822					
B/W Copies	64	Ea	0.15		9.60
Postage	1	Ea	0.74		0.74
Subtotal					10.34

Subtotal	\$10.34
Tax	\$0.00
Total Due	\$10.34

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



Vista Walk CDD

Field Inspection Report - September - Lawn Medic Landscaping

Friday, September 26, 2025

Prepared For Board of Supervisors

22 Items Identified

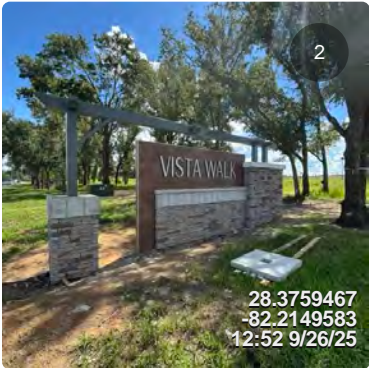
Paul Young

District Field Inspector

Item 1 - Vista Walk Signage

Assigned To: Lawn Medic

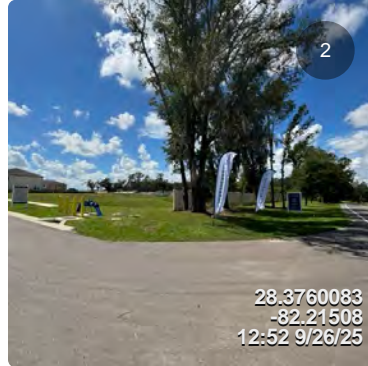
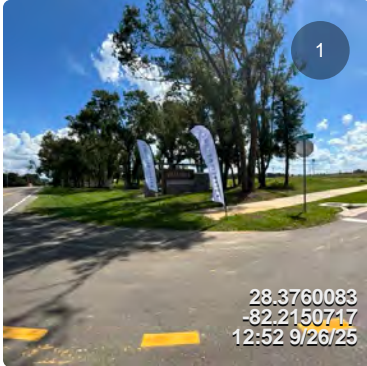
Vista Walk Community Signage is clean - landscape beds are not yet developed.
Maintenance of grass cutting around area is well maintained.



Item 2 - Blanton Road Entrance

Assigned To: Lawn Medic

- 1). East view - Main entrance is clean and inviting.
- 2). West view - Main entrance is clean and inviting.
- 3). Lawn Medic - send estimate to remove dangling broken limb.



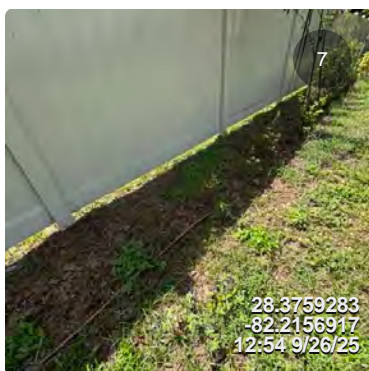
Item 3 - West Frontage Landscape

Assigned To: Lawn Medic

Investigate struggling trees and report finding to Inframark.

Document struggling and dying plants and report cause to Inframark.

Mulch bed has been overtaken by overgrowth - define soft edging and identify the mulch bed outline.



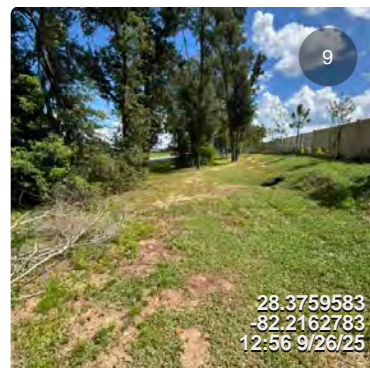
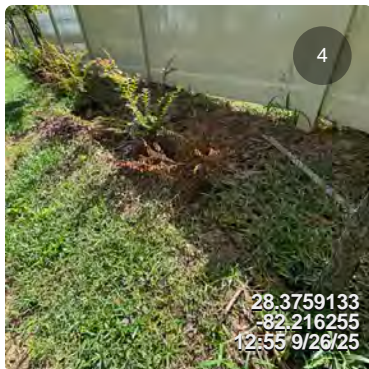
Item 4 - West Frontage Landscape

Assigned To: Lawn Medic

Keep all drainage and flow control areas clear of overgrowth.

Include fallen limb debris clean up in estimate request on Item 2 (3).

District Manager - Picture (5) Fence damage at western end of property line.

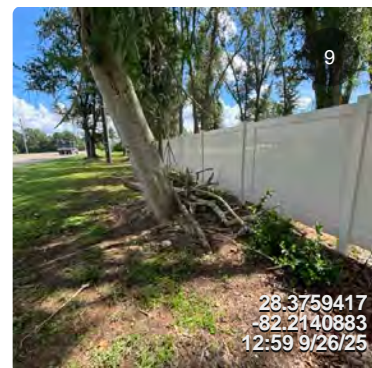
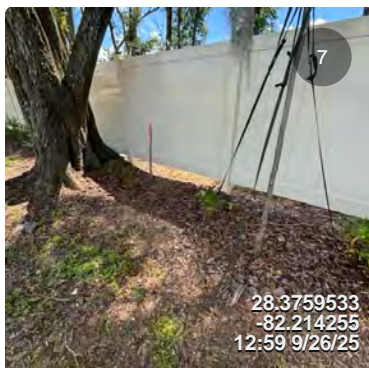
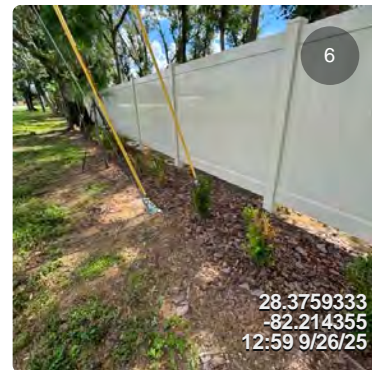
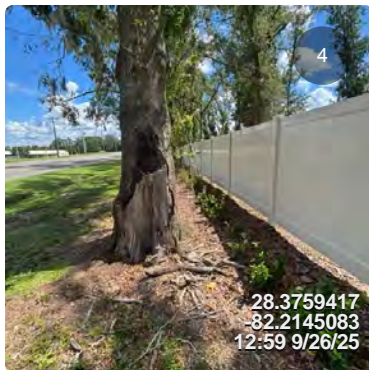
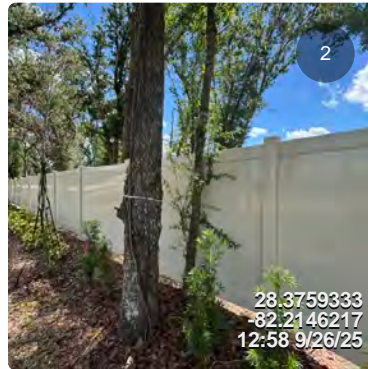


Item 5 - East Frontage Landscape

Assigned To: Lawn Medic

Investigate struggling plants, document and report findings to Inframark.

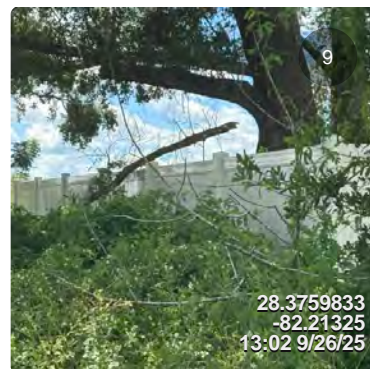
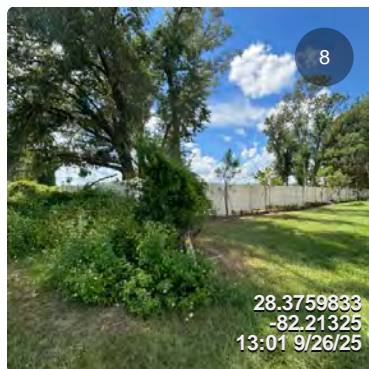
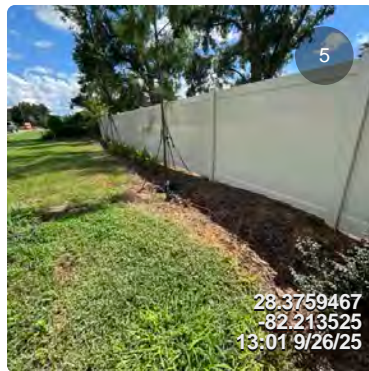
Picture (9) include removing of fallen tree limbs in estimate requested on item 2 (3).



Item 6 - East Frontage Landscape

Assigned To: Lawn Medic

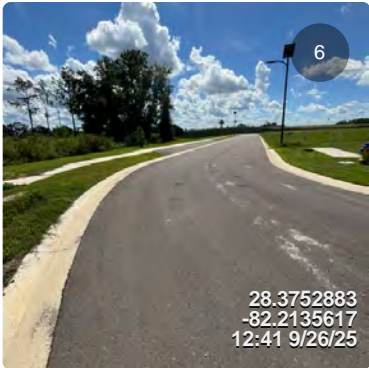
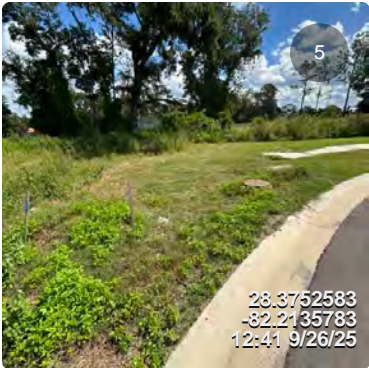
- 1). Investigate possible landscape damage from fallen tree limbs.
- 2). Investigate struggling landscape plants and trees and report findings to Inframark.
- 6). Pictures 6-9: Clear overgrowth from encroaching landscape beds. Remove fallen limb off CDD fences.



Item 7 - Blanton Road

Assigned To: Lawn Medic

Fenceline buffer is well maintained.

