

Vista Walk Community Development District

May 12, 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



EXCELLENCE



ACCOUNTABILITY



RESPECT

Vista Walk Community Development District

Board of Supervisors

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

District Staff

Bryan Radcliff, District Manager
Vivek K. Babbar, District Counsel
Tonja Stewart, District Engineer
Long Nguyen, Field Service Manager
Stephen Rudd, District Accountant
Kelly Dattler, District Admin

Regular Meeting Agenda

Tuesday, May 12, 2026, at 10:00 a.m.

The Regular Meeting of the **Vista Walk Community Development District** will be held on **May 12, 2026 at 10:00 a.m.** at the **SpringHill Suites by Marriott Tampa Suncoast Parkway 16615 Crosspointe Run, Land O' Lakes, FL 34638 .**

Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

[Join the meeting now](#)

Meeting ID: 219 941 417 680

Passcode: Lq3aW2FV

Dial-in by Phone: +1 (646) 838-1601

Pin: 461 088 918#

THE REGULAR MEETING OF BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL

2. PUBLIC COMMENTS

(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)

3. BUSINESS ITEMS

- A. Consideration of Resolution 2026-01; Approving a Proposed O&M Budget for FY2026-2027 & Setting a Public Hearing
- B. Consideration of Transferring General Funds from Truist to Valley Bank
- C. Consideration of Resolution 2026-02; Re-Designating a Qualified Public Depository
- D. Annual Notice of Qualified Electors – 67
- E. Ratification of FY2025 Annual Audit Services Engagement Letter
- F. Ratification of Inframark Janitorial Services Work Authorization
- G. Ratification of Inframark Pool Services Work Authorization

4. CONSENT AGENDA

- A. Approval of Meeting Minutes
 - 1. January 13, 2026 Regular Meeting Minutes
- B. Acceptance of Financials (January 2026 – March 2026)
- C. Acceptance of the Check Registers (January 2026 – March 2026)

D. Consideration of Operations and Maintenance Report (January 2026 – March 2026)

5. STAFF REPORTS

A. Field Inspection Report

1. January Field Inspection Report
2. February Field Inspection Report
3. April Field Inspection Report

B. District Counsel

C. District Engineer

D. District Manager

6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

7. ADJOURNMENT

RESOLUTION 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VISTA WALK COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2026/2027; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Vista Walk Community Development District (“**District**”) prior to June 15, 2026, a proposed operation and maintenance budget for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**Proposed Budget**”); and

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE DISTRICT:

- 1. Proposed Budget Approved.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.
- 2. Setting a Public Hearing.** The public hearing on said Proposed Budget is hereby declared and set for Tuesday, August 11, 2026 at 10:00 a.m. at the SpringHill Suites by Marriott Tampa Suncoast Parkway, 16615 Crosspointe Run, Land O’Lakes, Florida 34638.
- 3. Transmittal of Proposed Budget to Local General Purpose Government.** The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of Dade City, Florida at least 60 days prior to the hearing set above.
- 4. Posting of Proposed Budget.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.
- 5. Publication of Notice.** Notice of this public hearing shall be published in the manner prescribed by Florida law.
- 6. Effective Date.** This Resolution shall take effect immediately upon adoption.

Passed and Adopted on May 12, 2026.

Attested By:

**Vista Walk
Community Development District**

Print Name: _____
Secretary/Assistant Secretary

Print Name: _____
Chair/Vice Chair of the Board of Supervisors

Exhibit A: Proposed Budget for Fiscal Year 2026/2027

Vista Walk
Community Development District

FISCAL YEAR 2027
PROPOSED BUDGET

May 12, 2026

CLEAR PARTNERSHIPS





Vista Walk

Community Development District

Budget Overview

FY 2027



Table of Contents

	<u>Page #</u>
<u>OPERATING BUDGET</u>	
General Fund	
Summary of Revenues, Expenditures and Changes in Fund Balances	1 - 3
Budget Narrative	4 - 7
<u>SUPPORTING BUDGET SCHEDULE</u>	
Non-Ad Valorem Assessment Summary	8





Vista Walk

Community Development District

Operating Budget

FY 2027



Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
General Fund

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-) Budget	ANNUAL
	BUDGET FY 2026	THRU 3/31/2026	April- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
REVENUES						
Interest - Investments	\$0.00	\$623.00	\$0.00	\$623.00	0%	\$0.00
Special Assmnts- Tax Collector	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$576,552.37
Special Assmnts- CDD Collected	\$1,219,875.00	\$59,179.00	\$1,160,696.00	\$1,219,875.00	0%	\$604,723.41
Special Assmnts- Discounts	\$0.00	\$0.00	\$0.00	\$0.00	0%	-\$23,062.09
Developer Contribution	\$0.00	\$155,028.00	\$0.00	\$155,028.00	0%	\$0.00
TOTAL REVENUES	\$1,219,875.00	\$214,830.00	\$1,160,696.00	\$1,375,526.00	13%	\$1,158,213.68
EXPENDITURES						
<i>Financial and Administrative</i>						
District Manager	\$50,000.00	\$12,500.00	\$37,500.00	\$50,000.00	0%	\$25,000.00
District Engineer	\$15,000.00	\$0.00	\$15,000.00	\$15,000.00	0%	\$15,000.00
Disclosure Report	\$7,500.00	\$0.00	\$7,500.00	\$7,500.00	0%	\$7,500.00
ProfServ-Trustee Fees	\$10,500.00	\$0.00	\$10,500.00	\$10,500.00	0%	\$10,500.00
Auditing Services	\$6,200.00	\$1,500.00	\$4,700.00	\$6,200.00	0%	\$6,200.00
Accounting Services	\$10,000.00	\$8,750.00	\$1,250.00	\$10,000.00	0%	\$17,500.00
Postage, Phone, Faxes, Copies	\$500.00	\$61.00	\$439.00	\$500.00	0%	\$0.00
Public Officials Insurance	\$7,500.00	\$6,030.00	\$1,470.00	\$7,500.00	0%	\$7,500.00
Legal Advertising	\$5,500.00	\$0.00	\$5,500.00	\$5,500.00	0%	\$5,500.00
Website Administration	\$5,000.00	\$750.00	\$4,250.00	\$5,000.00	0%	\$5,000.00
Bank Fees	\$200.00	\$1,055.00	\$0.00	\$1,055.00	428%	\$200.00
Dues, Licenses, Subscriptions	\$175.00	\$325.00	\$0.00	\$325.00	86%	\$175.00
Misc. Administrative Fees	\$2,500.00	\$0.00	\$2,500.00	\$2,500.00	0%	\$2,500.00
Misc-Assessment Collection Cost	\$0.00	\$2,500.00	\$0.00	\$2,500.00	0%	\$11,531.05
Total Financial and Administrative	\$120,575.00	\$33,471.00	\$90,609.00	\$124,080.00	3%	\$114,106.05
<i>Legal Counsel</i>						
District Counsel	\$15,000.00	\$628.00	\$14,372.00	\$15,000.00	0%	\$15,000.00
Total Legal Counsel	\$15,000.00	\$628.00	\$14,372.00	\$15,000.00	0%	\$15,000.00
<i>Electric Utility Services</i>						
Utility - StreetLights	\$275,000.00	\$0.00	\$275,000.00	\$275,000.00	0%	\$275,000.00
Utility - Electric	\$48,000.00	\$0.00	\$48,000.00	\$48,000.00	0%	\$48,000.00
Total Electric Utility Services	\$323,000.00	\$0.00	\$323,000.00	\$323,000.00	0%	\$323,000.00
<i>Water-Sewer Combination Services</i>						
Utility - Water	\$25,800.00	\$0.00	\$25,800.00	\$25,800.00	0%	\$25,800.00
Total Water-Sewer Combination Services	\$25,800.00	\$0.00	\$25,800.00	\$25,800.00	0%	\$25,800.00

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-) Budget	ANNUAL
	BUDGET FY 2026	THRU 3/31/2026	April- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
Other Physical Environment						
Field Manager	\$15,000.00	\$0.00	\$15,000.00	\$15,000.00	0%	\$15,000.00
Waterway Management	\$42,500.00	\$0.00	\$42,500.00	\$42,500.00	0%	\$42,500.00
Parks and Recreation	\$180,000.00	\$0.00	\$180,000.00	\$180,000.00	0%	\$20,000.00
Liability/Property Insurance	\$58,000.00	\$0.00	\$58,000.00	\$58,000.00	0%	\$58,000.00
Contracts-Landscape	\$290,000.00	\$0.00	\$290,000.00	\$290,000.00	0%	\$300,000.00
Landscape Miscellaneous	\$50,000.00	\$0.00	\$50,000.00	\$50,000.00	0%	\$50,000.00
Contracts-Plant Replacement	\$45,000.00	\$0.00	\$45,000.00	\$45,000.00	0%	\$40,000.00
Irrigation Maintenance	\$25,000.00	\$0.00	\$25,000.00	\$25,000.00	0%	\$25,000.00
Total Other Physical Environment	\$705,500.00	\$0.00	\$705,500.00	\$705,500.00	0%	\$550,500.00
Amenities						
Contract - Pools	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$36,000.00
R&M - Pools	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$5,000.00
Contract - Janitorial Services	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$17,000.00
Janitorial Supplies	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$1,000.00
Access Control	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$13,000.00
R&M-Access&Surveillance Systems	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$4,000.00
R&M-Clubhouse	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$10,000.00
Facility A/C & Heating Maintenance & Repair	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$5,000.00
Dog Waste Station Service & Supplies	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$2,000.00
Pool Permits	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$1,000.00
R&M-Boundary Walls/Fences/Monuments	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$5,000.00
Contracts-Security Services	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$10,000.00
R&M-Playscape	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$5,000.00
Internet Access	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$4,500.00
Miscellaneous Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$5,000.00
R&M - Pressure Washing	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$7,500.00
Total Amenities	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$131,000.00
Road and Street Facilities						
R&M-Drainage	\$30,000.00	\$0.00	\$30,000.00	\$30,000.00	0%	\$15,000.00
Total Road and Street Facilities	\$30,000.00	\$0.00	\$30,000.00	\$30,000.00	0%	\$15,000.00
Contingency						
Contingency	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$22,407.00
Total Contingency	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$22,407.00
TOTAL EXPENDITURES	\$1,219,875.00	\$34,099.00	\$1,189,281.00	\$1,223,380.00	0%	\$1,196,813.05
Excess (deficiency) of revenues						
Over (under) expenditures	\$0.00	\$180,731.00	-\$28,585.00	\$152,146.00	0%	-\$38,599.37

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 3/31/2026	PROJECTED April- 9/30/2026	TOTAL PROJECTED FY 2026	% +/-(-) Budget	ANNUAL BUDGET FY 2027
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance		\$0.00	\$0.00	\$0.00	0%	\$0.00
TOTAL OTHER SOURCES (USES)	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Net change in fund balance		\$180,731.00	-\$28,585.00	\$152,146.00	0%	-\$38,599.37
FUND BALANCE, BEGINNING	\$35,523.00	\$35,523.00	\$0.00	\$35,523.00	0%	\$187,669.00
FUND BALANCE, ENDING	\$35,523.00	\$216,254.00	-\$28,585.00	\$187,669.00	428%	\$149,069.63

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Developer Contributions

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Financial and Administrative

District Management

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors and attends all meetings of the Board of Supervisors.

Disclosure Report

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

Accounting Services

Services including the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Website Administration Services

The cost of web hosting and regular maintenance of the District's website by Inframark Management Services.

District Engineer

The District's engineer provides general engineering services to the District, i.e., attendance and preparation for board meetings when requested, review of invoices, and other specifically requested assignments.

Budget Narrative
Fiscal Year 2027

Financial and Administrative (continued)

Trustee Fees

The District pays US Bank an annual fee for trustee services on the Series 2014 and Series 2015 Bonds. The budgeted amount for the fiscal year is based on previous year plus any out-of-pocket expenses.

Auditing Services

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is an estimate based on prior year costs.

Postage, Phone, Faxes, Copies

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

Public Officials Insurance

The District will incur expenditures for public officials' liability insurance for the Board and Staff and may incur a 10% premium increase.

Mailings

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in the newspaper of general circulation.

Miscellaneous Administrative

All other administrative costs not otherwise specified above.

Miscellaneous-Assessment Collection Costs

The District reimburses the tax collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the tax collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The assessment collection cost is based on a maximum of 2% of the anticipated assessment collections.

Bank Fees

This represents the cost of bank charges and other related expenses that are incurred during the year.

Dues, Licenses and Fees

This represents the cost of the District's operating license as well as the cost of memberships in necessary organizations.

Legal Counsel

District Counsel

The District's attorney provides general legal services to the District, i.e., attendance and preparation for Board meetings, review of contracts, agreements, resolutions, and other research as directed or requested by the BOS District Manager.

Budget Narrative
Fiscal Year 2027

Electric Utility Services

Electric Utility Services

Electricity for accounts with the local Utilities Commissions for the swim club, parks, and irrigation. Fees are based on historical costs for metered use.

Streetlights

Local Utility Company charges electricity usage (maintenance fee). The budget is based on historical costs.

Water-Sewer Combination Services

Water/Waste

The District charges each new water/sewer system customer an Accrued Guaranteed Revenue Fee (AGRF) for wastewater service in accordance with the adopted rate schedule.

Other Physical Environment

Field Management

The District has a contract with Inframark Infrastructure Management Services. for services in the administration and operation of the Property and its contractors.

Waterway Management Program

Cost of maintaining waterways and rivers on district property.

Recreation/Park Facility Maintenance

Cost of upkeep and repairs to all parks and recreation facilities in the CDD

Insurance-General Liability

The District's General Liability & Public Officials Liability Insurance policy is with Egis Insurance Advisors, LLC. The budgeted amount allows for a projected increase in the premium.

Landscape Maintenance - Contract

Landscaping company to provide maintenance consisting of mowing, edging, trimming, blowing, fertilizing, and applying pest and disease control chemicals to turf throughout the District.

Landscaping – Plant Replacement Program

Cost of replacing dead or damaged plants throughout the district.

Irrigation Maintenance

Purchase of irrigation supplies. Unscheduled maintenance consists of major repairs and replacement of system components including weather station and irrigation lines.

Amenities

Pool Monitor

Cost of staff members to facilitate pool safety services.

Pool Maintenance – Contract

Cost of Maintenance for CDD pool facilities.

Janitorial – Contract

Cost of janitorial labor for CDD Facilities.

Budget Narrative
Fiscal Year 2027

Amenity R&M

Cost of repairs and regular maintenance of CDD amenities.

Access Control R&M

Cost of repairs and maintenance to electronic locks, gates, and other security fixtures.

Athletic Courts and Field Maintenance

Cost of upkeep and repairs for athletic fields and courts (ex. Basketball Courts) on CDD property.

Playground Equipment and Maintenance

Cost of acquisition and upkeep of playground equipment for CDD parks.

Clubhouse R&M

Cost of repairs and maintenance not otherwise specified.

Dog Waste Station Service & Supplies

Cost of cleaning and resupplying dog waste stations.

Pool and Spa Permits

Cost of permits required for CDD pool and spa operation as required by law.

Miscellaneous Maintenance

Amenity Expenses not otherwise specified.

Road and Street Facilities

Drainage R&M

Cost of repairs and maintenance drainage system for roads and streets on the property.

Contingency/Reserves

Contingency

Funds set aside for projects, as determined by the district's board.