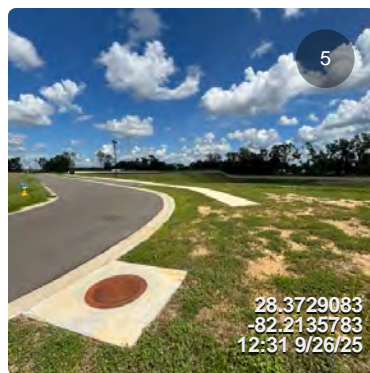
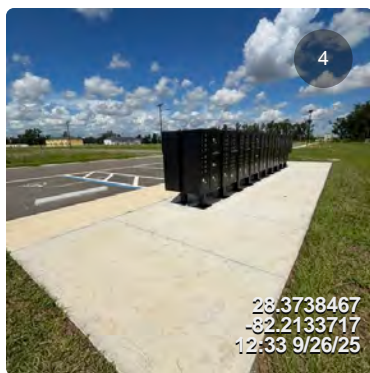
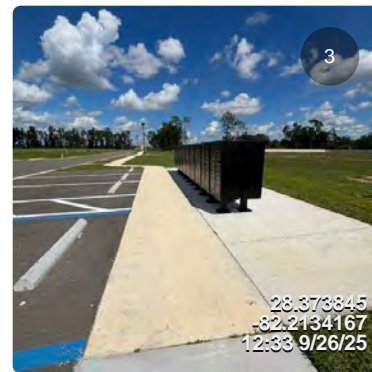
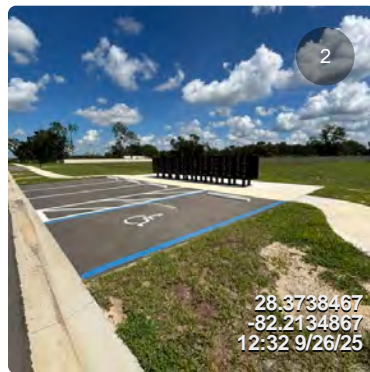
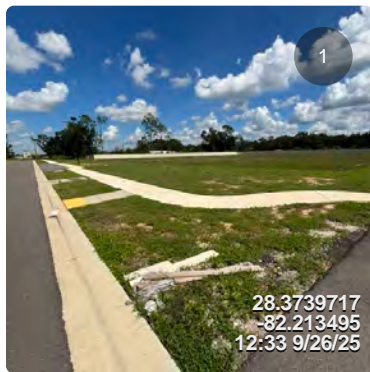


Item 8 - Orvietto Drive Mailbox

Assigned To: [Lawn Medic](#)

Landscape around kiosk is well maintained.

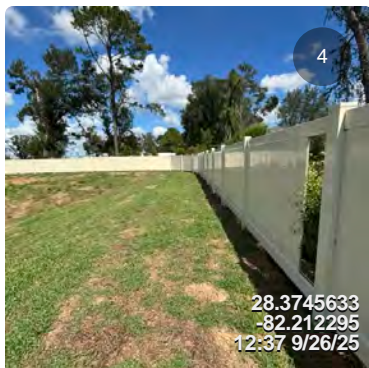
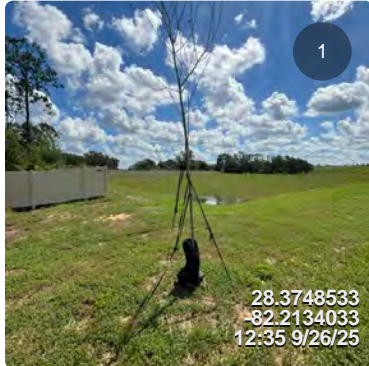
Mailboxes are clean.



Item 9 - Pond 2 Orvietto Drive

Assigned To: Lawn Medic

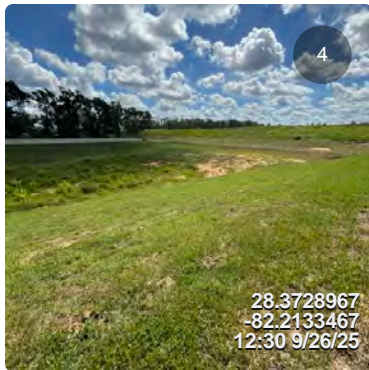
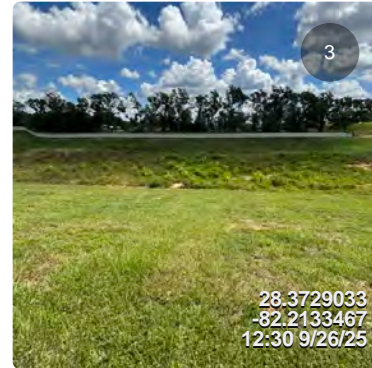
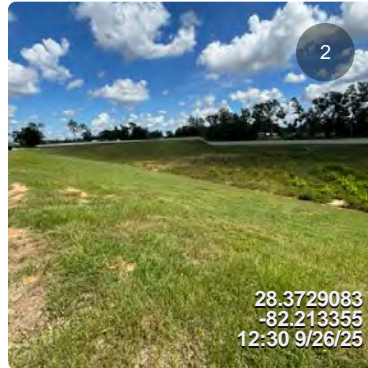
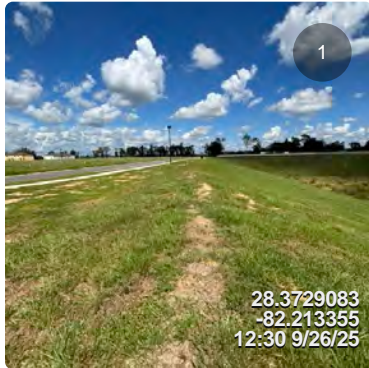
- 1). Investigate struggling tree.
- 2). Missing panels along fence perimeter.
- 3). Danielle Fence & Outdoor Living (813) 681-6181
- 4). Two panels missing.
- 5/6). Pond bank mowing has areas missed and grass is 2ft taller than the rest of the bank sod.



Item 10 - Pond 3 Orvietto Drive

Assigned To: [Lawn Medic](#)

Pond bank mowing is well maintained.

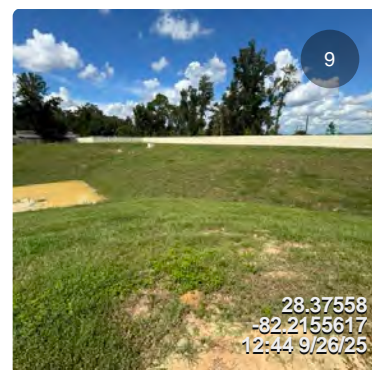
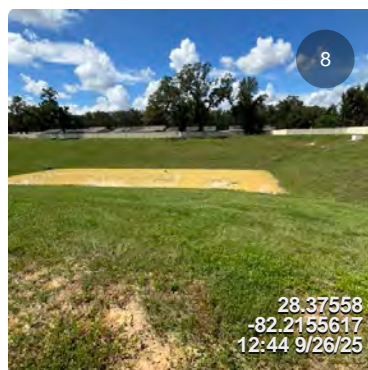
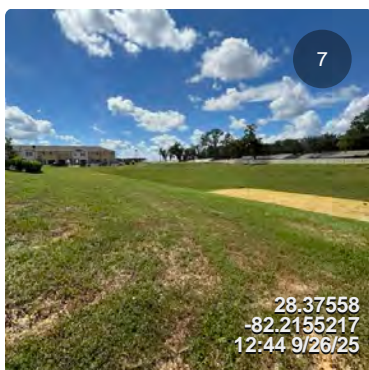
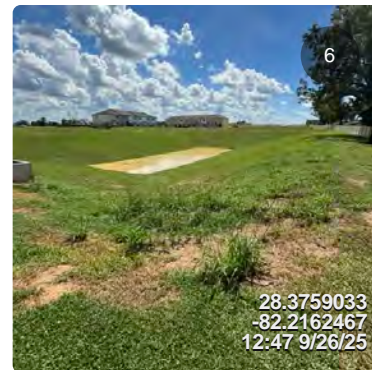


Item 11 - Pond 1 - Pisa Pkwy

Assigned To: Lawn Medic

Pond bank mowing has areas missed during service.

Drain structures are clear of debris.



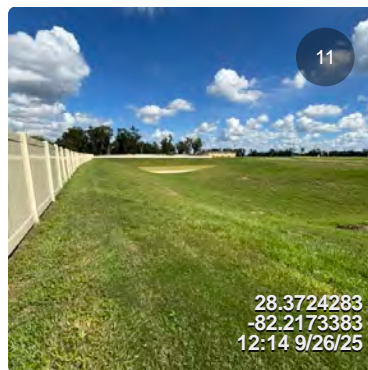
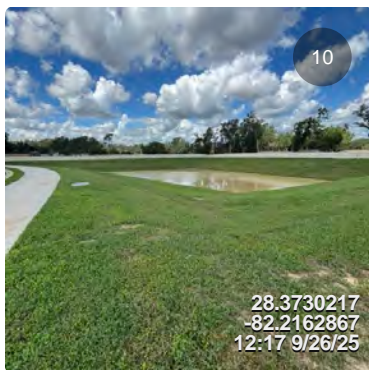
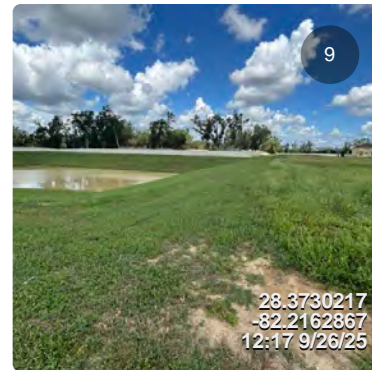
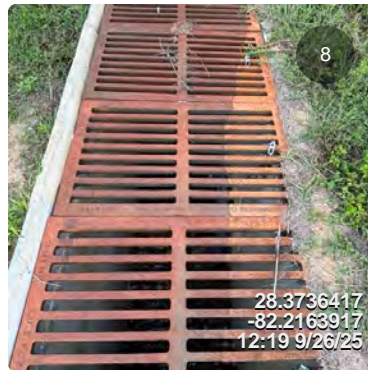
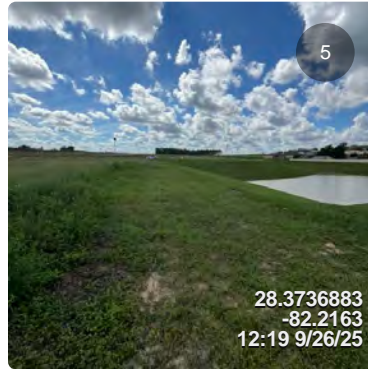
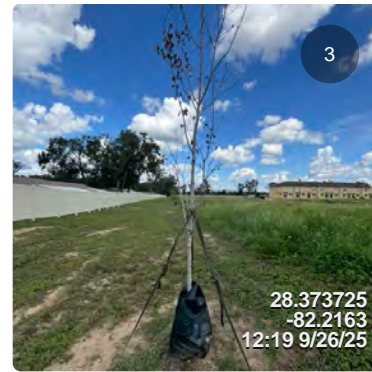
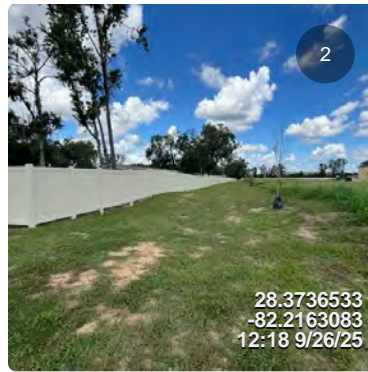
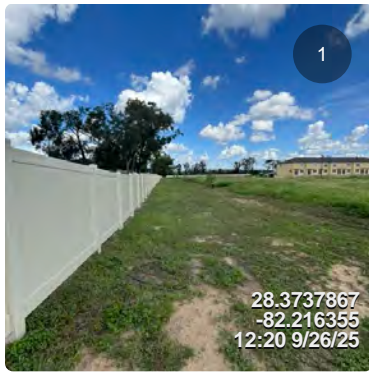
Item 12 - Pond 4 - Lucca Wy

Assigned To: Lawn Medic

Investigate struggling trees and report finding to Inframark.

Keep manhole covers visible - no encroachment around covers.