Vista Walk

Community Development District

Supporting Budget Schedule

FY 2027



Vista Walk
Community Development District

Assessment Summary
Fiscal Year 2027

ASSESSMENT ALLOCATION

Phase 1

Product	Units	O&M Assessment				Future Bond Series				Total Assessments per Unit		
		FY 2027	FY 2026	Dollar Change	Percent Change	FY 2027	FY 2026	Dollar Change	Percent Change	FY 2027	FY 2026	Dollar Change
SF 22'	266	\$741.89	\$741.89	\$0.00	0%	\$0.00	\$0.00	\$0.00	n/a	\$741.89	\$741.89	\$0.00
SF 50'	143	\$1,686.12	\$1,686.12	\$0.00	0%	\$0.00	\$0.00	\$0.00	n/a	\$1,686.12	\$1,686.12	\$0.00
SF 65'	63	\$2,191.96	\$2,191.96	\$0.00	0%	\$0.00	\$0.00	\$0.00	n/a	\$2,191.96	\$2,191.96	\$0.00
	472											

Phase 2

Product	Units	O&M Assessment				Future Bond Series				Total Assessments per Unit		
		FY 2027	FY 2026	Dollar Change	Percent Change	FY 2027	FY 2026	Dollar Change	Percent Change	FY 2027	FY 2026	Dollar Change
SF 22'	166	\$741.89	\$741.89	\$0.00	0%	\$0.00	\$0.00	\$0.00	n/a	\$741.89	\$741.89	\$0.00
SF 50'	138	\$1,686.12	\$1,686.12	\$0.00	0%	\$0.00	\$0.00	\$0.00	n/a	\$1,686.12	\$1,686.12	\$0.00
SF 55'	155	\$1,854.73	\$1,854.73	\$0.00	0%	\$0.00	\$0.00	\$0.00	n/a	\$1,854.73	\$1,854.73	\$0.00
	459											

Total Units	931
--------------------	------------

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VISTA WALK COMMUNITY DEVELOPMENT DISTRICT RE-DESIGNATING A PUBLIC DEPOSITORY FOR FUNDS OF THE DISTRICT; AUTHORIZING CERTAIN OFFICERS OF THE DISTRICT TO EXECUTE AND DELIVER ANY AND ALL FINANCIAL REPORTS REQUIRED BY RULE, STATUTE, LAW, ORDINANCE, OR REGULATION; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the Board of Supervisors of the District (the “Board”) is statutorily authorized to select a depository as defined in Section 280.02, *Florida Statutes*, which meets all the requirements of Chapter 280, *Florida Statutes*, and has been designated by the State Chief Financial Officer as a qualified public depository; and

WHEREAS, the District has furnished to the Chief Financial Officer its official name, address, federal employer identification number, and the name of the person or persons responsible for establishing accounts; and

WHEREAS, the Board, having appointed a Treasurer and other officers, is in a position to select a new public depository and to comply with the requirements for public depositories; and

WHEREAS, the Board wishes to re-designate a public depository for District funds.

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

SECTION 1. Valley Bank, is hereby designated as the public depository for funds of the District.

SECTION 2. In accordance with Section 280.17(2), *Florida Statutes*, the District’s Secretary is hereby directed to take the following steps:

- A.** Ensure that the name of the District is on the account or certificate or other form provided to the District by the qualified public depository in a manner sufficient to identify that the account is a Florida public deposit.
- B.** Execute the form prescribed by the Chief Financial Officer for identification of each public deposit account and obtain acknowledgement of receipt on the form from the qualified public depository at the time of opening the account.
- C.** Maintain the current public deposit identification and acknowledgement form as a valuable record.

SECTION 3. The District’s Treasurer, upon assuming responsibility for handling the funds of the District, is directed to furnish the Chief Financial Officer annually, not later than November 30th of each year, the information required in accordance with Section 280.17(6), *Florida Statutes*, and otherwise take the necessary steps to ensure that all other requirements of Section 280.17, *Florida Statutes*, have been met.

SECTION 4. The Chair, Vice-Chair, Treasurer, Assistant Treasurer, Secretary, and Assistant Secretaries are hereby designated as authorized signatories for the operating bank accounts of the District.

SECTION 5. The District Manager, Treasurer, and/or Assistant Treasurer are hereby authorized on behalf of the District to execute and deliver any and all other financial reports required by any other rule, statute, law, ordinance or regulation.

SECTION 6. This Resolution shall take effect on May 12, 2026.

PASSED AND ADOPTED THIS 12TH DAY OF MAY, 2026.

ATTEST: VISTA WALK COMMUNITY DEVELOPMENT DISTRICT

Name: _____
Title: Secretary / Assistant Secretary

Name: _____
Title: Chairperson / Vice Chairperson

April 17, 2026

Bryan Radcliff
District Manager
2005 Pan Am Circle Suite 300
Tampa FL 33607

Dear Bryan Radcliff:

Pursuant to your request, the following voter registration statistics are provided for their respective community development districts as of April 15, 2026.

- Cobblestone Community Development District 410
- Hilltop Point Community Development District 302
- Northridge Community Development District 0
- Vista Walk Community Development District 67

As always, please call me if you have any questions or need additional information.

Sincerely,

Tiffannie A. Alligood
Chief Administrative Officer



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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

October 24, 2025

To Board of Supervisors
Vista Walk Community Development District
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

We are pleased to confirm our understanding of the services we are to provide Vista Walk Community Development District, City of Dade City, Florida ("the District") for the fiscal year ended September 30, 2025. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Vista Walk Community Development District as of and for the fiscal year ended September 30, 2025. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2025 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, 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. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding 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 will 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.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Our fee for these services will not exceed \$3,600 for the September 30, 2025 audit, unless there is a change in activity by the District which results in additional audit work or if Bonds are issued.

Grau & Associates and its subcontractors warrant compliance with all federal immigration laws and regulations that relate to their employees. Grau agrees and acknowledges that the District is a public employer subject to the E-Verify requirements as set forth in Section 448.095, Florida Statutes, and that the provisions of Section 448.095, Florida Statutes apply to this Agreement. If the District has a good faith belief that the Grau has knowingly hired, recruited or referred an alien who is not authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall terminate this Agreement. If the District has a good faith belief that a subcontractor performing work under this

Agreement knowingly hired, recruited or referred an alien who is not duly authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall promptly notify Grau and order Grau to immediately terminate the contract with the subcontractor. Grau shall be liable for any additional costs incurred by the District as a result of the termination of a contract based on Grau's failure to comply with E-Verify requirements evidenced herein.

We will complete the audit within prescribed statutory deadlines, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2022 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Vista Walk Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

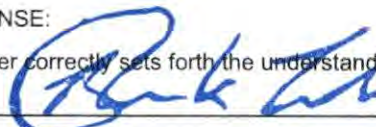
Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Vista Walk Community Development District.

By:  _____

Title: Secretary _____

Date: March 20, 2026 _____



FICPA Peer Review Program
Administered in Florida
by The Florida Institute of CPAs



Peer Review
Program

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

March 17, 2023

Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 594791



2005 Pan Am Circle, Suite 300
Tampa, FL 33607
Office:407-973-4363

WORK AUTHORIZATION AGREEMENT

Date: 4/24/26

IN CONSIDERATION of the mutual covenants and promises contained herein, Inframark, LLC (the “Company”) agrees to perform the following services for *Vista Walk Community Development District* (the “Client”). **The services as set forth herein will begin effective May 4, 2026.**

I. **DESCRIPTION OF SERVICES:** The Company shall perform the janitorial services set forth below for the Client’s two restrooms and lanai area, which are hereinafter referred to as the “Services”:

1. Description Of Work To Be Performed Two Times Per Week.

- All paper goods Restocked upon each visit or as needed. Hand soap to be re-filled as needed and will be monitored so that it does not run out.
- Scrubbing and disinfecting the toilets, sinks, counter top areas, cabinet areas, door knobs, handicap bars, light switches, locking mechanisms on doors, paper goods fixtures
- Clean mirrors
- Sweep, Vacuum & Mop floors
- Empty trash bins upon each visit and new liners in place
- Replacement of burned out light bulbs.
- Clean/Disinfect drinking fountain

2. Description Of Work To Be Performed Twice Per Week:


- Dust the ceiling and walls of the lanai & light fixtures to remove any bugs, dirt or other debris
- Remove wasp/hornet nests as needed
- Clean tables and chairs under lanai

3. Description Of Work To Be Performed AS NEEDED AT ADDITIONAL CHARGE:

- Pressure Rinse Pool Deck, and Pool Furniture

EQUIPMENT & SUPPLIES:

- Cleaning Equipment and Standard cleaning solutions to be provided by Company at no additional charge
- Toilet Paper, Paper Towels, Hand Soap, Trash Bags, Light Bulbs and other Specialty Supplies to be provided by Company and invoiced back to customer monthly

Agreed to:  (please initial)



The Client agrees to pay the Company for the Services provided under this Contract as follows:

Item Description	Monthly Rate	Total Cost
Cleaning of lanai area and two restrooms (as noted in Section 1)	\$735.00	\$8,820.00

Unless stated otherwise above, payments are due in accordance with the standard terms and conditions of this Contract.

If any unforeseen problems should be discovered by the Company during the performance of the Services, the Company shall provide the Client with notice of said problems as soon as reasonably possible and identify the nature of such problem and any additional cost that may be incurred. Unless otherwise specified, haul off of trash is not included in the Contract Price. Any changes requested by the Client are not covered by this Contract, and must be add subsequently, at the cost agreed upon by both parties.

III. ITEMS TO BE PROVIDED BY THE CLIENT

- A. Provide Access to Premises

THE STANDARD TERMS AND CONDITIONS on the pages following this Contract are agreed to be a part of this Contract.

Offered by:

Accepted by:

Inframark, LLC

Vista Walk Community Development District

By: DocuSigned by:
Chris Tarase
41808B12D02B415...

By: Signed by:
Carla Talsue
9E4254A93DA24AE...

Title: President

Title: Assistant

Date: 4/24/2026

Date: 4/24/2026 | 14:28:57 EDT

Agreed to: Initial
CT (please initial)



STANDARD TERMS AND CONDITIONS

Definitions. As used herein, the following terms shall have the following meanings:

- "*Applicable Law*" is defined as those laws, rules, regulations, codes, administrative, judicial and settlement orders, directives, guidelines, judgments, rulings, interpretations, permit conditions and restrictions or similar requirements or actions of any federal, state, local government, agency or executive or administrative body of any of the foregoing in each case that pertain to the (a) parties' respective responsibilities under this Contract, (b) the performance of the Services hereunder, and (c) health and welfare of individuals related to the Services and this Contract.
- "*Change of Law*" the occurrence of any of the events listed in (i) through (iv) below, which results or can reasonably be expected to result in a direct increase to the Company's cost of providing the Services:
 - (i) there is passed or promulgated any federal, state, or other local law, statute, ordinance, rule or regulation different from those existing on the date of the Contract; or
 - (ii) there is passed or promulgated any amendment to, or change in, any federal, state, or other local law, statute, ordinance, rule or regulation (including any applicable sales tax regulation) following the date of the Contract; or
 - (iii) there comes into existence an order or judgment of any federal, state, or local court, administrative agency or other governmental body following the date of the Contract containing interpretations of law relating to the provision of the Services by the Company that is inconsistent with generally accepted interpretations in effect on the date of the Contract; or
 - (iv) (a) the imposition of any condition different from those existing on the date of the Contract on the issuance or renewal of any official permit, license or necessary approval related to the provision of the Services by the Company, or (b) there shall be a suspension, termination, interruption, revocation, denial or failure of renewal of any official permit, license or necessary approval related to the provision of the Services by the Company, including without limitation such of the foregoing as are issued or approved by the USEPA, the Occupational Safety and Health Administration or any local Environmental and/or Building Department;
- "*Client*" means the party or parties identified as such in this Contract. In addition, the term "*Client*" specifically includes the party or parties to whom the Company provides Services and the party or parties responsible for paying the Company for Services provided pursuant to this Contract;
- "*Contract*" means these terms and conditions, any additional terms and conditions attached hereto and/or expressly incorporated herein directly or by reference including, without limitation, the Company's proposal to perform the Services to the extent such proposal is referenced or attached herein;
- "*Contract Price*" means the compensation to be paid by the

- Client to the Company in accordance with the terms of this Contract;
- "*Company*" means Inframark, LLC and its permissible successors and/or assigns. Any reference to actions taken or not taken by the Company shall include those actions taken or not taken on Company's behalf;
- "*Force Majeure*" means any act, event or condition to the extent that it adversely affects the cost or the ability of a party to perform its obligations in accordance with the terms of this Contract if such act, event or condition, in light of any circumstances that should have been known or reasonably believed to have existed at the time, is beyond the reasonable control and is not a result of the willful or negligent act, error or omission or failure to exercise reasonable diligence on the part of the party so affected. Force Majeure includes but is not limited to: (a) acts of God; (b) flood, fire, earthquake, hurricane or explosion; (c) war, invasion, hostilities (whether war is declared or not), terrorist threats or acts, riot or other civil unrest; (d) government order or law; (e) actions, embargoes or blockades in effect on or after the date of this Contract; (f) action by any governmental authority; (g) national or regional emergency; (h) strikes, labor stoppages or slowdowns or other industrial disturbances, other than those involving the affected parties employees; (i) shortage of adequate power or transportation facilities.
- "*Services*" means the services to be provided by the Company to the Client as identified in this Contract;

Disclosure of Information and Cooperation of the Parties.

(a) The Client represents and warrants that it will furnish the Company with all items, if any, described in this Contract in a diligent and timely manner; (b) The Client further represents and warrants that it has disclosed, and it will continue to disclose, any and all information it now has, or may have in the future, to the extent that such information is relevant to the Company in performing its duties and obligations hereunder; (c) Each party hereto agrees that it will cooperate in good faith with the other and its agents, employees, representatives, officers, contractors and subcontractors to facilitate the performance of the mutual obligations set forth in this Contract.

Employee Safety.

Company shall be responsible for the safety, efficiency and adequacy of its employees and any vehicles and/or machinery, equipment or materials furnished or utilized by the Company during the performance of Services. Company, however, shall not assume any obligation or incur any liability for personal injury or property damage caused by (i) unsafe site conditions not created by the Company or by any of its agents, employees and subcontractors, (ii) work being performed by other parties not related to the Company, (iii) the negligence or misconduct of the Client, and/or (iv) the negligence or misconduct of any third party not related to the Company.

Agreed to: (please initial)

^{Initial}
CT



Permits. Client shall be responsible for obtaining, maintaining and renewing, in Client’s name and expense, all state, federal and local permits and licenses required for the Services.

Quality of Work and Materials. The Services to be provided hereunder shall be performed by qualified personnel in accordance with standards generally acceptable in Company’s industry. Company shall use the effort, skill, diligence and quality control/quality assurance measures expected of a qualified firm performing services of a similar nature to the Services to be performed by the Company pursuant to this Contract. Materials furnished by the Company, if any, shall be current, of merchantable quality and in compliance with any technical standards or specifications incorporated into this Contract. When certain materials are specified by a reference standard, Company may select any suitable commercially acceptable material meeting the standard. The Company makes no representations or warranties as to the merchantable quality and in compliance with any technical standards or specifications of materials provided by third parties. COMPANY SHALL NOT BE RESPONSIBLE TO THE CLIENT FOR ANY GUARANTEES OR WARRANTIES OFFERED BY OTHERS IN CONNECTION WITH ANY EQUIPMENT, MATERIALS, AND SUPPLIES PROVIDED FOR THE SERVICES HEREUNDER. COMPANY MAKES NO WARRANTIES, EXPRESS OR IMPLIED, INCLUDING WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, WARRANTIES REGARDING ANY EQUIPMENT, MATERIALS, AND SUPPLIES, IF ANY, OR ANY WARRANTIES THAT MIGHT ARISE FROM COURSE OF DEALING OR USAGE OF TRADE.

Ownership of Documents and Inventions. (a) All tracing, specifications, computations, notes and other original documents as instruments of service shall, following the full payment of the Contract Price, become the property of the Client, provided however that the Company shall be entitled to keep copies of same; (b) All inventions, discoveries and copyright in work of authorship, including those in formative stages, made by the Company (either alone or jointly with the Client) shall from the time of conception or, in the case of works of authorship, from the time of creation be the property of Company.


Approval of Work. Services performed by Company shall be deemed approved and accepted by Client within a reasonable period (but in no event longer than thirty (30) days) after the Client has had the opportunity to review and/or inspect such services unless Client objects within such period by written notice specifically stating the details in which Client believes such services are incomplete or defective. Under all circumstances, final payment of the Contract Price shall be deemed as conclusive evidence that the Client has accepted all Services provided.

Compliance with Law. All parties shall comply with all Applicable Law in performing their respective obligations hereunder.

Contract Schedule. The date of completion provided in this Contract, if any, is approximate and is based upon prompt receipt by Company of all necessary information and data required to be supplied by the Client, and is subject to weather, groundwater conditions and unforeseen site conditions. Company will use all reasonable efforts to meet the stipulated completion date and completion of the Services within a reasonable time shall constitute the Company’s full compliance with this Contract.

Default and Termination. Default and Termination. Either party may terminate this Contract by immediate written notice if the other has failed to comply with a material term, provided that the non-defaulting party has first given the defaulting party written notice to cure their default within forty-five (45) days (“Cure Period”) and the defaulting party has not done so. If a default cannot be cured within the Cure Period days, the parties may agree an extension as long as the defaulting party provides evidence within the Cure Period that it has commenced a cure and is pursuing it diligently. In the event of any termination, Company shall be paid for all services rendered and materials supplied (including materials specifically manufactured/made for the Client that have yet to be supplied), if any, through the date of termination. For purposes of this section, the failure of the Client to pay Company in accordance with the payment terms of this Contract shall be considered such a substantial failure. In the event of a substantial failure on the part of the Client, Company, in addition to the right to terminate set forth in this paragraph, may also elect to suspend work until the default in question has been cured. No delay or omission on the part of either party in exercising any right or remedy hereunder shall constitute a waiver of any such right or remedy on any future occasion. The effectiveness of a termination by Client will be conditioned upon receipt by Company of such payment for all services rendered and materials supplied (including materials specifically manufactured/made for the Client that have yet to be supplied), if any, through the date of termination. If Client incurs costs for damages due to a default of the Company that results in termination of this Contract, Client may deduct such costs or damages from the final payment due to Company. Such deduction will not exceed the final payment owed to Company and will constitute a full and final settlement between Client and Company for any and all claims against Company by Client and a release by Client of any and all further claims against Company.

Additional Work. (a) All additional labor, materials, tools, bonds, insurance, equipment, licenses, taxes, transportation, surveys, engineering, other professional services and any additional item provided by or on behalf of the Company because of Force Majeure or a Change of Law shall constitute

Agreed to:  (please initial)



additional work extending beyond the scope of the Services to be provided by Company hereunder. Company shall be compensated for all such additional work commensurate with the appropriate unit prices and/or hourly rates indicated in this contract and if no such prices or rates are provided, Company shall be compensated for the fair and equitable value of such additional work in an amount reasonably agreeable to the parties; (b) The parties may add, delete, modify, alter, or accelerate the Services to be performed hereunder, including without limitation, order changes to the Services, or require the Company to perform additional services but only through a duly executed change or field order. All change and field orders shall be in writing and require the signature and acceptance by Company prior to becoming effective. Unless agreed to otherwise by the Company, all such change and field orders shall reflect the parties' agreement regarding price and proposed completion date.

Payment Terms. For any estimate over \$2,000.00, Client shall pay the Company 50% of the estimated project price upon execution of this Contract and the remainder shall be due upon completion of the services. Unless specifically stated otherwise, all payments are due thirty (30) days from the date of invoice. Any payment delayed beyond the specified due date shall be subject to one and one-half percent (1.5%) per month interest on the unpaid balance.

Taxes. Client shall pay all property, franchise, sales, use and other taxes associated with the Services other than taxes imposed on Company's net income or Company's payroll taxes. The prices hereunder do not include sales, use, excise, ad valorem, property or other taxes, other than taxes based on income, now or hereafter imposed directly or indirectly, by any governmental authority or agency with respect to this Contract and the Services provided and materials furnished hereunder. Client shall pay directly or reimburse Company for any such taxes that Company may be required to pay, including without limitation, sales and/or use taxes that Company may be required to pay, under Applicable Law, in connection with Company's purchase or use, in performing the Services hereunder, of equipment, supplies, material and/or subcontracted services.

Indemnification. *TO THE MAXIMUM EXTENT PERMITTED BY LAW, EACH PARTY (THE "INDEMNIFYING PARTY") SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS THE OTHER PARTY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS (EACH IS REFERRED TO HEREIN AS AN "INDEMNIFIED PARTY") AGAINST ANY AND ALL LIABILITY FOR DAMAGES, COSTS, LOSSES, AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, RESULTING FROM ANY CLAIM ASSERTED BY A THIRD PARTY AGAINST THE INDEMNIFIED PARTY FOR WRONGFUL DEATH, BODILY INJURY AND/OR PROPERTY DAMAGE, BUT ONLY TO THE EXTENT CAUSED BY THE*

WILLFUL OR NEGLIGENT ACTS OR OMISSIONS OF THE INDEMNIFYING PARTY.

Company's Liability. The Company's maximum liability for all claims under this Contract shall not exceed an amount equal to the Contract Price for the year in which the claim arises. Notwithstanding any provision to the contrary contained in this Contract, in no event shall either party be liable, either directly or indirectly, for any special, punitive, indirect and/or consequential damages, including damages attributable to loss of use, loss of income or loss of profit even if such party has been advised of the possibility of such damages.

Client Instructions. Under no circumstances shall Company be responsible for any damages, losses, settlement, payment deficiencies, liabilities, costs and expenses arising directly or indirectly because of the execution or implementation of instruction or directions provided by the Client or any of its directors, officers, employees, agents, or representatives.

Client Information and Records. If any information, opinions, recommendations, advice, or other work product or any data, information, procedures, charts, spreadsheets, logs, instruments, documents, plans, designs, specifications, operating manuals and specifications, information, regulatory filings, permits, authorizations, licenses, maintenance records, or other records are provided by the Client or any third party acting on behalf of the Client are provide to and used or relied on by Operator, the Client will be liable for any damages resulting directly or indirectly from such use and reliance.

Risk of Loss. Any losses or other liabilities resulting from theft, damage or unauthorized use of Client's property, by any party other than Company, shall be borne by the Client.

Force Majeure. Any event of Force Majeure that directly or indirectly causes a party to be unable to perform its obligations under this Contract shall not be deemed a breach of this Contract. The occurrence of such event shall suspend the obligations of the affected party for only so long as the impact of such event continues. The obligation to pay amounts due and owing shall not be suspended by such event. The party affected will use commercially reasonable efforts to mitigate the effect of the event.

Insurance. Company shall procure and maintain through the period of this Contract, at Company's own cost and expense (a) general liability insurance in the amount of one million dollars (\$1,000,000) per occurrence and two million dollars (\$2,000,000) in the aggregate; and (b) worker's compensation insurance in accordance with all statutory requirements.

Agreed to: Initial
CT (please initial)



Governing Law. This Contract and performance under it shall be governed by and construed in accordance with the laws of the state in which the services are performed.

Dispute Resolution. In the event of any disputes, the parties shall first attempt to resolve the situation by good faith discussions in a timely manner. If the dispute cannot be resolved within forty-five (45) days, the parties shall mediate their dispute before a mediator acceptable to both parties, if they cannot agree, they shall ask the Director of the Federal Mediation and Conciliation Service to nominate a mediator. The parties shall bear their own costs of the mediation but the parties shall share equally the costs of the mediator and the mediation facilities. If the parties are unable to resolve any disputes through good faith discussions or mediation, either party may request that such dispute be submitted for binding arbitration, which shall be governed by the rules of the American Arbitration Association or such other rules as the parties may agree. The parties agree that any judgment issued as a result of arbitration may be entered in the court having jurisdiction thereof. The parties agree that arbitration shall be the exclusive means to settle any dispute, controversy or claim arising out of this Contract.

Notices. Wherever under this Contract one party is required or permitted to give notice to the other party, such notice shall be in writing and shall be delivered personally, sent by facsimile transmission, sent by nationally recognized express courier or sent by certified, registered, first class mail, postage prepaid, but not by electronic mail. Notices required to be given to the parties by each other will be addressed to:

Company: Inframark, LLC
2002 West Grand Parkway North, Suite 100
Katy, Texas 77449
Attn: Chris Tarase

With copy to
Inframark, LLC
2002 West Grand Parkway North, Suite 100
Katy, Texas 77449
Attn: Legal Department

Client:
Vista Walk Community Development District
2005 Pan Am Circle, Suite 300, Tampa, FL 33607
Attn: Board Chairman

Any such notice shall be deemed given when actually received when delivered either personally, by facsimile transmission or by express courier, or if mailed, on the fifth day after its mailing, postage prepaid to the recipient party.

Successors and Assigns. This Contract shall not be assigned by either party without the prior written consent of the other party

unless such assignment shall be to a parent, subsidiary, affiliate, or successor of either Party or to the extent that any assignment, subletting or transfer is mandated by law or the effect of this limitation may be restricted by law. When written consent of a party is required, such consent shall not be unreasonably withheld.

Non-Solicitation. Neither party may actively solicit, for hire, the employees of the other party during the term of this Contract or for one (1) year after termination of this Contract.

Severability. Each and every provision of law and government regulation required by law to be inserted in this Contract shall be deemed to be inserted and this Contract shall read and shall be enforced as though so included herein, and if through mistake or otherwise any such provision is not inserted or is not correctly inserted, then upon the application of either party, this Contract shall be deemed to be amended to make such insertion or correction. If this Contract contains any unlawful provision, the same shall be deemed of no effect and shall, upon the application of either party, be deemed stricken from this Contract without affecting the binding force of the remainder.

No Third-Party Beneficiaries. This Contract is entered into solely between and may be enforced only by the Company and Client; and this Contract shall not be deemed to create any rights in third parties, including clients, suppliers, or customers of a party, or to create any obligations of a party to any such third parties.

Construction of Agreement. Whenever the context requires, the gender of all words used in this Contract includes the masculine, feminine, and neuter. All references to Articles and Sections refer to articles and sections of this Contract, and all references to Exhibits are to Exhibits attached to this all purposes. Captions, headings, cover pages, tables of contents and footnote instructions contained in this Contract are inserted only to facilitate reference and for convenience and in no way define, limit or describe the scope, intent or meaning of any provisions of this Contract. Words and abbreviations that have well known technical or trade meanings are used in this Contract in accordance with such recognized meanings.

Entire Agreement. The terms and conditions set out herein are the entire terms and conditions of this Contract and any prior or contemporaneous understandings or agreements, oral or written, are merged herein. There are no representations or warranties, agreements, or covenants other than those expressly set forth in this Contract. This Contract may be amended or modified and/or any right or obligation arising under this Contract may be waived from time to time only by a written instrument executed by the Client and the Company. The failure of the Company at any time to enforce any of the provisions of this Contract shall not constitute a waiver of such provision.

Initial
CT

Agreed to: _____ (please initial)



THE STANDARD TERMS AND CONDITIONS on the pages following this Contract are agreed to be a part of this Contract.

Offered by:

Accepted by:

Inframark, LLC

Vista Walk Community Development District

By: DocuSigned by:
Chris Tarase
41808B12D02B415...

By: Signed by:
Carla Talshe
9E4254A93DA24AE...

Title: President

Title: Assistant

Date: 4/24/2026

Date: 4/24/2026 | 14:28:57 EDT

Agreed to: Initial
CT (please initial)



deduction will not exceed the final payment owed to Company and will constitute a full and final settlement between Client and Company for any and all claims against Company by Client and a release by Client of any and all further claims against Company.

Additional Work. (a) All additional labor, materials, tools, bonds, insurance, equipment, licenses, taxes, transportation, surveys, engineering, other professional services and any additional item provided by or on behalf of the Company because of Force Majeure or a Change of Law shall constitute additional work extending beyond the scope of the Services to be provided by Company hereunder. Company shall be compensated for all such additional work commensurate with the appropriate unit prices and/or hourly rates indicated in this contract and if no such prices or rates are provided, Company shall be compensated for the fair and equitable value of such additional work in an amount reasonably agreeable to the parties; (b) The parties may add, delete, modify, alter, or accelerate the Services to be performed hereunder, including without limitation, order changes to the Services, or require the Company to perform additional services but only through a duly executed change or field order. All change and field orders shall be in writing and require the signature and acceptance by Company prior to becoming effective. Unless agreed to otherwise by the Company, all such change and field orders shall reflect the parties' agreement regarding price and proposed completion date.

Payment Terms. For any estimate over \$2,000.00, Client shall pay the Company 50% of the estimated project price upon execution of this Contract and the remainder shall be due upon completion of the services. Unless specifically stated otherwise, all payments are due thirty (30) days from the date of invoice. Any payment delayed beyond the specified due date shall be subject to one and one-half percent (1.5%) per month interest on the unpaid balance.

Taxes. Client shall pay all property, franchise, sales, use and other taxes associated with the Services other than taxes imposed on Company's net income or Company's payroll taxes. The prices hereunder do not include sales, use, excise, ad valorem, property or other taxes, other than taxes based on income, now or hereafter imposed directly or indirectly, by any governmental authority or agency with respect to this Contract and the Services provided and materials furnished hereunder. Client shall pay directly or reimburse Company for any such taxes that Company may be required to pay, including without limitation, sales and/or use taxes that Company may be required to pay, under Applicable Law, in connection with Company's purchase or use, in performing the Services hereunder, of equipment, supplies, material and/or subcontracted services.

Indemnification. TO THE MAXIMUM EXTENT PERMITTED BY LAW, EACH PARTY (THE "INDEMNIFYING PARTY") SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS THE OTHER PARTY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS (EACH IS REFERRED TO HEREIN AS AN "INDEMNIFIED PARTY") AGAINST ANY AND ALL LIABILITY FOR DAMAGES, COSTS, LOSSES, AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, RESULTING FROM ANY CLAIM ASSERTED BY A THIRD PARTY AGAINST THE INDEMNIFIED PARTY FOR WRONGFUL DEATH, BODILY INJURY AND/OR PROPERTY DAMAGE, BUT ONLY TO THE EXTENT CAUSED BY THE WILLFUL OR NEGLIGENT ACTS OR OMISSIONS OF THE INDEMNIFYING PARTY.

Company's Liability. The Company's maximum liability for all claims under this Contract shall not exceed an amount equal to the Contract Price for the year in which the claim arises. Notwithstanding any provision to the contrary contained in this Contract, in no event shall either party be liable, either directly or indirectly, for any special, punitive, indirect and/or consequential damages, including damages attributable to loss of use, loss of income or loss of profit even if such party has been advised of the possibility of such damages.

Client Instructions. Under no circumstances shall Company be responsible for any damages, losses, settlement, payment deficiencies, liabilities, costs and expenses arising directly or indirectly because of the execution or implementation of instruction or directions provided by the Client or any of its directors, officers, employees, agents, or representatives.

Client Information and Records. If any information, opinions, recommendations, advice, or other work product or any data, information, procedures, charts, spreadsheets, logs, instruments, documents, plans, designs, specifications, operating manuals and specifications, information, regulatory filings, permits, authorizations, licenses, maintenance records, or other records are provided by the Client or any third party acting on behalf of the Client are provide to and used or relied on by Operator, the Client will be liable for any damages resulting directly or indirectly from such use and reliance.

Risk of Loss. Any losses or other liabilities resulting from theft, damage or unauthorized use of Client's property, by any party other than Company, shall be borne by the Client.

Force Majeure. Any event of Force Majeure that directly or indirectly causes a party to be unable to perform its obligations under this Contract shall not be deemed a breach of this Contract. The occurrence of such event shall suspend the obligations of the affected party for only so long as the impact of

Agreed to: CT (please initial)



such event continues. The obligation to pay amounts due and owing shall not be suspended by such event. The party affected will use commercially reasonable efforts to mitigate the effect of the event.

Insurance. Company shall procure and maintain through the period of this Contract, at Company’s own cost and expense (a) general liability insurance in the amount of one million dollars (\$1,000,000) per occurrence and two million dollars (\$2,000,000) in the aggregate; and (b) worker’s compensation insurance in accordance with all statutory requirements.

Governing Law. This Contract and performance under it shall be governed by and construed in accordance with the laws of the state in which the services are performed.

Dispute Resolution. In the event of any disputes, the parties shall first attempt to resolve the situation by good faith discussions in a timely manner. If the dispute cannot be resolved within forty-five (45) days, the parties shall mediate their dispute before a mediator acceptable to both parties, if they cannot agree, they shall ask the Director of the Federal Mediation and Conciliation Service to nominate a mediator. The parties shall bear their own costs of the mediation but the parties shall share equally the costs of the mediator and the mediation facilities. If the parties are unable to resolve any disputes through good faith discussions or mediation, either party may request that such dispute be submitted for binding arbitration, which shall be governed by the rules of the American Arbitration Association or such other rules as the parties may agree. The parties agree that any judgment issued as a result of arbitration may be entered in the court having jurisdiction thereof. The parties agree that arbitration shall be the exclusive means to settle any dispute, controversy or claim arising out of this Contract.

Notices. Wherever under this Contract one party is required or permitted to give notice to the other party, such notice shall be in writing and shall be delivered personally, sent by facsimile transmission, sent by nationally recognized express courier or sent by certified, registered, first class mail, postage prepaid, but not by electronic mail. Notices required to be given to the parties by each other will be addressed to:

Company: Inframark, LLC
2002 West Grand Parkway North, Suite 100
Katy, Texas 77449
Attn: Chris Tarase

With copy to
Inframark, LLC
2002 West Grand Parkway North, Suite 100

Katy, Texas 77449
Attn: Legal Department

Client:
Vista Walk Community Development District
2005 Pan Am Circle, Suite 300, Tampa, FL 33607
Attn: Board Chairman

Any such notice shall be deemed given when actually received when delivered either personally, by facsimile transmission or by express courier, or if mailed, on the fifth day after its mailing, postage prepaid to the recipient party.

Successors and Assigns. This Contract shall not be assigned by either party without the prior written consent of the other party unless such assignment shall be to a parent, subsidiary, affiliate, or successor of either Party or to the extent that any assignment, subletting or transfer is mandated by law or the effect of this limitation may be restricted by law. When written consent of a party is required, such consent shall not be unreasonably withheld.

Non-Solicitation. Neither party may actively solicit, for hire, the employees of the other party during the term of this Contract or for one (1) year after termination of this Contract.