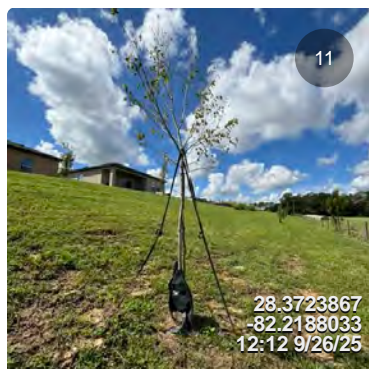
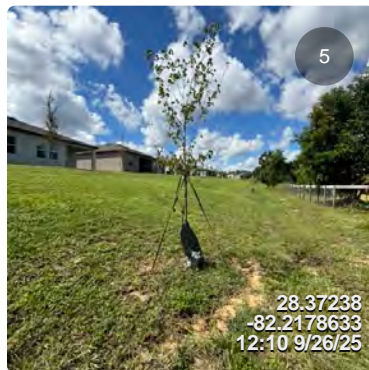
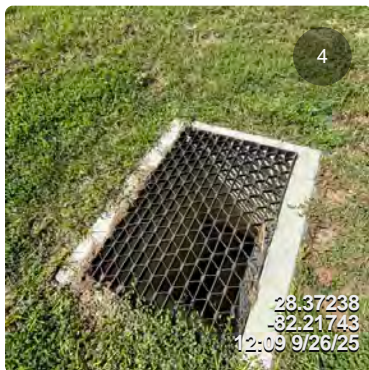
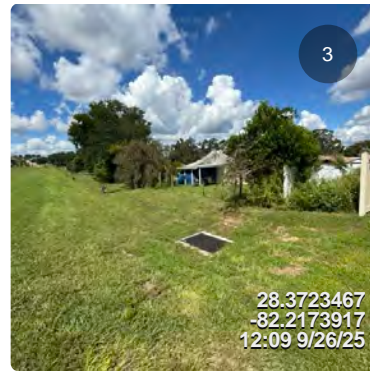
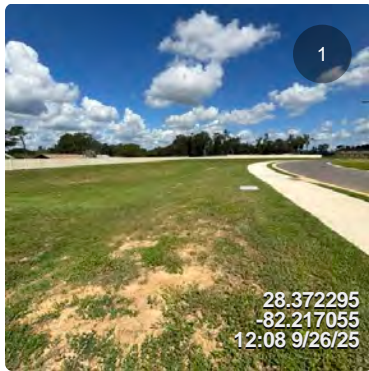
Maintenance around pond 4 is well maintained.



Item 13 - Canelli Way Buffer
Assigned To: Lawn Medic

Investigate struggling trees along buffer behind homes on Canelli Way.

Drains are clear of debris.

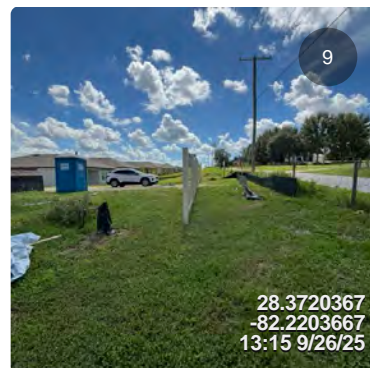
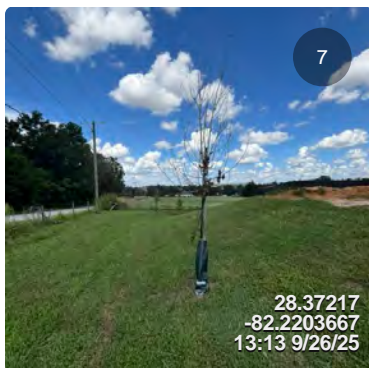
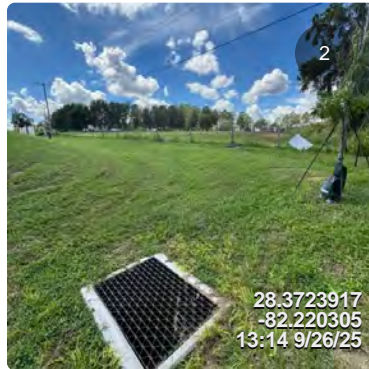


Item 14 - Canelli Way & Ramsey Rd

Assigned To: Lawn Medic

Investigate struggling trees along buffer at western boundary.

Include removal of broken limbs in estimate request on Item 2 (3).

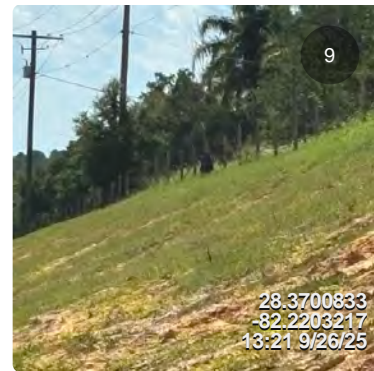
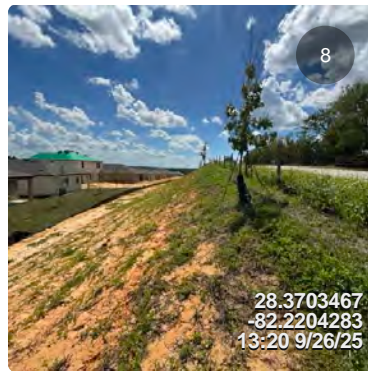
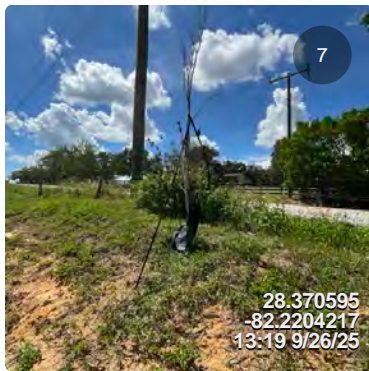
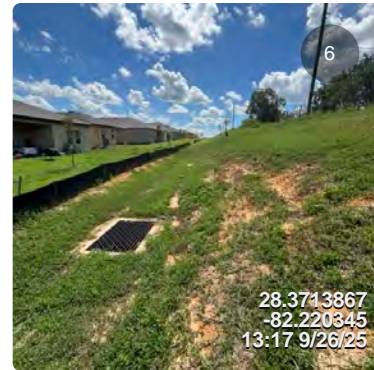
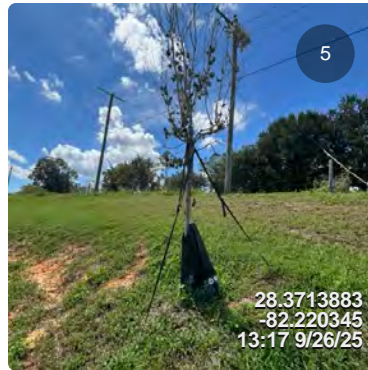


Item 15 - Italy Ave Buffer

Assigned To: Lawn Medic

Investigate struggling trees along Italy avenue buffer behind homes.

Drains are clear of debris.

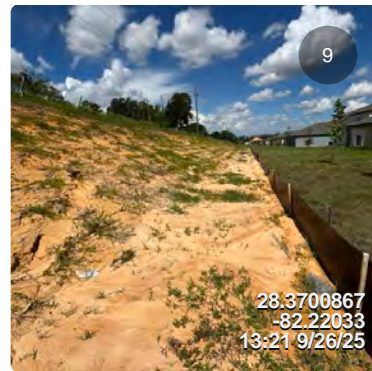
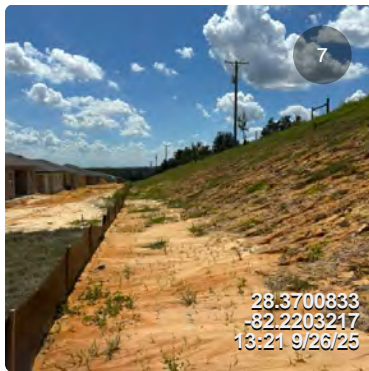
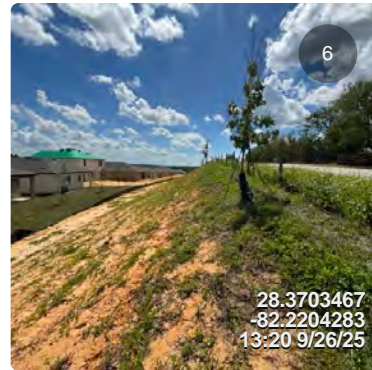
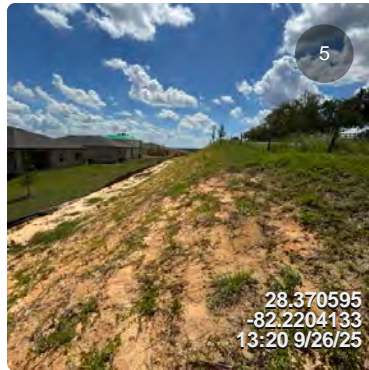


Item 16 - Italy Avenue Buffer

Assigned To: Lawn Medic

Clear all overgrowth encroaching drain covers.

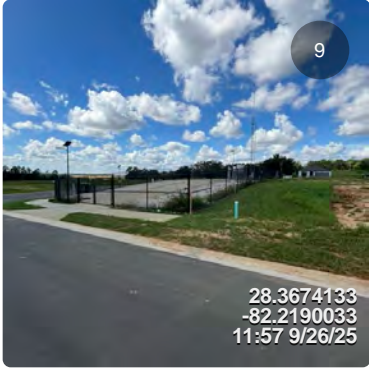
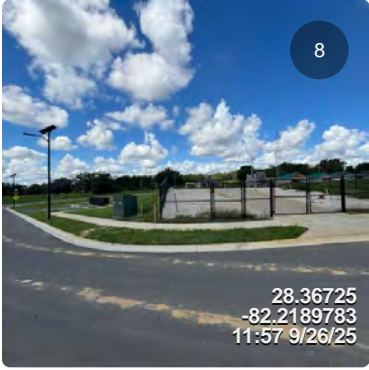
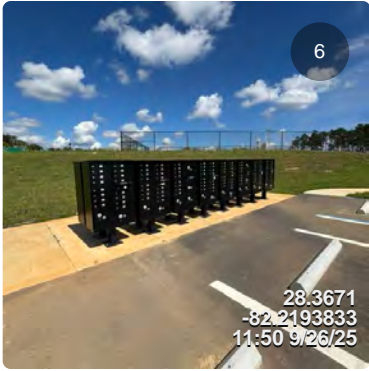
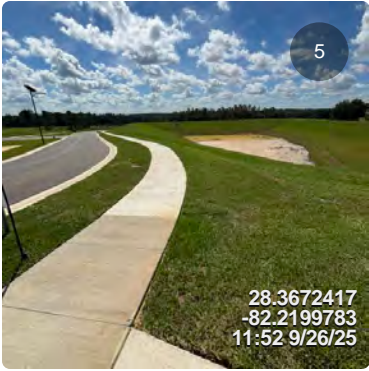
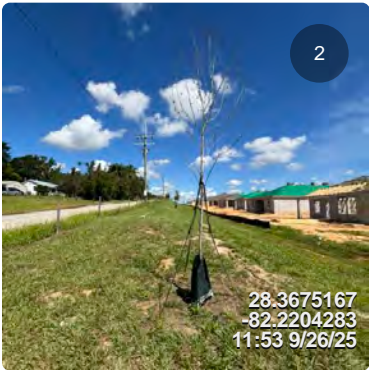
Peanut plants are slowly filling in along bank.



Item 17 - Pond 5 - Italy Avenue

Assigned To: Lawn Medic

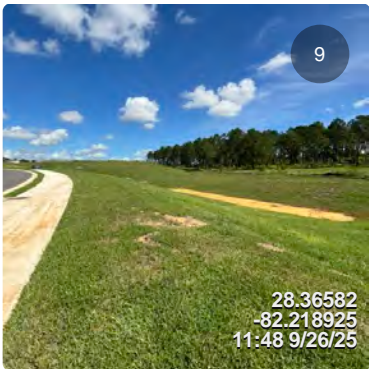
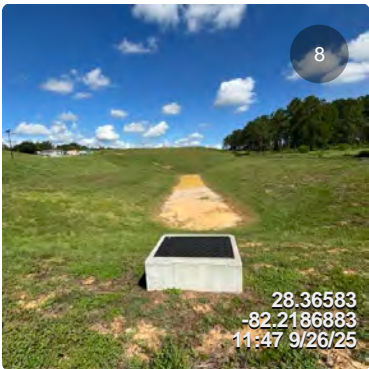
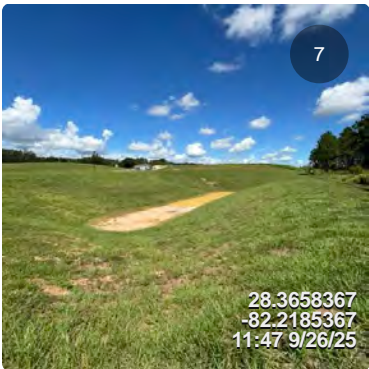
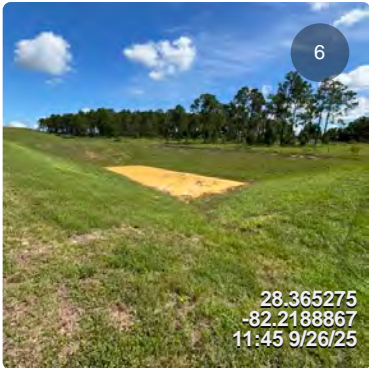
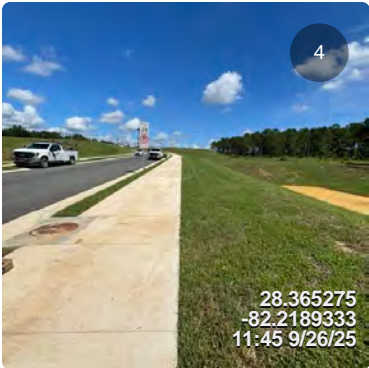
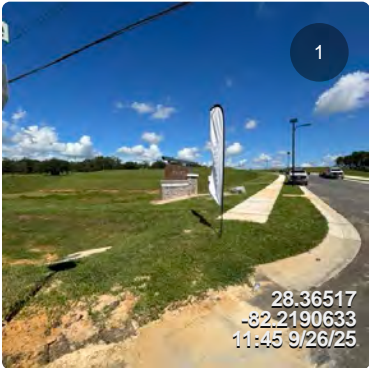
Pond banks are well maintained.
Investigate struggling trees and report findings to Inframark.
Mailboxes are clean and intact on Rapallo Drive.
Lift station perimeter is well maintained.



Item 18 - Pond 6-8 Italy Avenue

Assigned To: Lawn Medic

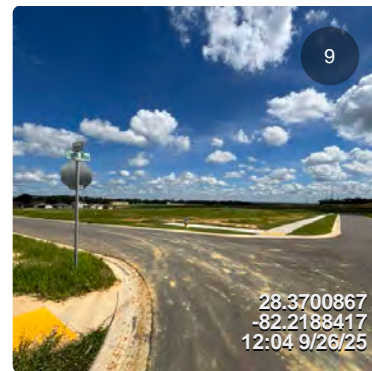
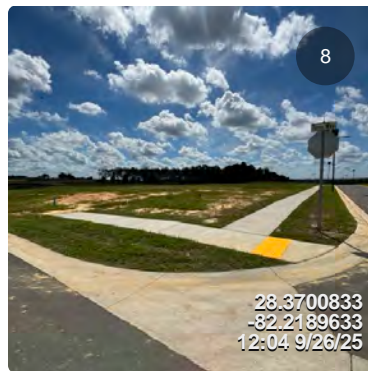
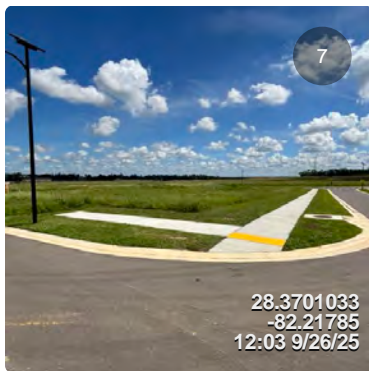
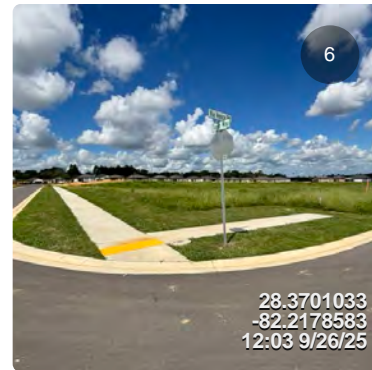
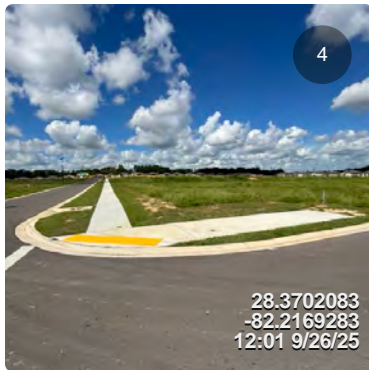
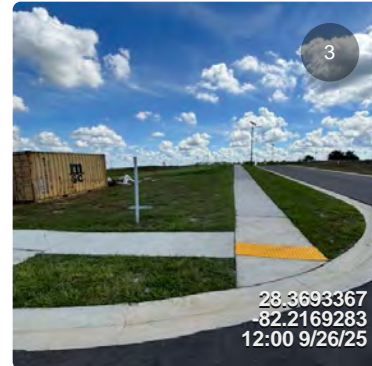
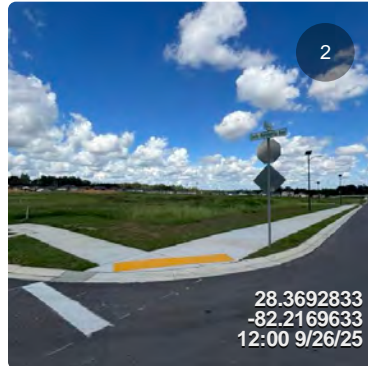
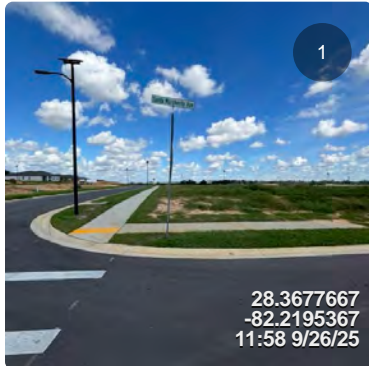
Pond banks are well maintained.



Item 19 - Lawn Maintenance

Assigned To: Lawn Medic

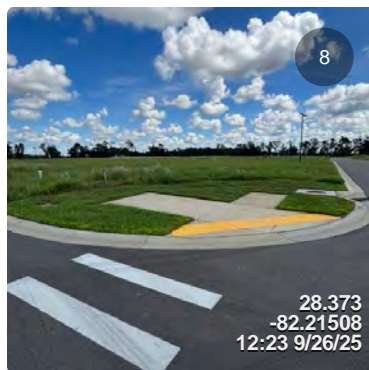
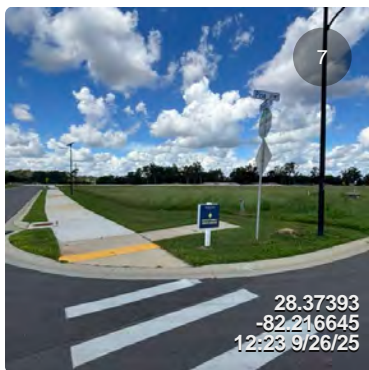
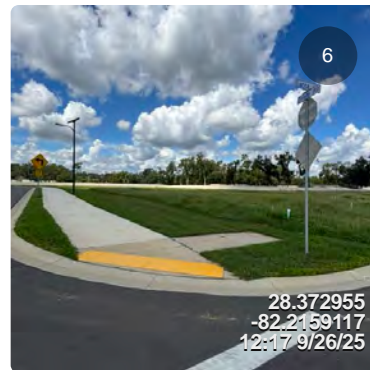
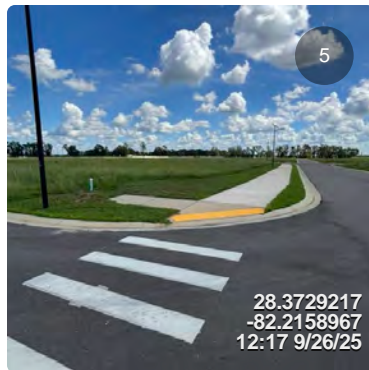
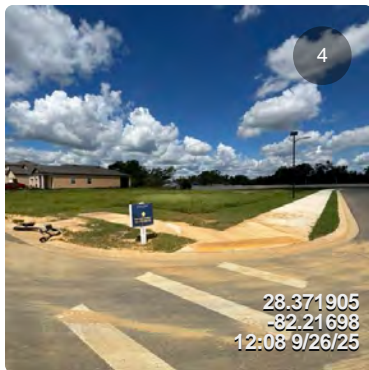
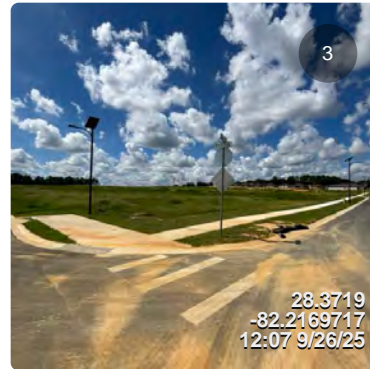
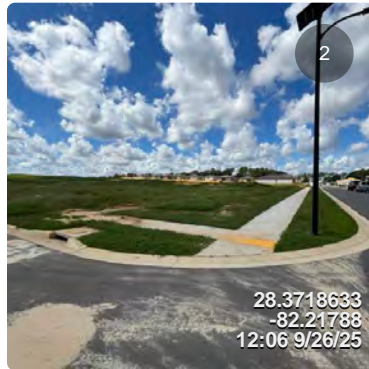
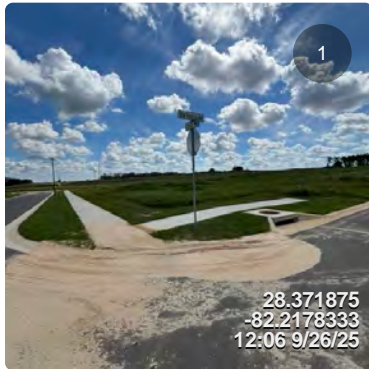
Maintenance map lawn service is well maintained.