Severability. Each and every provision of law and government regulation required by law to be inserted in this Contract shall be deemed to be inserted and this Contract shall read and shall be enforced as though so included herein, and if through mistake or otherwise any such provision is not inserted or is not correctly inserted, then upon the application of either party, this Contract shall be deemed to be amended to make such insertion or correction. If this Contract contains any unlawful provision, the same shall be deemed of no effect and shall, upon the application of either party, be deemed stricken from this Contract without affecting the binding force of the remainder.

No Third-Party Beneficiaries. This Contract is entered into solely between and may be enforced only by the Company and Client; and this Contract shall not be deemed to create any rights in third parties, including clients, suppliers, or customers of a party, or to create any obligations of a party to any such third parties.

Construction of Agreement. Whenever the context requires, the gender of all words used in this Contract includes the masculine, feminine, and neuter. All references to Articles and Sections refer to articles and sections of this Contract, and all references to Exhibits are to Exhibits attached to this all purposes. Captions, headings, cover pages, tables of contents and footnote instructions contained in this Contract are inserted only to facilitate reference and for convenience and in no way define, limit or describe the scope, intent, or meaning of any

Agreed to: _____ (please initial)
CT



provisions of this Contract. Words and abbreviations that have well known technical or trade meanings are used in this Contract in accordance with such recognized meanings.

Entire Agreement. The terms and conditions set out herein are the entire terms and conditions of this Contract and any prior or contemporaneous understandings or agreements, oral or written, are merged herein. There are no representations or warranties, agreements, or covenants other than those expressly set forth in this Contract. This Contract may be amended or modified and/or any right or obligation arising under this Contract may be waived from time to time only by a written instrument executed by the Client and the Company. The failure of the Company at any time to enforce any of the provisions of this Contract shall not constitute a waiver of such provision.

Initial
CT
Agreed to: _____ (please initial)

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

The regular meeting of the Board of Supervisors of Vista Walk Community Development District was held on Tuesday January 13, 2026, and called to order at 10:00 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:

Carla Tabshe	Chairperson
Dawson Ransome	Vice Chairperson
Eric Davidson	Assistant Secretary

Also present were:

Bryan Radcliff	District Manager
Tyson Waag	District Engineer
Stephen Rudd	Inframark Accountant (<i>via phone</i>)

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

SECOND ORDER OF BUSINESS

Audience Comment

There being none, the next order of business followed.

THIRD ORDER OF BUSINESS

Accountant Summary

There being none, the next order of business followed.

FOURTH ORDER OF BUSINESS

Business Items

A. Ratification of Master Development Acquisition Agreement

On MOTION by Ms. Tabshe seconded by Ms. Ransome, with all in favor, Master Development Acquisition Agreement, was ratified. 3-0

B. Acceptance of Deed Conveying Common Area tracts from St. Joe II Plats 100, 200-202, 300, 400-403

On MOTION by Ms. Tabshe seconded by Ms. Ransome, with all in favor, Deed Conveying Common Area tracts from St. Joe II Plats 100, 200-202, 300, 400-403, was ratified. 3-0

C. Acceptance of Deed Conveying Common Area tracts from St. Joe II Plats 100, 200-203. 300-308, 400-406

On MOTION by Ms. Tabshe seconded by Ms. Ransome, with all in favor, Deed Conveying Common Area tracts from St. Joe II Plats 100, 200-203. 300-308, 400-406, was ratified. 3-0

D. Consideration of Grau & Associates FY2024 Audit Services Report

On MOTION by Ms. Tabshe seconded by Ms. Ransome, with all in favor, *Grau & Associates* FY2024 Audit Services Report, was accepted. 3-0

E. Consideration of School-Status Website Management Proposal #RMVRG-4JTOA-V74QW-JA7JU

On MOTION by Ms. Tabshe seconded by Ms. Ransome, with all in favor, School-Status Website Management Proposal # RMVRG-4JTOA-V74QW-JA7JU, was approved. 3-0

F. Acceptance of District Engineer’s Resignation

On MOTION by Ms. Tabshe seconded by Ms. Ransome, with all in favor, the resignation of Edward Mazur of *Florida Land Design and Permitting* as District Engineer for the District, was accepted. 3-0

G. Consideration of Interim Engineering Proposal

1. Stantec District Engineering Proposal

On MOTION by Ms. Tabshe seconded by Ms. Ransome, with all in favor, *Stantec* Engagement letter for District Engineering Services, was accepted. 3-0

FIFTH ORDER OF BUSINESS

Consent Agenda

- A. Approval of Meeting Minutes; August 12, 2025 Public Hearing & Regular Meeting; August 15, 2025 Continued Public Hearing & Regular Meeting**
- B. Acceptance of Financials; July, August, September, October, November and December 2025**
- C. Acceptance of the Check Registers; July, August, September, October, November and December 2025**
- D. Consideration of Operations and Maintenance Reports; July, August, September, October, November and December 2025**

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

SIXTH ORDER OF BUSINESS

Staff Reports

A. Field Inspection Reports

i. September, November and December 2025

The Field Inspections Reports were presented copies of which were included in the agenda package.

B. District Counsel

C. District Engineer

D. District Manager

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

SEVENTH ORDER OF BUSINESS

Supervisor Requests

There being none, the next order of business followed.

EIGHTH ORDER OF BUSINESS

Audience Comments

There being none, the next order of business followed.

NINTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Ms. Tabshe seconded by Ms. Ransome, with all in favor the meeting was adjourned at 10:12 am. 3-0

Bryan Radcliff
District Manager

Carla Tabshe
Chairperson

*Vista Walk
Development
District*

Financial Report

January 31, 2026

CLEAR PARTNERSHIPS



VISTA WALK COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of January 31, 2026

(In Whole Numbers)

<u>ACCOUNT DESCRIPTION</u>	<u>TOTAL</u>
<u>ASSETS</u>	
Cash In Bank	\$ 98,532
Utility Deposits	350
TOTAL ASSETS	\$ 98,882
<u>FUND BALANCES</u>	
Unassigned:	98,882
TOTAL FUND BALANCES	98,882

VISTA WALK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026
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	\$ -	\$ 453	\$ 453	0.00%
Special Assmnts- CDD Collected	1,219,875	59,179	(1,160,696)	4.85%
Developer Contribution	-	148,924	148,924	0.00%
TOTAL REVENUES	1,219,875	208,556	(1,011,319)	17.10%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Trustees Fees	10,500	-	10,500	0.00%
Assessment Roll	-	1,667	(1,667)	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	8,333	41,667	16.67%
Accounting Services	10,000	5,833	4,167	58.33%
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	706	(506)	353.00%
Financial & Revenue Collections	-	1,667	(1,667)	0.00%
Miscellaneous Administration	2,500	-	2,500	0.00%
Website Administration	5,000	3,625	1,375	72.50%
Dues, Licenses & Fees	175	175	-	100.00%
Total Administration	135,575	30,096	105,479	22.20%
<u>Electric Utility Services</u>				
Electric Utility Services - All Others	48,000	354	47,646	0.74%
Electric Utility Services - Street Lights	275,000	43,530	231,470	15.83%
Total Electric Utility Services	323,000	43,884	279,116	13.59%
<u>Water-Sewer Comb Services</u>				
Water Utility Services	25,800	39	25,761	0.15%
Total Water-Sewer Comb Services	25,800	39	25,761	0.15%

VISTA WALK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026
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	4,000	11,000	26.67%
Landscape Maintenance - Contract	290,000	65,680	224,320	22.65%
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	71,178	634,322	10.09%
<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	145,197	1,074,678	11.90%
Excess (deficiency) of revenues				
Over (under) expenditures	-	63,359	63,359	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		35,523		
FUND BALANCE, ENDING		\$ 98,882		

Bank Account Statement

Vista Walk CDD

Bank Account No. 9520
Statement No. 26_01

Statement Date 01/31/2026

G/L Account No. 101002 Balance	98,531.62	Statement Balance	101,753.59
		Outstanding Deposits	0.00
Positive Adjustments	0.00	Subtotal	101,753.59
Subtotal	98,531.62	Outstanding Checks	-3,221.97
Negative Adjustments	0.00	Ending Balance	98,531.62
Ending G/L Balance	98,531.62		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
01/09/2026		JE000035	Special Assmnts-CDD Collected	FY26 Tax YR25 DIST #25-4: Pasco County Tax Collector	10,786.86	10,786.86	0.00
01/09/2026		JE000036	Interest - Investments	REC Q4'25 Pasco County Tax Collector Interest Inco	47.86	47.86	0.00
01/31/2026		JE000038	Interest - Investments	Interest Earned	151.07	151.07	0.00
Total Deposits					10,985.79	10,985.79	0.00
Checks							
							0.00
12/30/2025	Payment	1082	CITY OF DADE CITY	Check for Vendor V00016	-13.02	-13.02	0.00
12/30/2025	Payment	1083	INFRAMARK LLC	Check for Vendor V00007	-5,510.34	-5,510.34	0.00
12/30/2025	Payment	1084	TECO	Check for Vendor V00012	-84.85	-84.85	0.00
01/07/2026	Payment	1085	INFRAMARK LLC	Check for Vendor V00007	-5,500.00	-5,500.00	0.00
01/09/2026	Payment	1086	GIG FIBER, LLC	Check for Vendor V00011	-9,200.00	-9,200.00	0.00
01/09/2026	Payment	1087	LAWN MEDIC LANDSCAPING & IRRIGATION LLC	Check for Vendor V00014	-16,420.00	-16,420.00	0.00
01/28/2026	Payment	1088	CITY OF DADE CITY	Check for Vendor V00016	-13.02	-13.02	0.00
01/31/2026		JE000039	Bank Fees	Service Charges	-200.52	-200.52	0.00
Total Checks					-36,941.75	-36,941.75	0.00
Adjustments							
Total Adjustments							
Outstanding Checks							
01/28/2026	Payment	1089	TECO	Check for Vendor V00012			-96.97
01/30/2026	Payment	1090	SCHOOLSTATUS LLC DBA	Check for Vendor V00019			-3,125.00
Total Outstanding Checks							-3,221.97
Outstanding Deposits							

Bank Account Statement

Vista Walk CDD

Bank Account No. 9520

Statement No. 26_01

Statement Date

01/31/2026

Total Outstanding Deposits

*Vista Walk
Development
District*

Financial Report

February 28, 2026

CLEAR PARTNERSHIPS



VISTA WALK COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of February 28, 2026

(In Whole Numbers)

<u>ACCOUNT DESCRIPTION</u>	<u>TOTAL</u>
<u>ASSETS</u>	
Cash In Bank	\$ 67,229
Utility Deposits	350
TOTAL ASSETS	\$ 67,579
<u>FUND BALANCES</u>	
Unassigned:	67,579
TOTAL FUND BALANCES	67,579

VISTA WALK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2026
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	\$ -	\$ 553	\$ 553	0.00%
Special Assmnts- CDD Collected	1,219,875	59,179	(1,160,696)	4.85%
Developer Contribution	-	148,924	148,924	0.00%
TOTAL REVENUES	1,219,875	208,656	(1,011,219)	17.10%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Trustees Fees	10,500	-	10,500	0.00%
Assessment Roll	-	2,083	(2,083)	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	10,417	39,583	20.83%
Accounting Services	10,000	7,292	2,708	72.92%
Auditing Services	6,200	1,500	4,700	24.19%
Website Compliance	-	3,125	(3,125)	0.00%
Postage, Phone, Faxes, Copies	500	61	439	12.20%
Public Officials Insurance	7,500	6,030	1,470	80.40%
Legal Advertising	5,500	-	5,500	0.00%
Bank Fees	200	884	(684)	442.00%
Financial & Revenue Collections	-	2,083	(2,083)	0.00%
Miscellaneous Administration	2,500	-	2,500	0.00%
Website Administration	5,000	625	4,375	12.50%
Dues, Licenses & Fees	175	175	-	100.00%
Total Administration	135,575	34,777	100,798	25.65%
<u>Electric Utility Services</u>				
Electric Utility Services - All Others	48,000	443	47,557	0.92%
Electric Utility Services - Street Lights	275,000	52,730	222,270	19.17%
Total Electric Utility Services	323,000	53,173	269,827	16.46%
<u>Water-Sewer Comb Services</u>				
Water Utility Services	25,800	52	25,748	0.20%
Total Water-Sewer Comb Services	25,800	52	25,748	0.20%
<u>Other Physical Environment</u>				
Waterway Management System	42,500	-	42,500	0.00%
Field Administration	15,000	5,000	10,000	33.33%
Landscape Maintenance - Contract	290,000	82,100	207,900	28.31%
Plant Replacement Program	45,000	-	45,000	0.00%

VISTA WALK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2026
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
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	88,598	616,902	12.56%
<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	176,600	1,043,275	14.48%
Excess (deficiency) of revenues				
Over (under) expenditures	-	32,056	32,056	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		35,523		
FUND BALANCE, ENDING		\$ 67,579		

Bank Account Statement

Vista Walk CDD

Bank Account No. 9520
Statement No. 26_02

Statement Date 02/28/2026

G/L Account No. 101002 Balance	67,229.37	Statement Balance	70,442.68
		Outstanding Deposits	0.00
Positive Adjustments	0.00	Subtotal	70,442.68
Subtotal	67,229.37	Outstanding Checks	-3,213.31
Negative Adjustments	0.00	Ending Balance	67,229.37
Ending G/L Balance	67,229.37		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
02/28/2026		JE000044	Interest - Investments	Interest Earned	100.08	100.08	0.00
Total Deposits					100.08	100.08	0.00
Checks							
							0.00
01/28/2026	Payment	1089	TECO	Check for Vendor V00012	-96.97	-96.97	0.00
02/04/2026	Payment	1091	INFRAMARK LLC	Check for Vendor V00007	-5,500.00	-5,500.00	0.00
02/04/2026	Payment	1092	LAWN MEDIC LANDSCAPING & IRRIGATION LLC	Check for Vendor V00014	-16,420.00	-16,420.00	0.00
02/13/2026	Payment	1093	GIG FIBER, LLC	Check for Vendor V00011	-9,200.00	-9,200.00	0.00
02/17/2026	Payment	1094	CITY OF DADE CITY	Check for Vendor V00016	-13.02	-13.02	0.00
02/19/2026	Payment	1095	INFRAMARK LLC	Check for Vendor V00007	-3.30	-3.30	0.00
02/28/2026		JE000043	Bank Fees	Service Charges	-177.70	-177.70	0.00
Total Checks					-31,410.99	-31,410.99	0.00
Adjustments							
Total Adjustments							
Outstanding Checks							
01/30/2026	Payment	1090	SCHOOLSTATUS LLC DBA	Check for Vendor V00019			-3,125.00
02/26/2026	Payment	1096	TECO	Check for Vendor V00012			-88.31
Total Outstanding Checks							-3,213.31
Outstanding Deposits							
Total Outstanding Deposits							

*Vista Walk
Development
District*

Financial Report

March 31, 2026

CLEAR PARTNERSHIPS



VISTA WALK COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of March 31, 2026

(In Whole Numbers)

<u>ACCOUNT DESCRIPTION</u>	<u>TOTAL</u>
<u>ASSETS</u>	
Cash In Bank	\$ 41,823
Utility Deposits	287
TOTAL ASSETS	\$ 42,110
<u>LIABILITIES</u>	
Accounts Payable	\$ 56
TOTAL LIABILITIES	56
<u>FUND BALANCES</u>	
Unassigned:	42,054
TOTAL FUND BALANCES	42,054
TOTAL LIABILITIES & FUND BALANCES	\$ 42,110

VISTA WALK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2026
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	\$ -	\$ 623	\$ 623	0.00%
Special Assmnts- CDD Collected	1,219,875	59,179	(1,160,696)	4.85%
Developer Contribution	-	155,028	155,028	0.00%
TOTAL REVENUES	1,219,875	214,830	(1,005,045)	17.61%
EXPENDITURES				
<u>Administration</u>				
Trustees Fees	10,500	-	10,500	0.00%
Assessment Roll	-	2,500	(2,500)	0.00%
Disclosure Report	7,500	-	7,500	0.00%
District Counsel	15,000	628	14,372	4.19%
District Engineer	15,000	-	15,000	0.00%
District Management	50,000	12,500	37,500	25.00%
Accounting Services	10,000	8,750	1,250	87.50%
Auditing Services	6,200	1,500	4,700	24.19%
Website Compliance	-	3,125	(3,125)	0.00%
Postage, Phone, Faxes, Copies	500	61	439	12.20%
Public Officials Insurance	7,500	6,030	1,470	80.40%
Legal Advertising	5,500	-	5,500	0.00%
Bank Fees	200	1,055	(855)	527.50%
Financial & Revenue Collections	-	2,500	(2,500)	0.00%
Miscellaneous Administration	2,500	-	2,500	0.00%
Website Administration	5,000	750	4,250	15.00%
Dues, Licenses & Fees	175	325	(150)	185.71%
Total Administration	135,575	39,724	95,851	29.30%
<u>Electric Utility Services</u>				
Electric Utility Services - All Others	48,000	499	47,501	1.04%
Electric Utility Services - Street Lights	275,000	61,993	213,007	22.54%
Total Electric Utility Services	323,000	62,492	260,508	19.35%
<u>Water-Sewer Comb Services</u>				
Water Utility Services	25,800	65	25,735	0.25%
Total Water-Sewer Comb Services	25,800	65	25,735	0.25%

VISTA WALK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2026
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	6,000	9,000	40.00%
Landscape Maintenance - Contract	290,000	98,520	191,480	33.97%
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	106,018	599,482	15.03%
<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	208,299	1,011,576	17.08%
Excess (deficiency) of revenues				
Over (under) expenditures	-	6,531	6,531	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		35,523		
FUND BALANCE, ENDING		\$ 42,054		

Bank Account Statement

Vista Walk CDD

Wednesday, April 1, 2026

Page 1

SRUDD

Bank Account No. 9520
Statement No. 26_03

Statement Date 03/31/2026

G/L Account No. 101002 Balance	41,823.27	Statement Balance	41,823.27
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>	Subtotal	41,823.27
Subtotal	41,823.27	Outstanding Checks	0.00
Negative Adjustments	0.00		
	<hr/>	Ending Balance	41,823.27
Ending G/L Balance	41,823.27		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Adjustments							
Total Adjustments							
Outstanding Deposits							
Total Outstanding Deposits							

VISTA WALK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 01/01/2026 to 01/31/2026

(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	1085	01/07/26	V00007	INFRAMARK LLC	167841	Inframark Management Inv - Jan 26	Jan 26 - Accounting Services	532001-51301	\$1,458.33
001	1085	01/07/26	V00007	INFRAMARK LLC	167841	Inframark Management Inv - Jan 26	Jan 26 - Assessment Roll	531141-51301	\$416.67
001	1085	01/07/26	V00007	INFRAMARK LLC	167841	Inframark Management Inv - Jan 26	Jan 26 - District Management	531150-51301	\$2,083.33
001	1085	01/07/26	V00007	INFRAMARK LLC	167841	Inframark Management Inv - Jan 26	Jan 26 - Field Services	531122-51301	\$1,000.00
001	1085	01/07/26	V00007	INFRAMARK LLC	167841	Inframark Management Inv - Jan 26	Jan 26 - Financial & Revenue Collections	549150-51301	\$416.67
001	1085	01/07/26	V00007	INFRAMARK LLC	167841	Inframark Management Inv - Jan 26	Jan 26- Website Maintenance	549936-51301	\$125.00
001	1086	01/09/26	V00011	GIG FIBER, LLC	6087	Jan 26 - St Joe I & II	Jan 26 - Solar Lights St Joe I & II	543062-53100	\$4,350.00
001	1086	01/09/26	V00011	GIG FIBER, LLC	6088	Jan 26 - Solar Lights	Electric Utility Services - Street Lights	543062-53100	\$4,850.00
001	1087	01/09/26	V00014	LAWN MEDIC LANDSCAPING & IRRIGATION LLC	5023	Jan 26 - Landscape Maintenance	Landscape Maintenance - Contract	534050-53908	\$16,420.00
001	1088	01/28/26	V00016	CITY OF DADE CITY	010726-06-07856-00	12/2 - 01/06 - Water	12/02 - 01/06 - Water	543018-53600	\$13.02
001	1089	01/28/26	V00012	TECO	011626-211033838429	12/11 - 01/12 - Electric	Electric Utility Services - All Others	543041-53100	\$33.00
001	1089	01/28/26	V00012	TECO	011626-211035163750	12/11 - 01/12 - Electric	Electric Utility Services - All Others	543041-53100	\$32.55
001	1089	01/28/26	V00012	TECO	011626-211035163768	12/11 - 01/12 - Electric	Electric Utility Services - All Others	543041-53100	\$31.42
001	1090	01/30/26	V00019	SCHOOLSTATUS LLC DBA	INV-SS-5812	Website Initial Set Up & Annual Fee	Website Compliance	534397-51301	\$3,125.00
Fund Total									\$34,354.99

Total Checks Paid	\$34,354.99
--------------------------	--------------------

VISTA WALK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 02/01/2026 to 02/28/2026

(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	1091	02/04/26	V00007	INFRAMARK LLC	170689	Inframark Management Inv - Feb 26	Accounting Services - Feb 26	532001-51301	\$1,458.33
001	1091	02/04/26	V00007	INFRAMARK LLC	170689	Inframark Management Inv - Feb 26	Assessment Roll - Feb 26	531141-51301	\$416.67
001	1091	02/04/26	V00007	INFRAMARK LLC	170689	Inframark Management Inv - Feb 26	District Management - Feb 26	531150-51301	\$2,083.33
001	1091	02/04/26	V00007	INFRAMARK LLC	170689	Inframark Management Inv - Feb 26	Field Services - Feb 26	531122-51301	\$1,000.00
001	1091	02/04/26	V00007	INFRAMARK LLC	170689	Inframark Management Inv - Feb 26	Financial / Revenue Collections - Feb 26	549150-51301	\$416.67
001	1091	02/04/26	V00007	INFRAMARK LLC	170689	Inframark Management Inv - Feb 26	Website Maintenance - Feb 26	549936-51301	\$125.00
001	1092	02/04/26	V00014	LAWN MEDIC LANDSCAPING & IRRIGATION LLC	5100	Feb 26 - Landscape Services	Feb 26 - Landscape Maintenance	534050-53908	\$16,420.00
001	1093	02/13/26	V00011	GIG FIBER, LLC	6309	Feb 26 - Solar Light Lease	Feb 26 - St Joe I & II Solar Lease	543062-53100	\$4,350.00
001	1093	02/13/26	V00011	GIG FIBER, LLC	6310	Feb 26 - Vista Walk Solar Lease	Electric Utility Services - Street Lights	543062-53100	\$4,850.00
001	1094	02/17/26	V00016	CITY OF DADE CITY	020526-6-00	01/06 - 02/03/26 - Water Svcs	Water Utility Services	543018-53600	\$13.02
001	1095	02/19/26	V00007	INFRAMARK LLC	171518	Jan 26-B/W COPIES	Jan 26 - B/W Copies.	541024-51301	\$3.30
001	1096	02/26/26	V00012	TECO	021626-211035163768	01/13 - 02/10 - Electric Svcs	01/13 - 02/10 - Electric	543041-53100	\$27.68
001	1096	02/26/26	V00012	TECO	021626-211035163750	01/13 - 02/10 - Electric Svcs	01/13 - 02/10 - Electric	543041-53100	\$28.62
001	1096	02/26/26	V00012	TECO	021626-211033838429	01/13 - 02/10 - Electric Svcs	01/13 - 02/10 - Electric	543041-53100	\$32.01
Fund Total									\$31,224.63

Total Checks Paid	\$31,224.63
--------------------------	--------------------

VISTA WALK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 03/01/2026 to 03/31/2026

(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	1097	03/06/26	INFRAMARK LLC	173087	MARCH 2026-Inframark Management Inv	Accounting Services	532001-51301	\$1,458.33
001	1097	03/06/26	INFRAMARK LLC	173087	MARCH 2026-Inframark Management Inv	Assessment Roll	531141-51301	\$416.67
001	1097	03/06/26	INFRAMARK LLC	173087	MARCH 2026-Inframark Management Inv	District Management	531150-51301	\$2,083.33
001	1097	03/06/26	INFRAMARK LLC	173087	MARCH 2026-Inframark Management Inv	Field Administration	531152-51301	\$1,000.00
001	1097	03/06/26	INFRAMARK LLC	173087	MARCH 2026-Inframark Management Inv	Financial & Revenue Collections	549150-51301	\$416.67
001	1097	03/06/26	INFRAMARK LLC	173087	MARCH 2026-Inframark Management Inv	Website Administration	549936-51301	\$125.00
001	1098	03/06/26	LAWN MEDIC LANDSCAPING & IRRIGATION LLC	5189	March 26 - Landscape Maintenance	Landscape Maintenance - Contract	534050-53908	\$16,420.00
001	1099	03/09/26	GIG FIBER, LLC	6542	March 26 - Solar Light Lease	Electric Utility Services - Street Lights	543062-53100	\$4,850.00
001	1099	03/09/26	GIG FIBER, LLC	6541	March 26 - Solar Light Lease	Electric Utility Services - Street Lights	543062-53100	\$4,350.00
001	1100	03/13/26	PASCO COUNTY PROPERTY APPRAISER	26041	Property Appraiser Annual Renewal Fee	Dues, Licenses & Fees	554020-51301	\$150.00
001	1101	03/23/26	CITY OF DADE CITY	030526-6-00	02/03 - 03/03 - Water Svcs	Water Utility Services	543018-53600	\$13.02
001	1102	03/27/26	STRALEY ROBIN VERICKER	28109	Add'l Dec'25 & Jan'26 DC Services	District Counsel	531146-51401	\$125.50
Fund Total								\$31,408.52

Total Checks Paid	\$31,408.52
--------------------------	--------------------

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	1/1/2026	6087	\$4,350.00			Jan 26 - Solar Lights St Joe I & II
GIG FIBER, LLC	1/1/2026	6088	\$4,850.00		\$9,200.00	Jan 26 - Solar Lights
INFRAMARK LLC	1/2/2026	167841	\$1,458.33			Jan 26 - Accounting Services
INFRAMARK LLC	1/2/2026	167841	\$416.67			Jan 26 - Assessment Roll
INFRAMARK LLC	1/2/2026	167841	\$2,083.33			Jan 26 - District Management
INFRAMARK LLC	1/2/2026	167841	\$1,000.00			Jan 26 - Field Services
INFRAMARK LLC	1/2/2026	167841	\$416.67			Jan 26 - Financial & Revenue Collections
INFRAMARK LLC	1/2/2026	167841	\$125.00	\$5,500.00	\$5,500.00	Jan 26- Website Maintenance
LAWN MEDIC LANDSCAPING & IRRIGATION LLC	1/7/2026	5023	\$16,420.00			Jan 26 - Landscape Maintenance
Monthly Contract Subtotal			\$31,120.00			
Variable Contract						
CITY OF DADE CITY	1/7/2026	010726-06-07856-00	\$13.02			12/02 - 01/06 - Water
TECO	1/16/2026	011626-211033838429	\$33.00			12/11 - 01/12 - Electric
TECO	1/16/2026	011626-211035163750	\$32.55			12/11 - 01/12 - Electric
TECO	1/16/2026	011626-211035163768	\$31.42		\$96.97	12/11 - 01/12 - Electric
Variable Contract Subtotal			\$109.99			
Regular Services						
SCHOOLSTATUS LLC DBA	1/1/2026	INV-SS-5812	\$3,125.00			Website Initial Set Up & Annual Fee
Regular Services Subtotal			\$3,125.00			
TOTAL			\$34,354.99			

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

INVOICE



Invoice #: 6087
Invoice Date: 01/01/26
Amount Due: \$4,350.00

Bill To:

Vista Walk CDD
United States

Due Date
01/31/26

Item	Description	Quantity	Price	Amount
Solar Equipment Lease Income	Vista Walk CDD - St. Joe I and II_January 2026	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 #: 6088
Invoice Date: 01/01/26
Amount Due: \$4,850.00

Bill To:

Vista Walk CDD
United States

Due Date
01/31/26

Item	Description	Quantity	Price	Amount
Solar Equipment Lease Income	Vista Walk CDD - Vista Walk_January 2026	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>



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

167841

DATE

1/2/2026

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**

1/2/2026

Services provided for the Month of: January 2026

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.



**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 5023
DATE 01/07/2026

ACTIVITY	AMOUNT
Sales January monthly contract maintenance	16,420.00

BALANCE DUE **\$16,420.00**

Pay invoice



City of Dade City
 P O Box 1355
 Dade City, FL 33526
 (352) 523-5050

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
2/3/2026	\$13.02
Service Address	
Vista Walk Cdd	

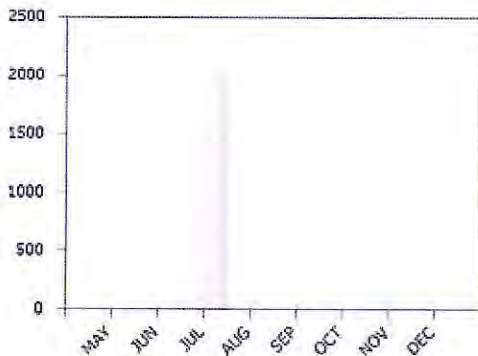


Vista Walk Cdd
 Vista Walk Cdd
 2005 Pan Am Circle Suite 300
 Tampa, FL 33607

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	12/2/2025	1/6/2026	35	1/7/2026	2/18/2026	2/3/2026



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 02/03/2026 \$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



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

Statement Date: January 16, 2026

Amount Due: \$33.00

Due Date: February 06, 2026
 Account #: 211033838429

Account Summary

Current Service Period: December 11, 2025 - January 12, 2026	
Previous Amount Due	\$29.00
Payment(s) Received Since Last Statement	-\$29.00
Miscellaneous Credits	-\$1.80
Credit balance after payments and credits	-\$1.80
Current Month's Charges	\$34.80
Amount Due by February 06, 2026 \$33.00	

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.

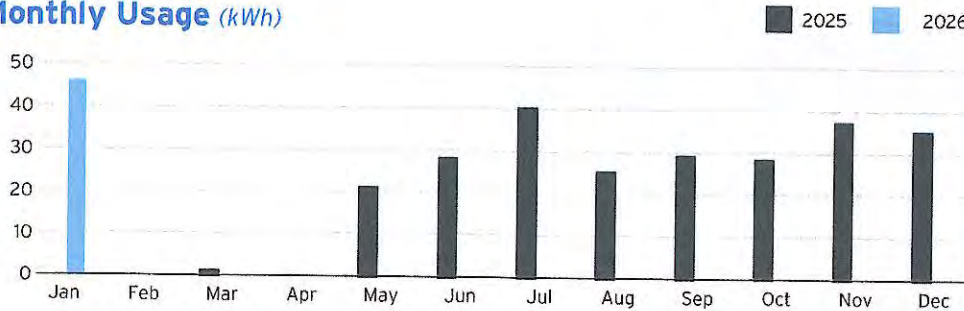


Get quick text, email or automated call alerts for outages, bills, payments, appointments and more. Just log in and choose the notifications you want.

Get started today at TECOaccount.com.

00004259-0009490-Page 3 of 6

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: February 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:	\$33.00
Payment Amount: \$	_____

606940188361



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.

6069401883612110338384290000000033001



Service For:
14393 RAPALLO DR
DADE CITY, FL 33523

Account #: 211033838429
Statement Date: January 16, 2026
Charges Due: February 06, 2026

Meter Read

Service Period: Dec 11, 2025 - Jan 12, 2026

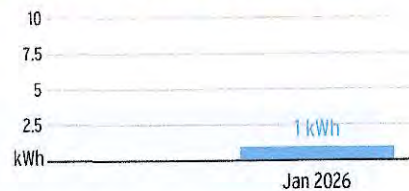
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000809730	01/12/2026	290	244	46 kWh	1	33 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	33 days @ \$0.66000	\$21.78
Energy Charge	46 kWh @ \$0.09202/kWh	\$4.23
Fuel Charge	46 kWh @ \$0.03516/kWh	\$1.62
Storm Protection Charge	46 kWh @ \$0.00568/kWh	\$0.26
Clean Energy Transition Mechanism	46 kWh @ \$0.00418/kWh	\$0.19
Storm Surcharge	46 kWh @ \$0.02121/kWh	\$0.98
Florida Gross Receipt Tax		\$0.75
Electric Service Cost		\$29.81
Franchise Fee		\$1.95
Municipal Public Service Tax		\$3.04
Total Electric Cost, Local Fees and Taxes		\$34.80

Avg kWh Used Per Day



Important Messages

Annual Deposit Interest Credit. This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

Total Current Month's Charges \$34.80

Miscellaneous Credits	
Interest for Cash Security Deposit - Electric	-\$1.80
Total Current Month's Credits	-\$1.80

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.

00004259-0009490-Page 4 of 6



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

Statement Date: January 16, 2026

Amount Due: \$32.55

Due Date: February 06, 2026

Account #: 211035163750

Account Summary

Current Service Period: December 11, 2025 - January 12, 2026	
Previous Amount Due	\$28.47
Payment(s) Received Since Last Statement	-\$28.47
Current Month's Charges	\$32.55
Amount Due by February 06, 2026	\$32.55

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.