Item 20 - Lawn Maintenance

Assigned To: [Lawn Medic](#)

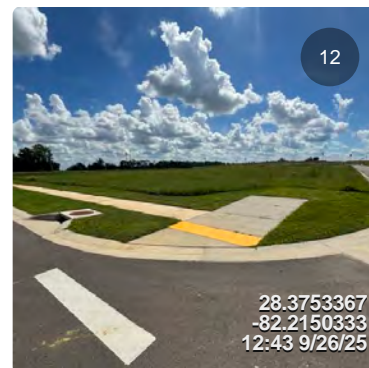
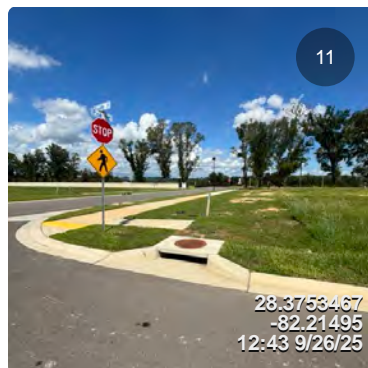
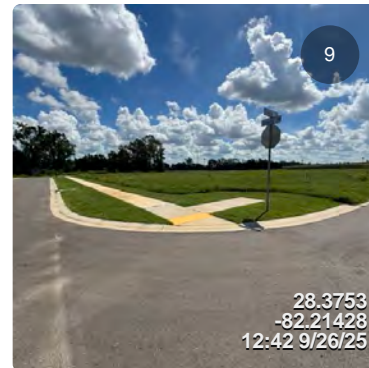
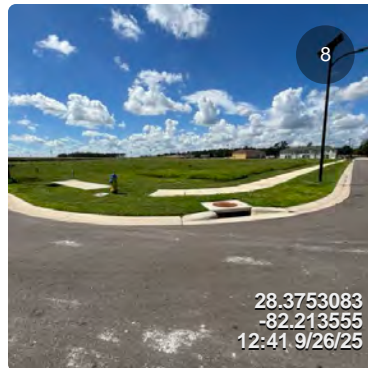
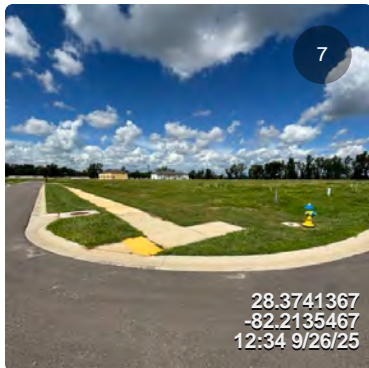
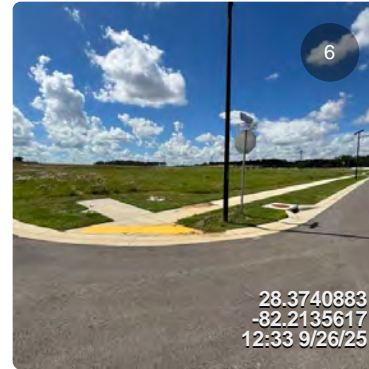
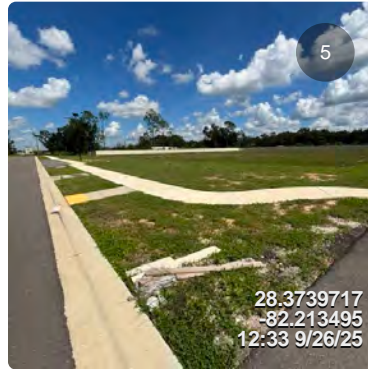
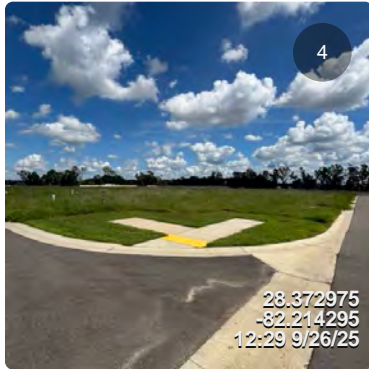
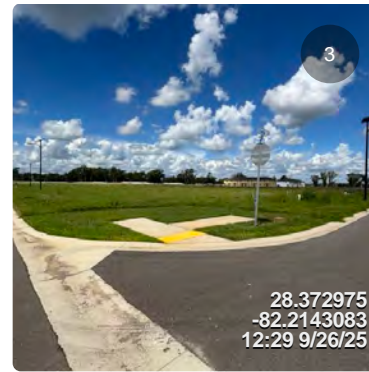
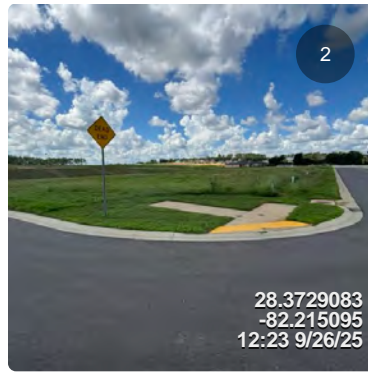
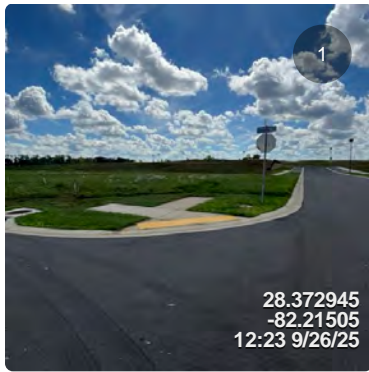
Lawn service maintenance map is well maintained.



Item 21 - Lawn Maintenance

Assigned To: [Lawn Medic](#)

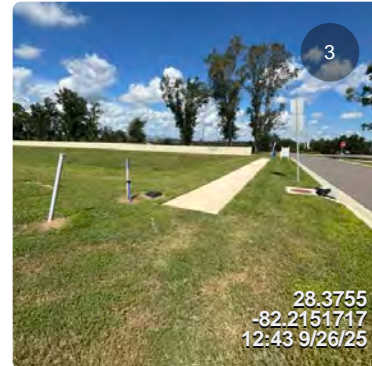
Lawn service maintenance map is well maintained.



Item 22 - Pisa Parkway

Assigned To: Lawn Medic

Main entrance to townhomes is well maintained.





4827 Beauchamp Rd

Plant city FL 33563

813-525-2035

amanda@lawnmedicland.com

Project: Vista Walk CDD- September Field Inspection 10/01/2025

Item 3-Investigate struggling trees- Checked irrigation, found no leaks and watering 5 days a week for 30 mins. Increased watering times to 45 mins. Will continue to monitor.

Item 3 -Mulch bed has been overtaken by overgrowth - define soft edging and identify the mulch bed outline.

This will be completed on our week of 10/6 visit. Will send report with photos.

Item 4-Keep all drainage and flow control areas clear of overgrowth.

This will be addressed with crew members on our week of 10/06 visit

Item 5 -Investigate struggling plants - Checked irrigation, found no leaks and watering 5 days a week for 30 mins. Increased watering times to 45 mins. Will continue to monitor.

Item 6 - Investigate possible landscape damage from fallen tree limbs- Plants do have some damage, however believe they should come back.

Clear overgrowth from encroaching landscape beds. Remove fallen limb off

CDD fences- This will be completed on our week of 10/6 visit. Will send report with photos.

Item 9- Investigate struggling tree- These trees were installed by Developer with water bags only. Water bags were filled for a 60-day period after that no watering has taken place. I would not recommend replacing without water

Pond bank mowing has areas missed and grass is 2ft taller than the rest of the bank sod

This will be completed on our week of 10/6 visit. Will send report with photos

Item 11- Pond bank mowing has areas missed during service.

Drain structures are clear of debris.

This will be completed on our week of 10/6 visit. Will send report with photos

Item 12 - Investigate struggling trees and report finding to Inframark. These trees were installed from Developer with water bags only. Water bags were filled for a 60-day period after that no watering has taken place. I would not recommend replacing without water

Keep manhole covers visible - no encroachment around covers.

This will be completed on our week of 10/6 visit. Will send report with photos

Item 13- - Investigate struggling trees and report finding to Inframark. These trees were installed from Developer with water bags only. Water bags were filled for a 60-day period after that no watering has taken place. I would not recommend replacing without water

Keep manhole covers visible - no encroachment around covers.

This will be completed on our week of 10/6 visit. Will send report with photos

Item 14- - Investigate struggling trees and report finding to Inframark. These trees were installed from Developer with water bags only. Water bags were filled for a 60-day period after that no watering has taken place. I would not recommend replacing without water

Item 15- Investigate struggling trees and report finding to Inframark. These trees were installed from Developer with water bags only. Water bags were filled for a 60-day period after that no watering has taken place. I would not recommend replacing without water

Keep manhole covers visible - no encroachment around covers.

This will be completed on our week of 10/6 visit. Will send report with photos

Item 16- Clear all overgrowth encroaching drain covers.

This will be completed on our week of 10/6 visit. Will send report with photos.

Item 17 - Investigate struggling trees and report finding to Inframark. These trees were installed from Developer with water bags only. Water bags were filled for a 60-day period after that no watering has taken place. Would not recommend replacing it without water

Estimates

Item 2 - note 3 - remove dangling tree limb, item 4 fallen tree limb debris ,
item 5 removing fallen tree limb debris, item 6 remove fallen tree limb off
CDD fence, item 14 removal of broken limbs

Total \$ 1,040.00



Vista Walk CDD

Field Inspection Report

Monday, November 24, 2025

Prepared For Board of Supervisors

11 Items Identified

Paul Young

District Field Inspector

Green - Completed

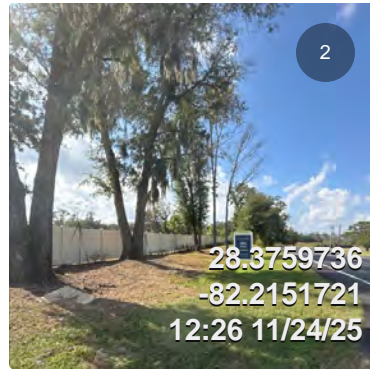
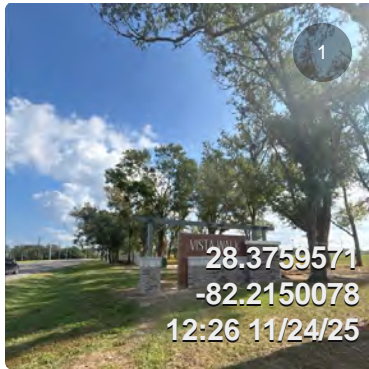
Red - Item has not been addressed

Orange - Monitoring / In progress

Item 1 - Pisa Parkway Entrance

Assigned To: Lawn Medic Landscaping

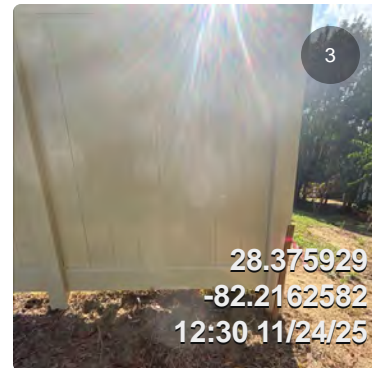
- 1). Community signage is visible from the east to enter Vista Walk.
- 2). Starlight sales signage is visible from the east and west.



Item 2 - Blanton Road

Assigned To: Lawn Medic Landscaping

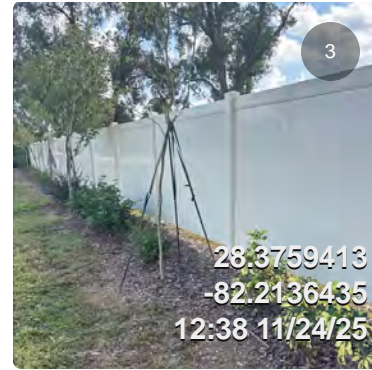
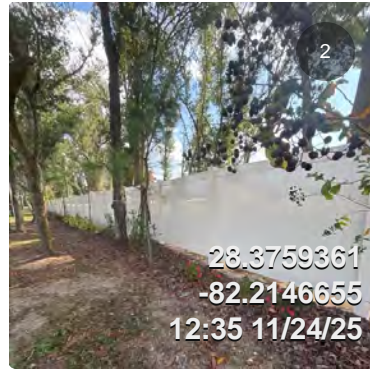
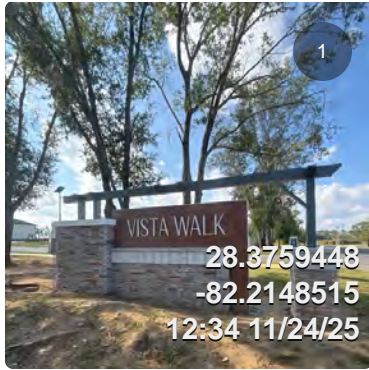
- 1). Landscape plants look healthy, weeds are under control.
- 2). Pull out cross mingling evasive plant.
- 3). Fence post has been repaired - identified in the October report.



Item 3 - Blanton Road

Assigned To: Lawn Medic Landscaping

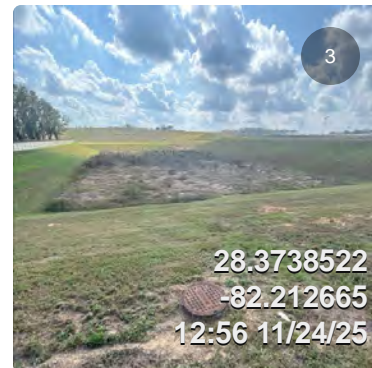
- 1). West view of the community signage is visible.
- 2). Landscape plants look healthy.
- 3). Prune dead leaves off plants when detailing.



Item 4 - Pond Maintenance

Assigned To: Lawn Medic Landscaping

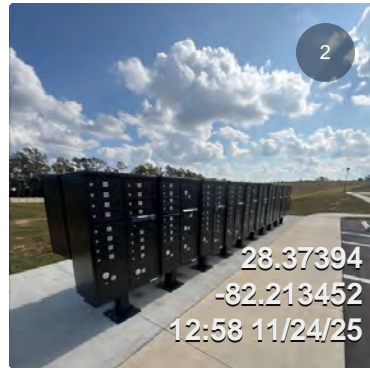
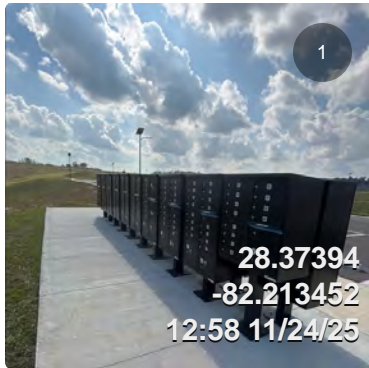
- 1). Pond (1) Pisa Pkwy - banks are mowed.
- 2). Pond (2) Orvietto Drive - drains are clear.
- 3). Pond (3) Orvietto Drive - banks are mowed.



Item 5 - Mailbox Kiosk Orvieto Drive

Assigned To: District

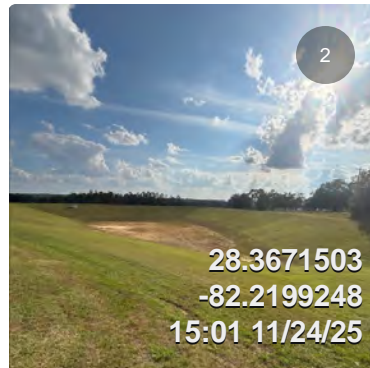
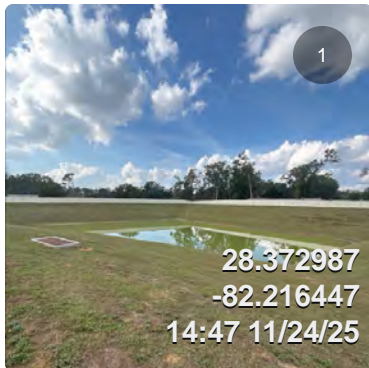
Mailboxes are intact no reportable issues.



Item 6 - Orvieto Drive - Pond 4

Assigned To: Lawn medic Landscaping

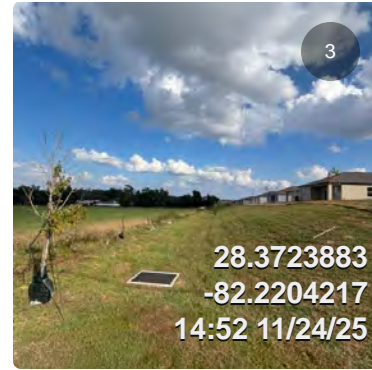
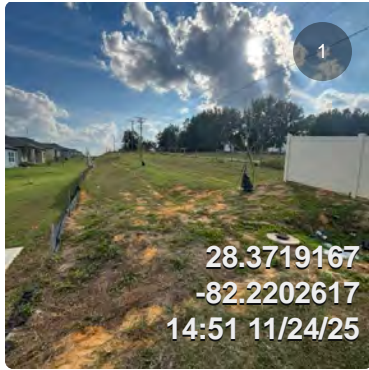
- 1). Pond 4 water level is low, banks are serviced.
- 2). Pond 5 Italy Ave is dry and banks have been serviced.



Item 7 - Canelli Way

Assigned To: Lawn Medic landscaping

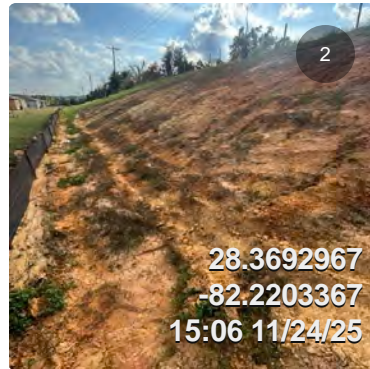
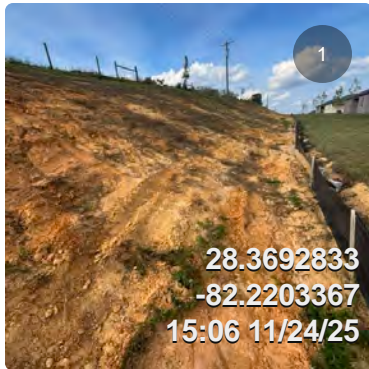
- 1). Canelli Way at Ramsey Road is maintained.
- 2). Struggling tree had the dead cut off and is being monitored by Lawn Medic.
- 3). Buffer behind homes along property line is maintained.



Item 8 - Italy Avenue

Assigned To: Lawn medic Landscaping

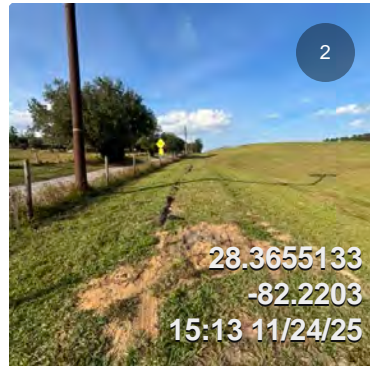
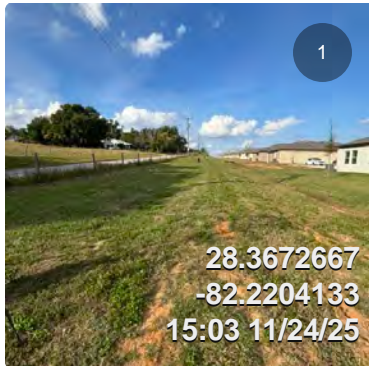
Additional peanut plants will be installed along slope.



Item 9 - Italy Avenue

Assigned To: Lawn Medic Landscaping

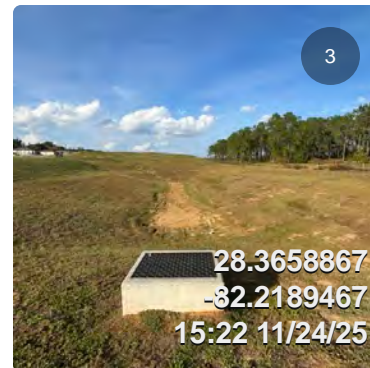
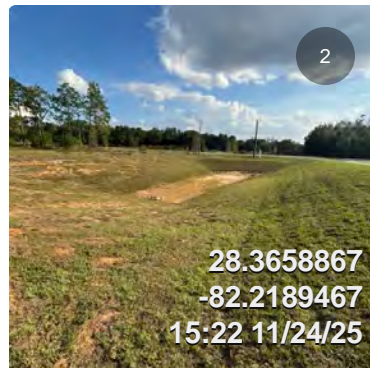
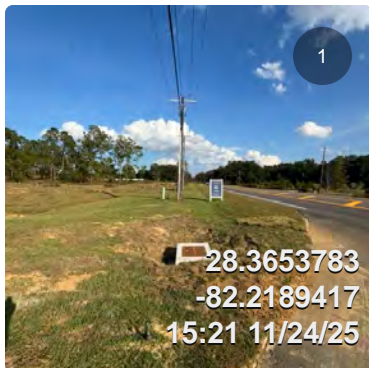
Dead trees were pulled along pond berm, holes have been filled in for safety.



Item 10 - Pond 6-7-8

Assigned To: Lawn Medic Landscaping

Ponds 6/7/8 are dry and banks have been serviced.