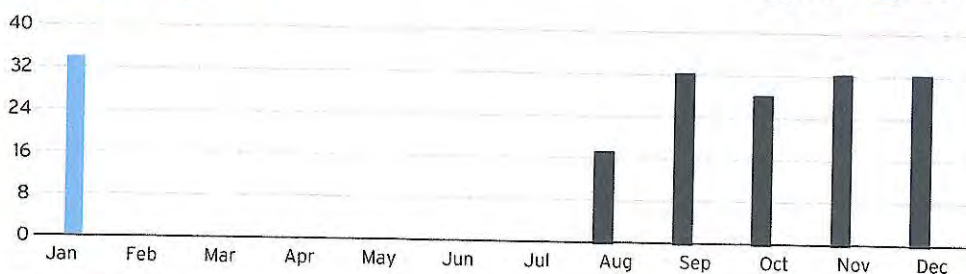


Get quick text, email or automated call alerts for outages, bills, payments, appointments and more. Just log in and choose the notifications you want.

Get started today at TECOaccount.com.

00004259-0009491-Page 5 of 6

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: February 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: \$32.55

Payment Amount: \$ _____

673606563346



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.

673606563346211035163750000000032557



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

Account #: 211035163750
 Statement Date: January 16, 2026
 Charges Due: February 06, 2026

Meter Read

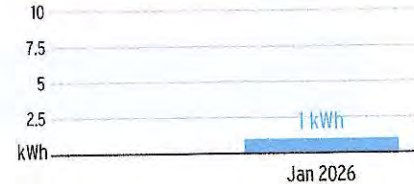
Service Period: Dec 11, 2025 - Jan 12, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000967816	01/12/2026	175	141		34 kWh	1	33 Days

Charge Details

Avg kWh Used Per Day



Electric Charges		
Daily Basic Service Charge	33 days @ \$0.66000	\$21.78
Energy Charge	34 kWh @ \$0.09202/kWh	\$3.13
Fuel Charge	34 kWh @ \$0.03516/kWh	\$1.20
Storm Protection Charge	34 kWh @ \$0.00568/kWh	\$0.19
Clean Energy Transition Mechanism	34 kWh @ \$0.00418/kWh	\$0.14
Storm Surcharge	34 kWh @ \$0.02121/kWh	\$0.72
Florida Gross Receipt Tax		\$0.70
Electric Service Cost		\$27.86
Franchise Fee		\$1.82
Municipal Public Service Tax		\$2.87
Total Electric Cost, Local Fees and Taxes		\$32.55

Total Current Month's Charges \$32.55

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: January 16, 2026

Amount Due: \$31.42

Due Date: February 06, 2026
 Account #: 211035163768

Account Summary

Current Service Period: December 11, 2025 - January 12, 2026	
Previous Amount Due	\$27.38
Payment(s) Received Since Last Statement	-\$27.38
Current Month's Charges	\$31.42
Amount Due by February 06, 2026	\$31.42

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% lower** than it was in your previous period.



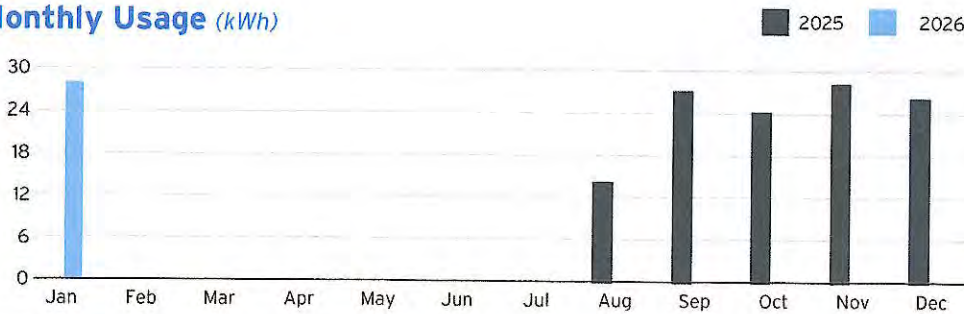
Scan here to view your account online.



Get quick text, email or automated call alerts for outages, bills, payments, appointments and more. Just log in and choose the notifications you want.

Get started today at TECOaccount.com.

Monthly Usage (kWh)



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



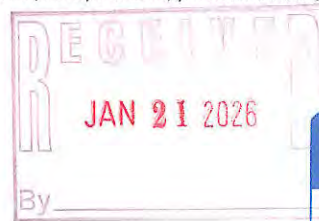
To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211035163768
 Due Date: February 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: \$31.42

Payment Amount: \$ _____

673606563347

00004259 FTECO101172600445610 00000 02 01000000 11080 003

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.

6736065633472110351637680000000031427

00004259-0009489-Page 1 of 6





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

Account #: 211035163768
Statement Date: January 16, 2026
Charges Due: February 06, 2026

Meter Read

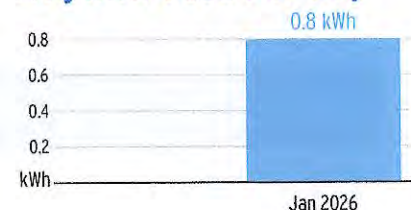
Service Period: Dec 11, 2025 - Jan 12, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000967817	01/12/2026	147	119	28 kWh	1	33 Days

Charge Details

Avg kWh Used Per Day



Electric Charges		
Daily Basic Service Charge	33 days @ \$0.66000	\$21.78
Energy Charge	28 kWh @ \$0.09202/kWh	\$2.58
Fuel Charge	28 kWh @ \$0.03516/kWh	\$0.98
Storm Protection Charge	28 kWh @ \$0.00568/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		\$0.67
Electric Service Cost		\$26.88
Franchise Fee		\$1.76
Municipal Public Service Tax		\$2.78
Total Electric Cost, Local Fees and Taxes		\$31.42

Total Current Month's Charges \$31.42

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.

00004259-0009489-Page 2 of 5

Bill To
Vista Walk CDD
2005 Pan Am Circle Suite 300
Tampa FL 33607
United States

Total Due:	\$3,125.00
Due Date:	1/31/2026

Terms	Due Date	Purchase Order	Service Start	Service End
Net 30	1/31/2026		11/14/2025	11/13/2026

Item	Amount
SchoolNow CMS Full-featured websites and intranet with unlimited storage and users	\$60.00
SchoolNow ADA Monthly reporting, error correction and training resources	\$938.00
SchoolNow Service Fee Annual service fee for website hosting	\$615.00
SchoolNow Implementation One time fee for Website design, remediation and launch, SIS integration and data set-up	\$1,512.00

Subtotal	\$3,125.00
Tax Total	\$0.00
Total	\$3,125.00
Amount Paid	\$0.00
Amount Due	\$3,125.00

For Payment by EFT:

Remittance Contact: ar@schoolstatus.com
Bank Name: Stifel Bank
Bank Address: 8000 Maryland Avenue Ste 100, Clayton, Missouri 63105
Routing #: 081018998
Account #: 16763806
SWIFT: STLFUS44XXX
Please include the invoice number in the description if possible.

For Payment by Check:

SchoolStatus, LLC
P.O. Box 771470
St. Louis, MO 63177-9816
United States



Invoice # INV-SS-5812
Date: 1/1/2026

[Click Here to pay with Credit Card](#)

[Click here](#) to view our W-9.

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	2/1/2026	6309	\$4,350.00			Feb 26 - St Joe I & II Solar Lease
GIG FIBER, LLC	2/1/2026	6310	\$4,850.00		\$9,200.00	Feb 26 - Vista Walk Solar Lease
INFRAMARK LLC	2/1/2026	170689	\$1,458.33			Accounting Services - Feb 26
INFRAMARK LLC	2/1/2026	170689	\$416.67			Assessment Roll - Feb 26
INFRAMARK LLC	2/1/2026	170689	\$2,083.33			District Management - Feb 26
INFRAMARK LLC	2/1/2026	170689	\$1,000.00			Field Services - Feb 26
INFRAMARK LLC	2/1/2026	170689	\$416.67			Financial / Revenue Collections - Feb 26
INFRAMARK LLC	2/1/2026	170689	\$125.00	\$5,500.00		Website Maintenance - Feb 26
INFRAMARK LLC	2/17/2026	171518	\$3.30		\$5,503.30	Jan 26 - B/W Copies.
LAWN MEDIC LANDSCAPING & IRRIGATION LLC	1/30/2026	5100	\$16,420.00			Feb 26 - Landscape Maintenance
Monthly Contract Subtotal			\$31,123.30			
Variable Contract						
TECO	2/16/2026	021626-211035163768	\$27.68			01/13 - 02/10 - Electric
TECO	2/16/2026	021626-211035163750	\$28.62			01/13 - 02/10 - Electric
TECO	2/16/2026	021626-211033838429	\$32.01		\$88.31	01/13 - 02/10 - Electric
Variable Contract Subtotal			\$88.31			
Utilities						
CITY OF DADE CITY	2/5/2026	020526-6-00	\$13.02			01/06 - 02/03/26 - Water Svcs
Utilities Subtotal			\$13.02			
TOTAL			\$31,224.63			

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

INVOICE



Invoice #: 6309
Invoice Date: 02/01/26
Amount Due: \$4,350.00

Bill To:

Vista Walk CDD
United States

Due Date
02/28/26

Item	Description	Quantity	Price	Amount
Solar Equipment Lease Income	Vista Walk CDD - St. Joe I and II_Feb 2026	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 #: 6310
Invoice Date: 02/01/26
Amount Due: \$4,850.00

Bill To:

Vista Walk CDD
United States

Due Date
02/28/26

Item	Description	Quantity	Price	Amount
Solar Equipment Lease Income	Vista Walk CDD - Vista Walk_Feb 2026	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>



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#
170689

DATE
2/1/2026

CUSTOMER ID
C5171

NET TERMS
Due On Receipt

PO#

DUE DATE
2/1/2026

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

Services provided for the Month of: February 2026

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.



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

171518

DATE

2/17/2026

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**

2/17/2026

Services provided for the Month of: January 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
B/W Copies	22	Ea	0.15		3.30
Subtotal					3.30

Subtotal	\$3.30
Tax	\$0.00
Total Due	\$3.30

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: February 16, 2026

Amount Due: \$27.68

Due Date: March 09, 2026

Account #: 211035163768

Account Summary

Current Service Period: January 13, 2026 - February 10, 2026

Previous Amount Due	\$31.42
Payment(s) Received Since Last Statement	-\$31.42
Current Month's Charges	\$27.68

Amount Due by March 09, 2026 \$27.68

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

Your Energy Insight

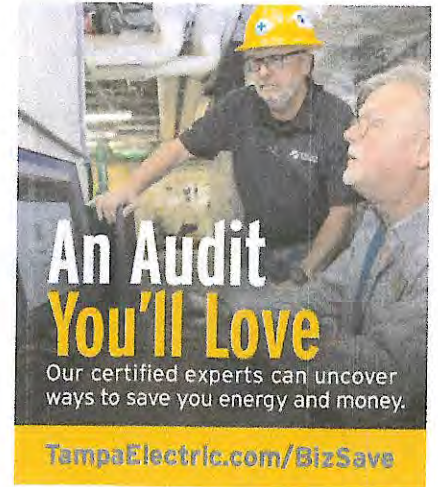
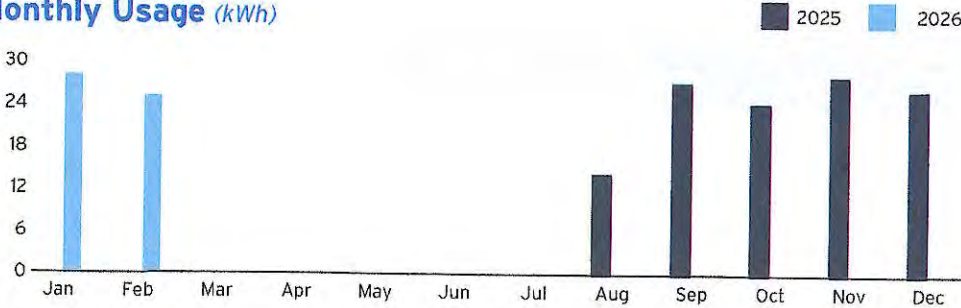


Your average daily kWh used was **12.5% higher** than it was in your previous period.



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: March 09, 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: \$27.68

Payment Amount: \$ _____

646446235120

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.

646446235120211035163768000000027684

00004248-0009478-Page 5 of 12



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

Account #: 211035163768
Statement Date: February 16, 2026
Charges Due: March 09, 2026

Meter Read

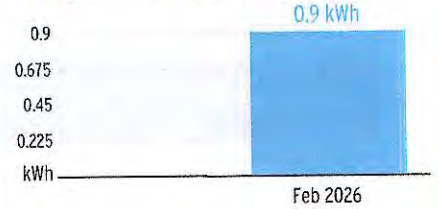
Service Period: Jan 13, 2026 - Feb 10, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000967817	02/10/2026	172	147	25 kWh	1	29 Days

Charge Details

Avg kWh Used Per Day



Important Messages

Quarterly Fuel Source Update
Tampa Electric's fuel mix for the 12-month period ending December 2025 includes 78% natural gas, 11% solar, 11% purchased power and 0% coal.

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	25 kWh @ \$0.09202/kWh	\$2.30
Fuel Charge	25 kWh @ \$0.03516/kWh	\$0.88
Storm Protection Charge	25 kWh @ \$0.00568/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		\$0.59
Electric Service Cost		\$23.68
Franchise Fee		\$1.55
Municipal Public Service Tax		\$2.45
Total Electric Cost, Local Fees and Taxes		\$27.68

Total Current Month's Charges \$27.68

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

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: February 16, 2026

Amount Due: \$28.62

Due Date: March 09, 2026

Account #: 211035163750

Account Summary

Current Service Period: January 13, 2026 - February 10, 2026	
Previous Amount Due	\$32.55
Payment(s) Received Since Last Statement	-\$32.55
Current Month's Charges	\$28.62
Amount Due by March 09, 2026	\$28.62

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

Your Energy Insight

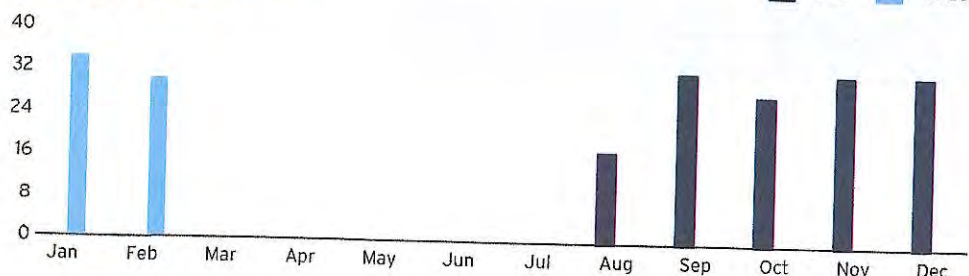


Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



An Audit You'll Love
Our certified experts can uncover ways to save you energy and money.
TampaElectric.com/BizSave

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: March 09, 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: \$28.62

Payment Amount: \$ _____

646446235119



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.

646446235119211035163750000000028625



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

Account #: 211035163750
Statement Date: February 16, 2026
Charges Due: March 09, 2026

Meter Read

Service Period: Jan 13, 2026 - Feb 10, 2026

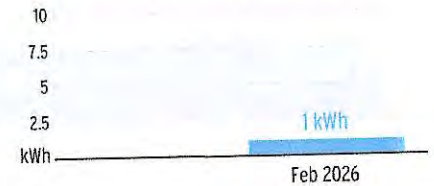
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000967816	02/10/2026	205	175		30 kWh	1	29 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	30 kWh @ \$0.09202/kWh	\$2.76
Fuel Charge	30 kWh @ \$0.03516/kWh	\$1.05
Storm Protection Charge	30 kWh @ \$0.00568/kWh	\$0.17
Clean Energy Transition Mechanism	30 kWh @ \$0.00418/kWh	\$0.13
Storm Surcharge	30 kWh @ \$0.02121/kWh	\$0.64
Florida Gross Receipt Tax		\$0.61
Electric Service Cost		\$24.50
Franchise Fee		\$1.60
Municipal Public Service Tax		\$2.52
Total Electric Cost, Local Fees and Taxes		\$28.62

Avg kWh Used Per Day



Important Messages

Quarterly Fuel Source Update
Tampa Electric's fuel mix for the 12-month period ending December 2025 includes 78% natural gas, 11% solar, 11% purchased power and 0% coal.

Total Current Month's Charges

\$28.62

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: 7-11
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: February 16, 2026

Amount Due: \$32.01

Due Date: March 09, 2026

Account #: 211033838429

Account Summary

Current Service Period: January 13, 2026 - February 10, 2026	
Previous Amount Due	\$33.00
Payment(s) Received Since Last Statement	-\$33.00
Current Month's Charges	\$32.01
Amount Due by March 09, 2026 \$32.01	

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

Your Energy Insight



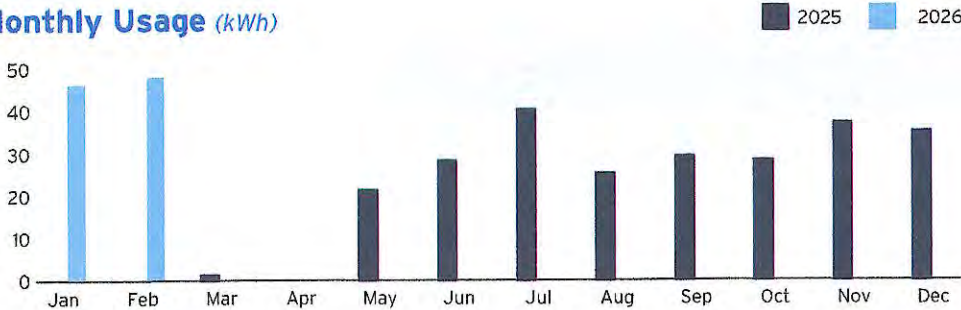
Your average daily kWh used was **100% higher** than it was in your previous period.



Scan here to view your account online.

00004249-0009476-Page 1 of 12

Monthly Usage (kWh)



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

An Audit You'll Love
 Our certified experts can uncover ways to save you energy and money.
TampaElectric.com/BizSave



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

Account #: 211033838429

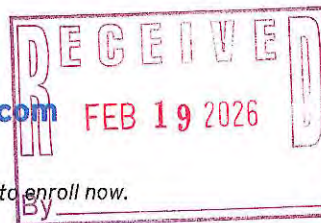
Due Date: March 09, 2026



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: \$32.01

Payment Amount: \$ _____

650149933938

00004249 FTECO102152623532310 00000 02 01000000 11169 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.

6501499339382110338384290000000032017





Service For:
14393 RAPALLO DR
DADE CITY, FL 33523

Account #: 211033838429
Statement Date: February 16, 2026
Charges Due: March 09, 2026

Meter Read

Service Period: Jan 13, 2026 - Feb 10, 2026

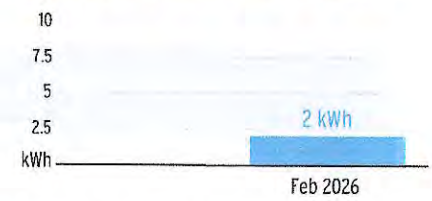
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000809730	02/10/2026	338	290	48 kWh	1	29 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	48 kWh @ \$0.09202/kWh	\$4.42
Fuel Charge	48 kWh @ \$0.03516/kWh	\$1.69
Storm Protection Charge	48 kWh @ \$0.00568/kWh	\$0.27
Clean Energy Transition Mechanism	48 kWh @ \$0.00418/kWh	\$0.20
Storm Surcharge	48 kWh @ \$0.02121/kWh	\$1.02
Florida Gross Receipt Tax		\$0.69
Electric Service Cost		\$27.43
Franchise Fee		\$1.80
Municipal Public Service Tax		\$2.78
Total Electric Cost, Local Fees and Taxes		\$32.01

Avg kWh Used Per Day



Important Messages

Quarterly Fuel Source Update
Tampa Electric's fuel mix for the 12-month period ending December 2025 includes 78% natural gas, 11% solar, 11% purchased power and 0% coal.

Total Current Month's Charges \$32.01

00004249-0009476-Page 2 of 12

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

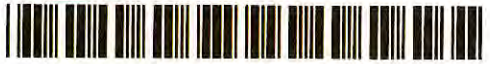
Contact Us

- 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

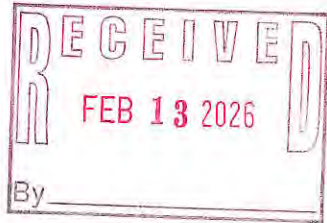
Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so 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.



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



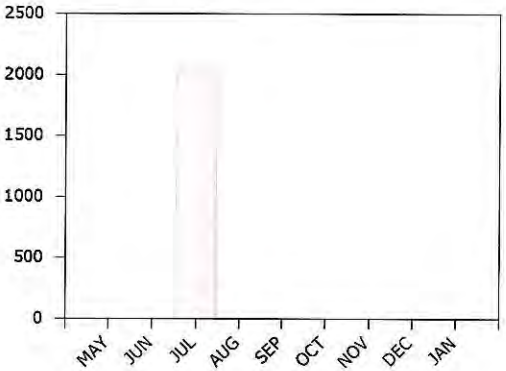
There will be a charge on all returned checks.
 Please return this portion with your payment.
 When paying in person, please bring both portions of this bill.

Account Number	AMOUNT DUE
06-07856-00	\$13.02
Due Date	After Due Date Pay
3/4/2026	\$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	1/6/2026	2/3/2026	28	2/5/2026	3/19/2026	3/4/2026



CURRENT READING	PREVIOUS READING	USAGE
120	120	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 03/04/2026	\$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

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	3/1/2026	6542	\$4,850.00			March 26 - Solar Light Lease
GIG FIBER, LLC	3/1/2026	6541	\$4,350.00		\$9,200.00	March 26 - Solar Light Lease
INFRAMARK LLC	3/1/2026	173087	\$1,458.33			March 26 - Accounting Services
INFRAMARK LLC	3/1/2026	173087	\$416.67			March 26 - Assessment Roll
INFRAMARK LLC	3/1/2026	173087	\$2,083.33			March 26 - District Management
INFRAMARK LLC	3/1/2026	173087	\$1,000.00			March 26 - Field Services
INFRAMARK LLC	3/1/2026	173087	\$416.67			March 26 - Financial / Revenue Collections
INFRAMARK LLC	3/1/2026	173087	\$125.00	\$5,500.00	\$5,500.00	March 26 - Website Administration
LAWN MEDIC LANDSCAPING & IRRIGATION LLC	2/27/2026	5189	\$16,420.00			March 26 - Landscape Maintenance
Monthly Contract Subtotal			\$31,120.00			
Variable Contract						
CITY OF DADE CITY	3/5/2026	030526-6-00	\$13.02			02/03 - 03/03 - Water
STRALEY ROBIN VERICKER	3/24/2026	28109	\$125.50			Add'l Dec'25 & Jan'26 DC Services
TECO	3/17/2026	031726-63768-ACH	\$27.51			Electric Svcs
TECO	3/17/2026	031726-63750-ACH	\$28.44		\$55.95	Electric Svcs
Variable Contract Subtotal			\$194.47			
Regular Services						
PASCO COUNTY PROPERTY APPRAISER	3/9/2026	26041	\$150.00			Property Appraiser Annual Renewal Fee
Regular Services Subtotal			\$150.00			
TOTAL			\$31,464.47			

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

INVOICE



Invoice #: 6542
Invoice Date: 03/01/26
Amount Due: \$4,850.00

Bill To:

Vista Walk CDD
United States

Due Date
03/31/26

Item	Description	Quantity	Price	Amount
Solar Equipment Lease Income	Vista Walk CDD - Vista Walk_March 2026	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 #: 6541
Invoice Date: 03/01/26
Amount Due: \$4,350.00

Bill To:

Vista Walk CDD
United States

Due Date
03/31/26

Item	Description	Quantity	Price	Amount
Solar Equipment Lease Income	Vista Walk CDD - St. Joe I and II_March 2026	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>



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#
173087

DATE
3/1/2026

CUSTOMER ID
C5171

NET TERMS
Due On Receipt

PO#

DUE DATE
3/1/2026

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

Services provided for the Month of: March 2026

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.



**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 5189
DATE 02/27/2026

ACTIVITY	AMOUNT
Sales March monthly contract maintenance	16,420.00

BALANCE DUE **\$16,420.00**

Pay invoice



City of Dade City
 P O Box 1355
 Dade City, FL 33526
 (352) 523-5050



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
4/3/2026	\$13.02
Service Address	
Vista Walk Cdd	

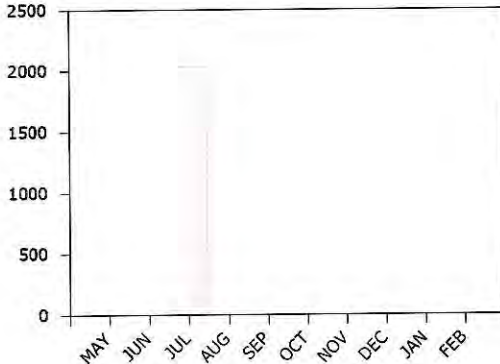


Vista Walk Cdd
 Vista Walk Cdd
 2005 Pan Am Circle Suite 300
 Tampa, FL 33607

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	2/3/2026	3/3/2026	28	3/5/2026	4/20/2026	4/3/2026



CURRENT READING	PREVIOUS READING	USAGE
120	120	0
82	82	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 04/03/2026	\$13.02

DISCONNECT DATE: 05/11/2026

PHONE PAYMENTS: (866) 297-2888

AFTER HOURS: (352) 521-1490 Please note that we charge a \$70.00 fee for all service calls.

LATE NOTICE: Services 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 services.



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

Statement Date: March 17, 2026

Amount Due:	\$27.51
Due Date:	April 07, 2026
Account #:	211035163768

DO NOT PAY. Your account will be drafted on April 07, 2026

Account Summary

Current Service Period: February 11, 2026 - March 11, 2026	
Previous Amount Due	\$27.68
Payment(s) Received Since Last Statement	-\$27.68
Current Month's Charges	\$27.51
Amount Due by April 07, 2026	\$27.51

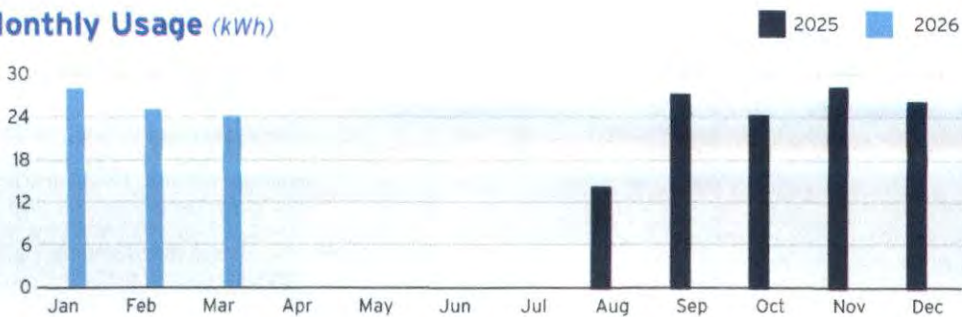
Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight

Your average daily kWh used was **11.11% lower** 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: April 07, 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:	\$27.51
Payment Amount:	\$ _____

687186777650

Your account will be drafted on April 07, 2026



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: March 17, 2026
Charges Due: April 07, 2026

Meter Read

Service Period: Feb 11, 2026 - Mar 11, 2026

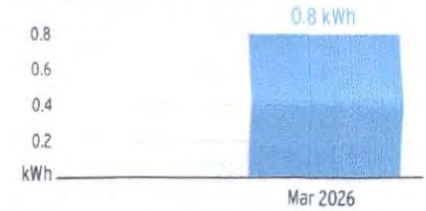
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000967817	03/11/2026	196		172		24 kWh	1	29 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	24 kWh @ \$0.09202/kWh	\$2.21
Fuel Charge	24 kWh @ \$0.03516/kWh	\$0.84
Storm Protection Charge	24 kWh @ \$0.00568/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		\$0.59
Electric Service Cost		\$23.53
Franchise Fee		\$1.54
Municipal Public Service Tax		\$2.44
Total Electric Cost, Local Fees and Taxes		\$27.51

Avg kWh Used Per Day



Important Messages

Storm Surcharge Ends in September, Lowering Electric Costs

In September, the temporary storm surcharge will come off your bill. Most businesses are expected to see costs decrease by approximately 1 to 12%, depending on usage. The charge was put in place after the 2024 hurricane season, one of the most severe in our history. Restoration costs totaled approximately \$464 million and were spread over time to help reduce bill impacts. We know a year of elevated energy costs has added pressure, particularly during warmer weather when usage rises, and we're committed to ending this temporary charge in September as scheduled. For tools and options to help manage energy costs in the meantime, please visit TampaElectric.com/BizSave.

Total Current Month's Charges \$27.51

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.

00003566-0007798-Page 6 of 12



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

Statement Date: March 17, 2026

Amount Due: \$28.44

Due Date: April 07, 2026

Account #: 211035163750

DO NOT PAY. Your account will be drafted on April 07, 2026

Account Summary

Current Service Period: February 11, 2026 - March 11, 2026	
Previous Amount Due	\$28.62
Payment(s) Received Since Last Statement	-\$28.62
Current Month's Charges	\$28.44
Amount Due by April 07, 2026	\$28.44

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

Your Energy Insight

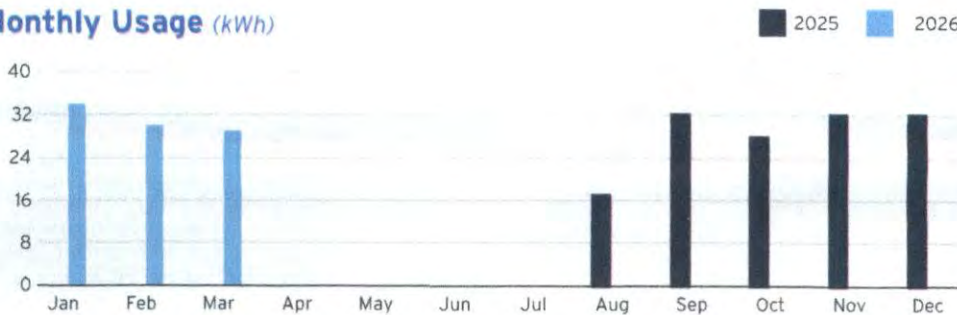
Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

00003566-0007801-Page 3 of 12

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: April 07, 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: \$28.44

Payment Amount: \$ _____

687186777649

Your account will be drafted on April 07, 2026



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: March 17, 2026
Charges Due: April 07, 2026

Meter Read

Service Period: Feb 11, 2026 - Mar 11, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000967816	03/11/2026	234	205	29 kWh	1	29 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	29 kWh @ \$0.09202/kWh	\$2.67
Fuel Charge	29 kWh @ \$0.03516/kWh	\$1.02
Storm Protection Charge	29 kWh @ \$0.00568/kWh	\$0.16
Clean Energy Transition Mechanism	29 kWh @ \$0.00418/kWh	\$0.12
Storm Surcharge	29 kWh @ \$0.02121/kWh	\$0.62
Florida Gross Receipt Tax		\$0.61
Electric Service Cost		\$24.34
Franchise Fee		\$1.59
Municipal Public Service Tax		\$2.51
Total Electric Cost, Local Fees and Taxes		\$28.44

Avg kWh Used Per Day



Important Messages

Storm Surcharge Ends in September, Lowering Electric Costs
In September, the temporary storm surcharge will come off your bill. Most businesses are expected to see costs decrease by approximately 1 to 12%, depending on usage. The charge was put in place after the 2024 hurricane season, one of the most severe in our history. Restoration costs totaled approximately \$464 million and were spread over time to help reduce bill impacts. We know a year of elevated energy costs has added pressure, particularly during warmer weather when usage rises, and we're committed to ending this temporary charge in September as scheduled. For tools and options to help manage energy costs in the meantime, please visit TampaElectric.com/BizSave.