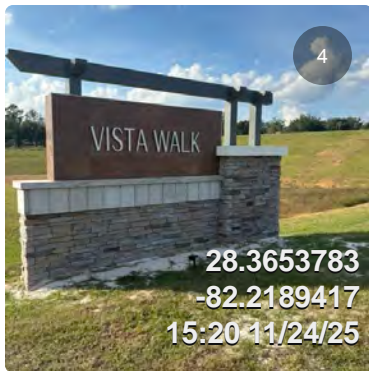
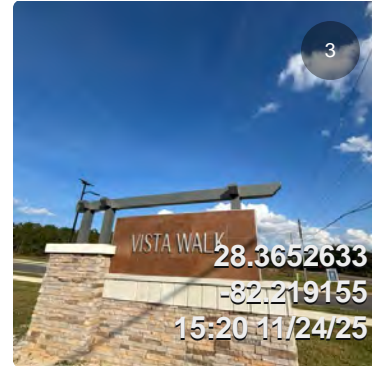
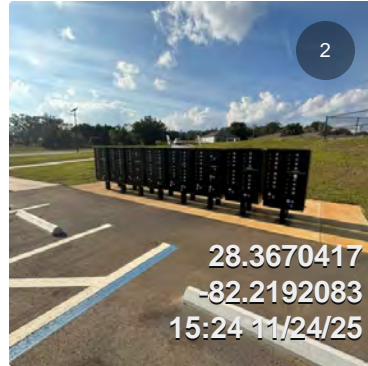
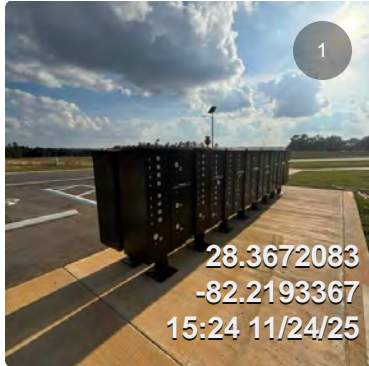


Item 11 - Rapallo Drive

Assigned To: Lawn Medic Landscaping

Mailbox kiosk is clean - treat the weeds growing under boxes.

St Joe Road signage is visible from both directions entering community.





Vista Walk

Field Inspection Report - December - Lawn Medic Landscaping

Wednesday, December 31, 2025

Prepared For Board of Supervisors

9 Items Identified

Paul Young

District Field Inspector

Green - Completed

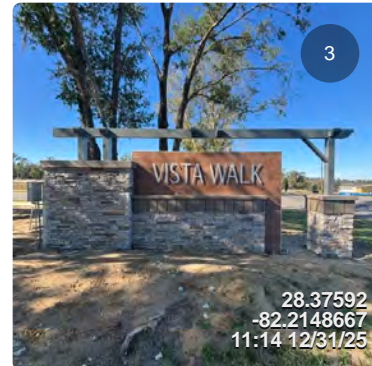
Red - Item has not been addressed

Orange - Monitoring / In progress

Item 1 - Vista Walk Signage

Assigned To: [District Manager](#)

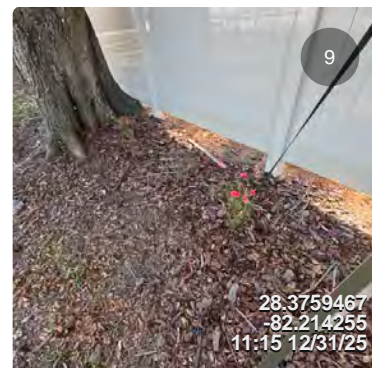
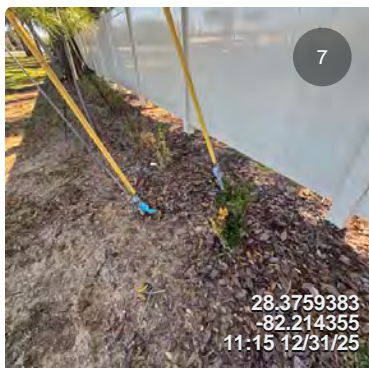
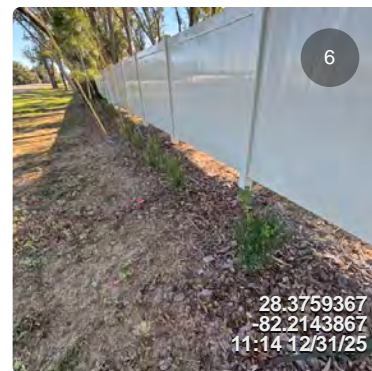
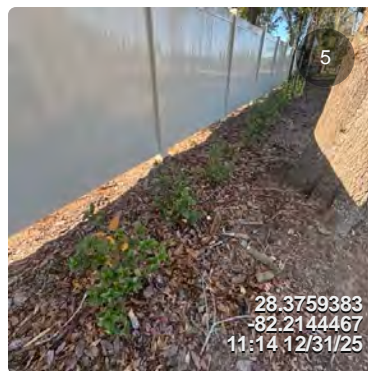
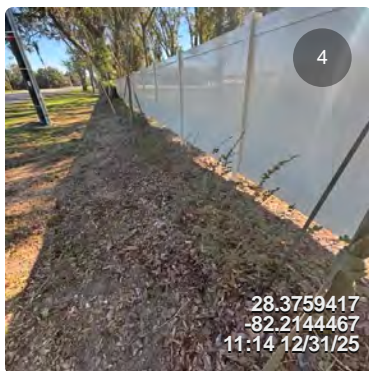
Entrance signage is clean and visible from all sides approaching the community.



Item 2 - East Frontage Landscape

Assigned To: Lawn Medic Landscaping

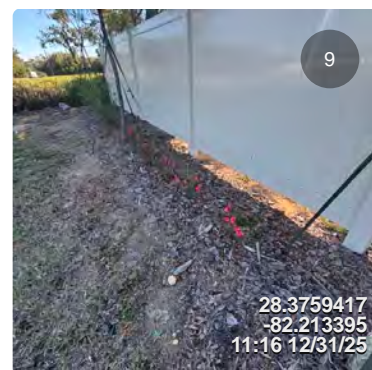
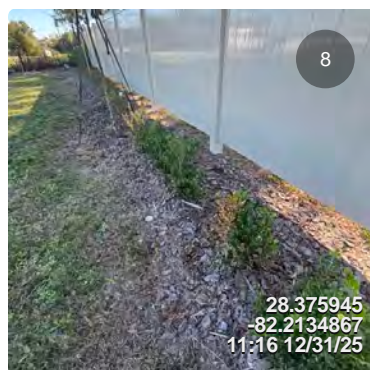
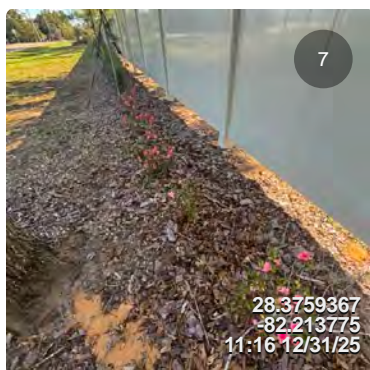
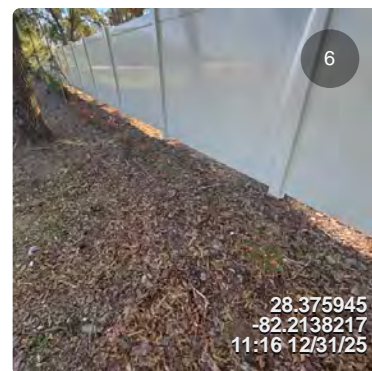
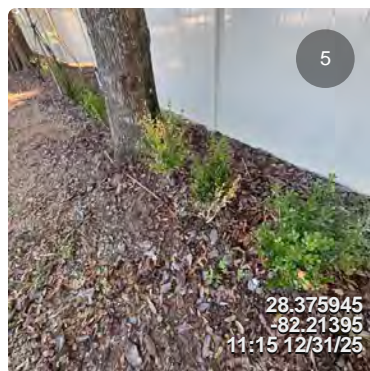
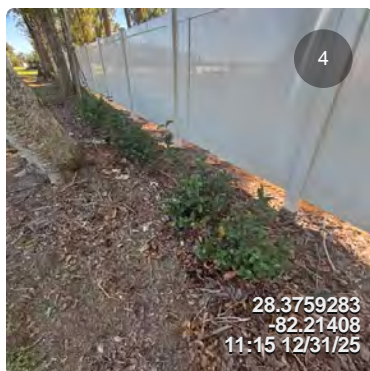
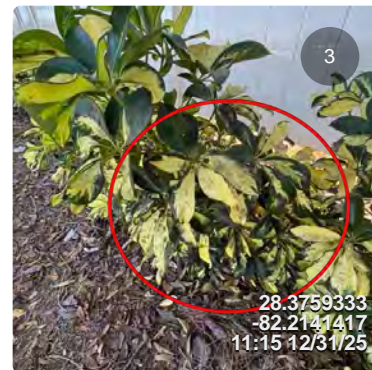
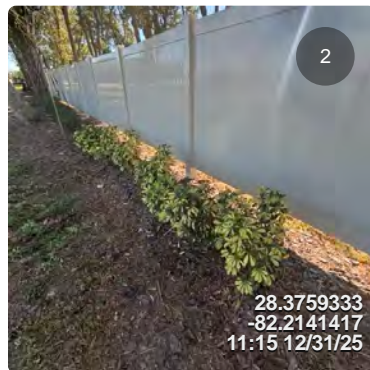
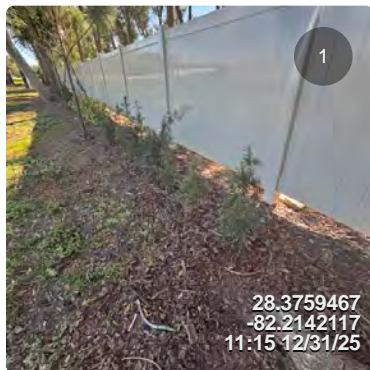
The majority of the plants appear healthy; however, some plants are showing signs of stress and others are dead. Any plants that have died while under Lawn Medic's care will need to be replaced accordingly.



Item 3 - East Frontage Landscape

Assigned To: Lawn Medic Landscaping

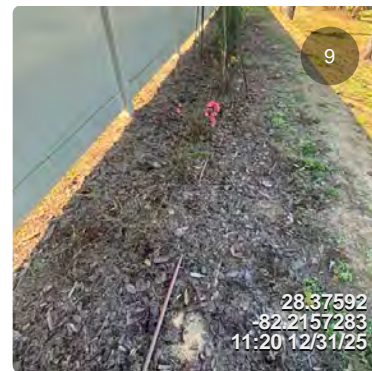
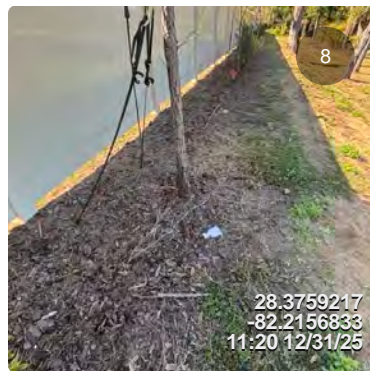
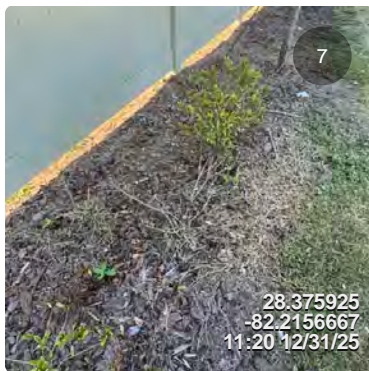
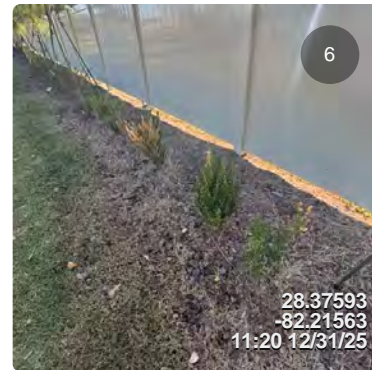
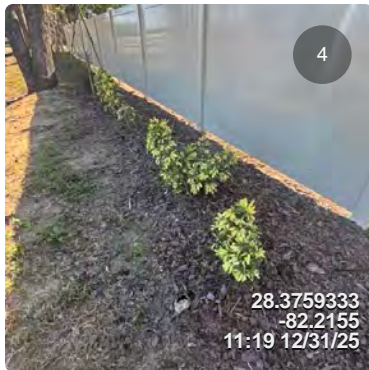
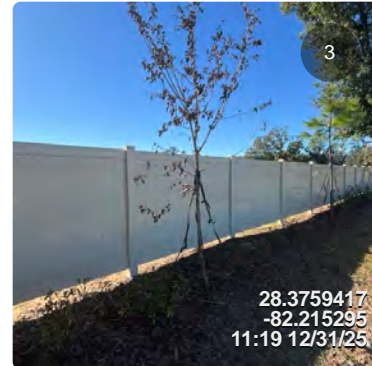
There are some plants with black soot on the leaves, investigate if diseased and treat accordingly. **Scheduled for 1/14/26.**



Item 4 - West Frontage Landscape

Assigned To: Lawn Medic Landscaping

Several dead plants and trees along the west frontage beds.



Item 5 - West Frontage Landscape Beds

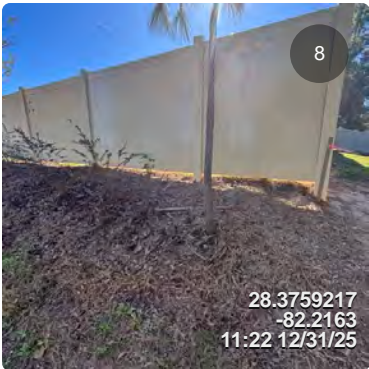
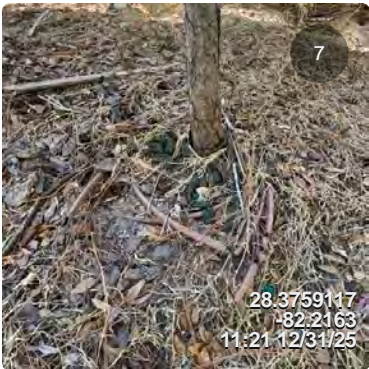
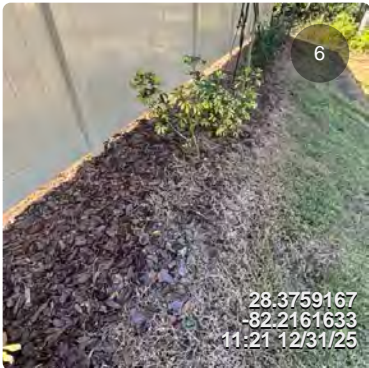
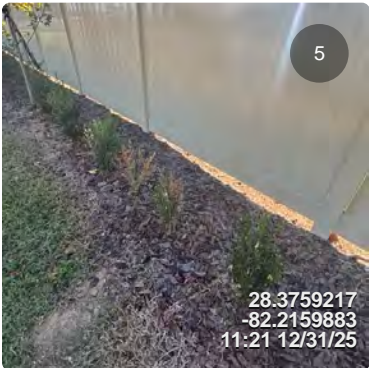
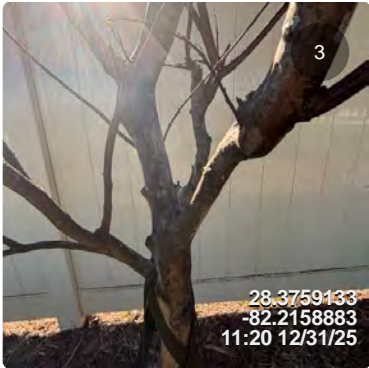
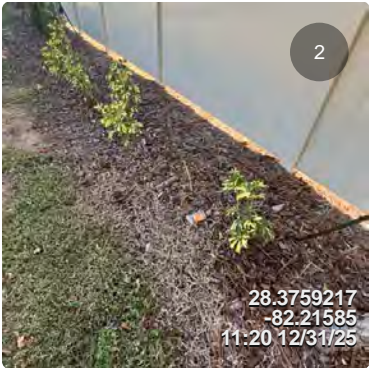
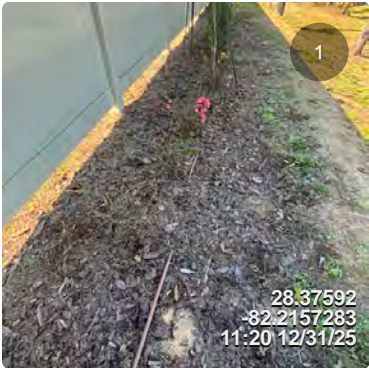
Assigned To: Lawn Medic Landscaping

The west frontage beds have multiple areas with dead and missing plant material. Several trees are showing black soot-like residue on the trunks and branches, which may indicate a disease or pest issue. These trees need to be investigated and treated accordingly.

Additionally, several sections of the drip irrigation system have been cut near the end of the

property line. This damage may be contributing to plant stress and loss.

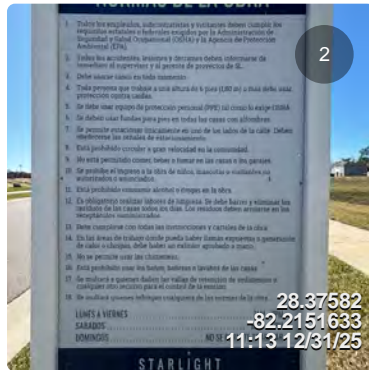
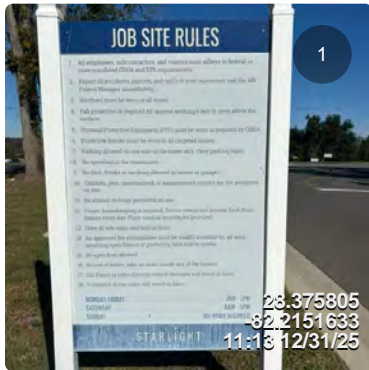
All plants that are dead or severely stressed will need to be replaced once the irrigation and disease issues are addressed. Please advise on next steps for inspection, treatment, and repairs. **Irrigation inspection scheduled on 1/09/26.**



Item 6 - Pisa Parkway

Assigned To: Lawn Medic Landscaping

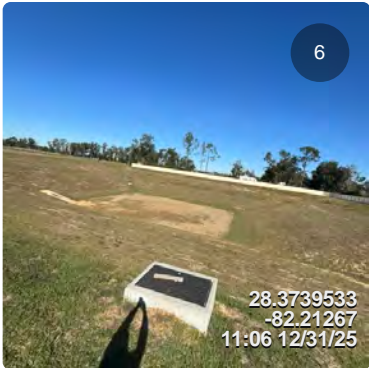
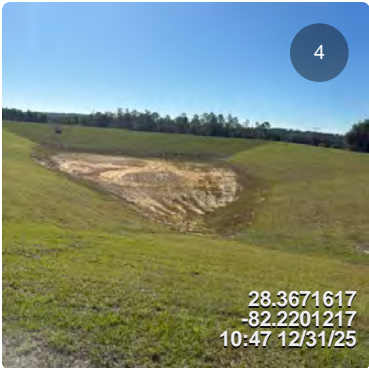
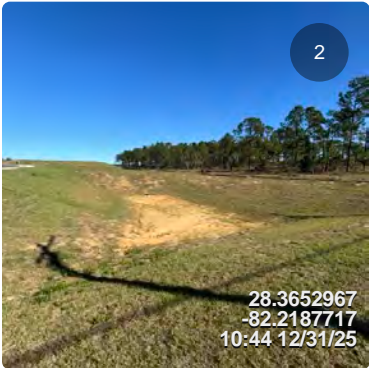
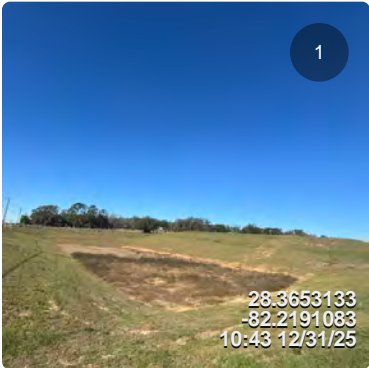
Construction signage is visible and legible throughout the site. Sidewalks continue to show sand runoff. Lawn Medic has removed excess sand during scheduled service visits when conditions allow.



Item 7 - Pond Bank Maintenance

Assigned To: Lawn Medic Landscaping

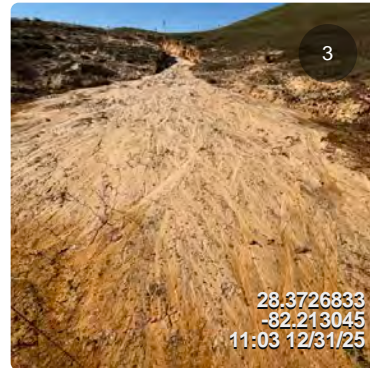
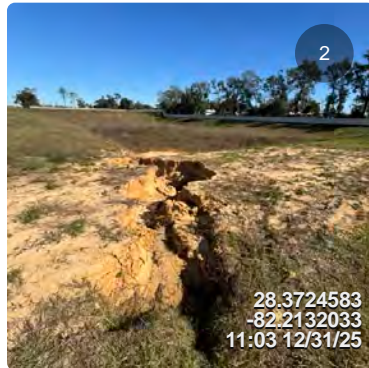
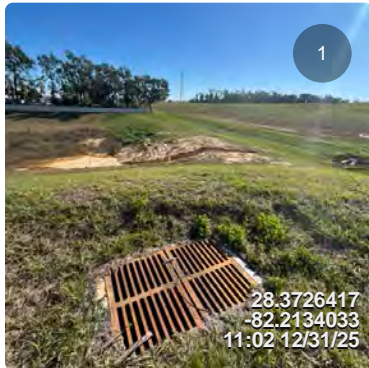
The ponds throughout the site have been mowed in accordance with the scope of work.



Item 8 - Pond Washouts

Assigned To: Lawn Medic Landscaping

During regular scheduled maintenance, it is imperative that all washouts and/or erosion issues identified are promptly communicated so they can be addressed with the Board of Supervisors. **Additionally, all manhole covers must be kept clear of any overgrowth at all times.**



Item 9 - Mailbox Kiosk

Assigned To: [District Manager](#)

The mailbox kiosk throughout site are clean and operational.