Total Current Month's Charges \$28.44

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 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

00003566-0007801-Page 10 of 12

INVOICE



Mike Wells
Property Appraiser
Proudly Serving Pasco County, Florida

Pasco County Property Appraiser
PO Box 401
Dade City, FL 33526-0401

Date Issued: 3/9/2026
Invoice Number: 26041
Due Date: 4/9/2026

Billed To:
Vista Walk
C/O Inframark
Brian Lamb
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

DESCRIPTION	AMOUNT
Vista Walk Annual renewal fee	\$150.00
TOTAL	\$150.00

Remit payment to:

Pasco County Property Appraiser
Information Services Department
PO Box 401
Dade City, FL 33526-0401



Vista Walk CDD

Field Inspection Report - January - Lawn Medic Landscaping

Monday, January 26, 2026

Prepared For Board of Supervisors

9 Items Identified

Paul Young

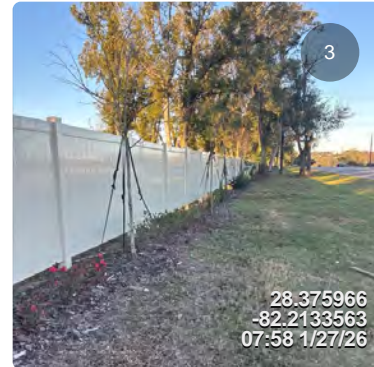
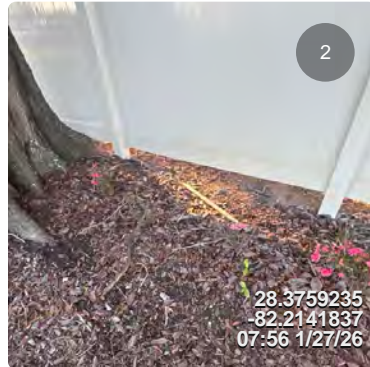
District Field Inspector

Item 1 - Blanton Road Entrance

Assigned To: Lawn Medic

Blanton Road Entrance:

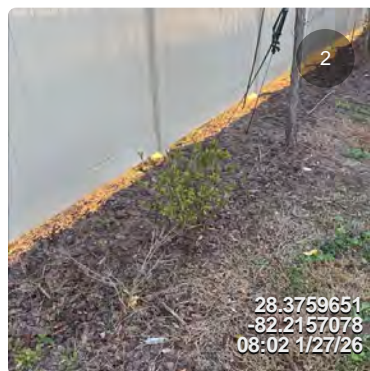
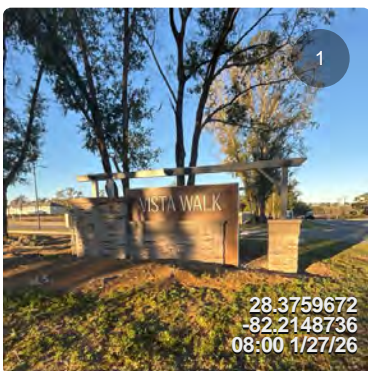
- East signage is clean and intact.
- All landscaping looks good and well-maintained.
- Struggling plants will be replaced by Lawn Medic after the frost.



Item 2 - Pisa Parkway

Assigned To: Lawn Medic

West direction landscape is maintained, some struggling plants are scheduled for replacement.

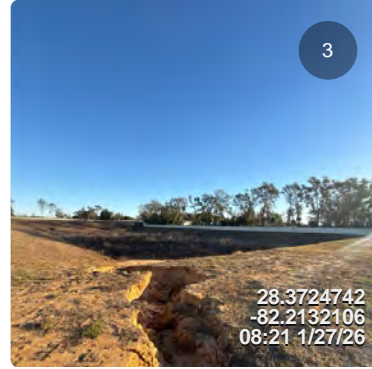
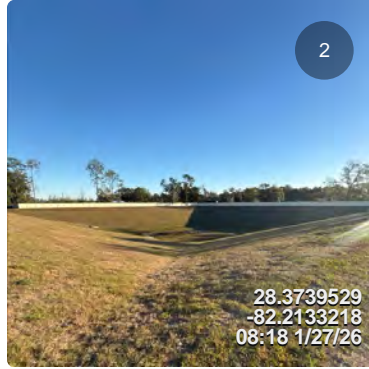
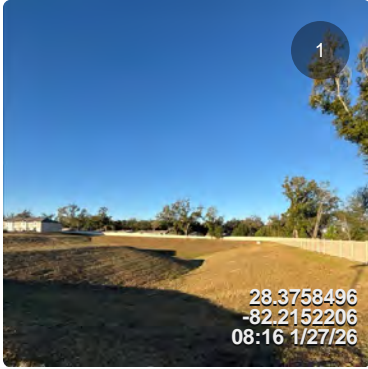


Item 3 - Pond Maintenance

Assigned To: Lawn Medic

Pond Maintenance:

- Pond banks have been mowed and maintained per contract.
- Some washouts are present but will be monitored to ensure they do not increase in size.

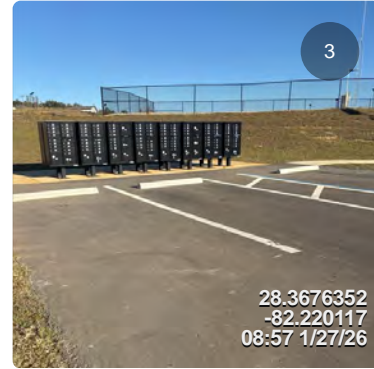


Item 4 - Mailbox Kiosk

Assigned To: [District Manager](#)

Mailbox Kiosks:

- Both mailbox kiosks located on the property are clean and intact.

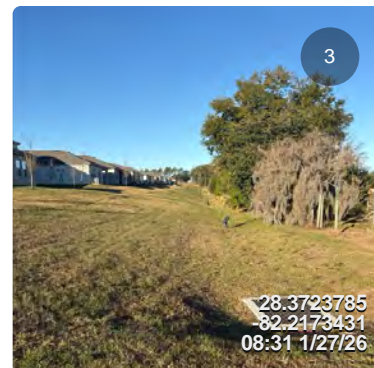
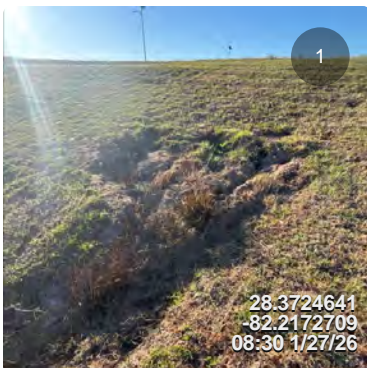


Item 5 - Orvietto Drive

Assigned To: [Lawn Medic](#)

Orvietta Drive Pond 4:

- Clear all manhole covers of overgrowth.
- Monitor the washout developing by the concrete structure.

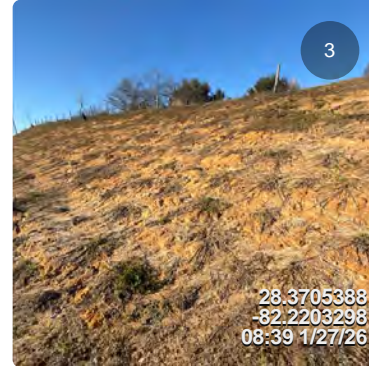


Item 6 - Ramsey Road

Assigned To: Lawn Medic

Ramsey Road Bank:

- Peanut plants along the bank have died.
- Lawn Medic is scheduling to replant once frost temperatures increase.

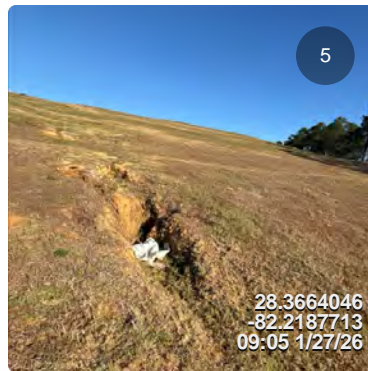
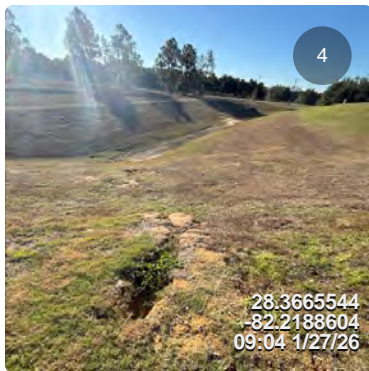
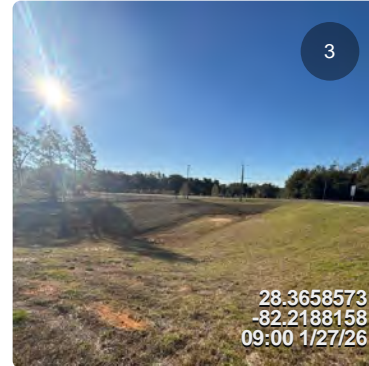
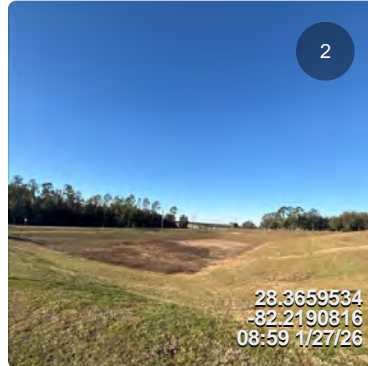
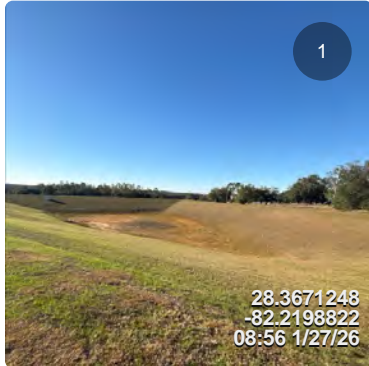


Item 7 - Pond Maintenance

Assigned To: Lawn Medic

Pond Maintenance:

- Ponds have been maintained per contract.
- Some washouts observed on the pond on Italy Road.
- It will be monitored closely.

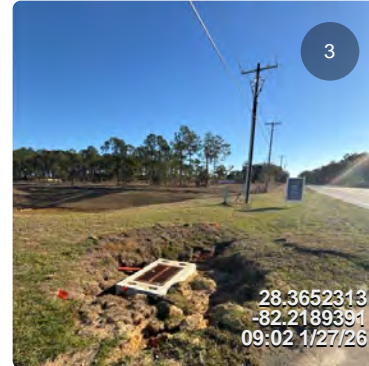


Item 8 - St Joe Road

Assigned To: Lawn Medic / District Manager

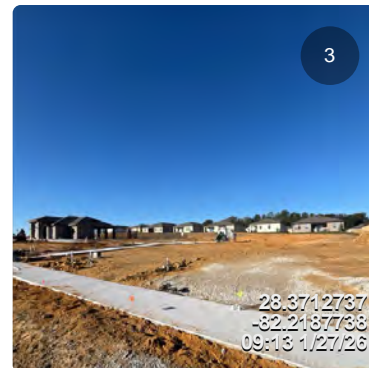
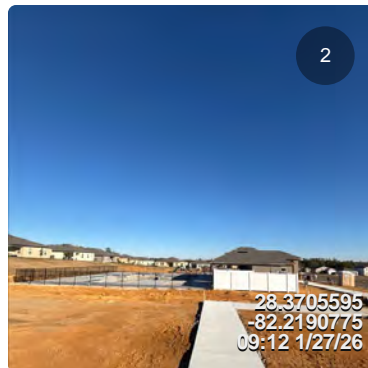
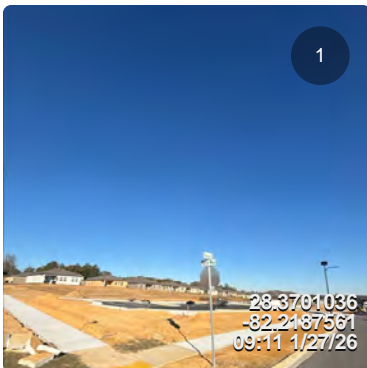
St. Joe Road Entrance:

- Community signage is clean and intact.
- Visibility is clear from both directions.
- Noted a drain with voids around the concrete structure, may need additional soil.



Item 9 - Turin Way Amenity Center

New construction has begun erecting the Amenity Center.





Vista Walk CDD

Field Inspection Report - February 2026

Tuesday, February 24, 2026

Prepared For Board Of Supervisors

7 Items Identified

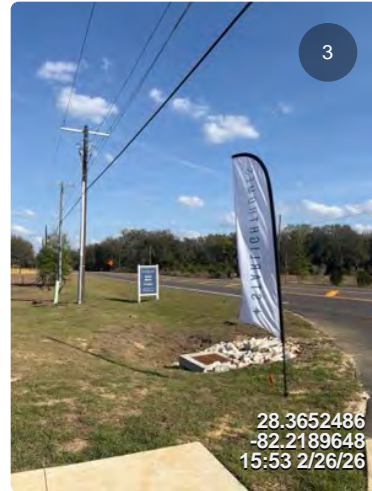
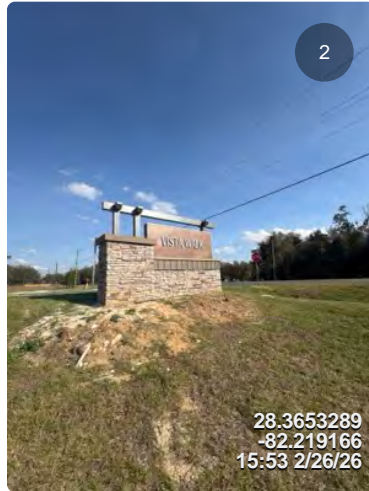
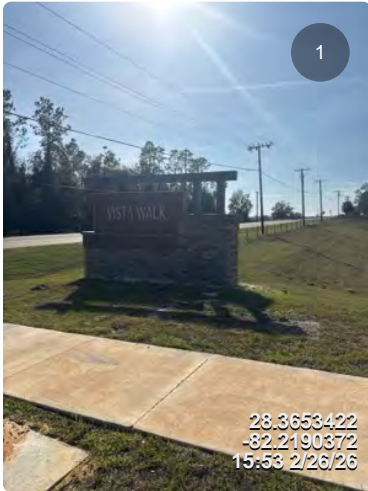
Long Nguyen

District Inspection Coordinator

Items 1 - Signage From St. Joe Road

Assigned To: District Manager

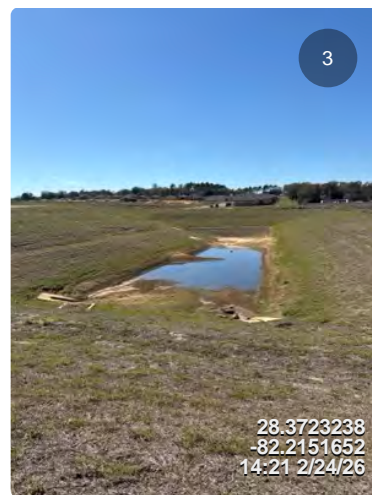
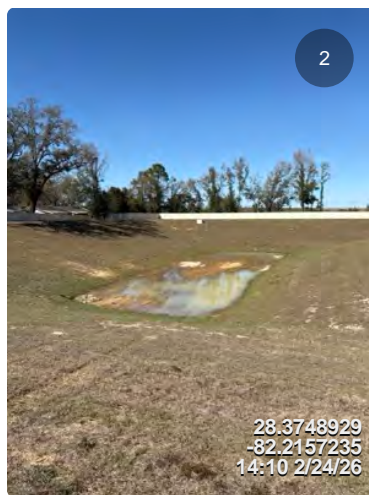
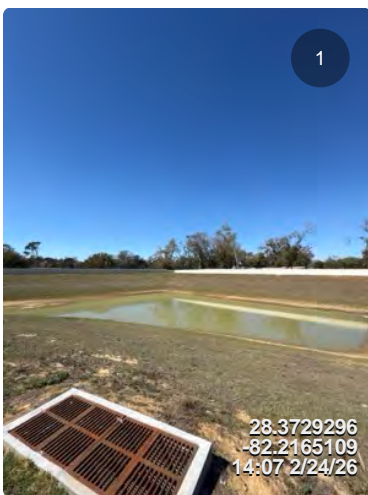
Signs and monuments are clear and visible from both entry sides. Surrounding landscape is properly maintained.

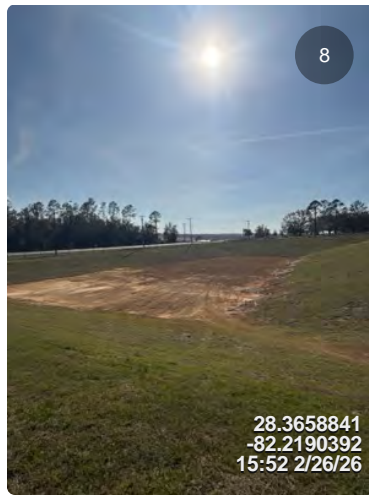
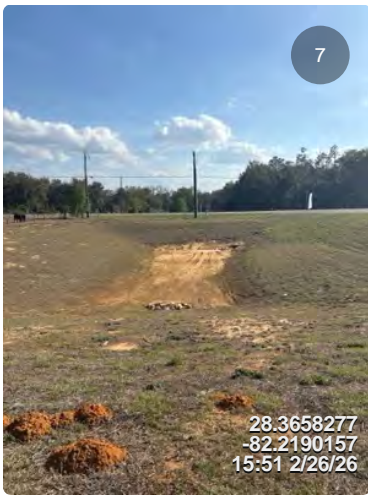
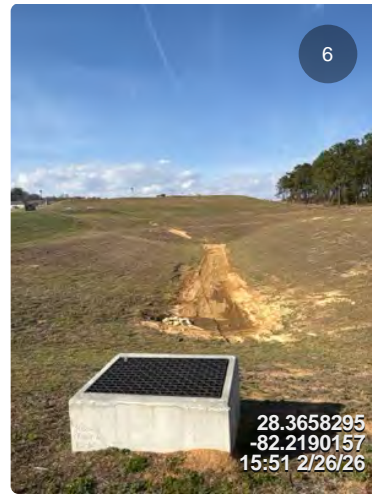
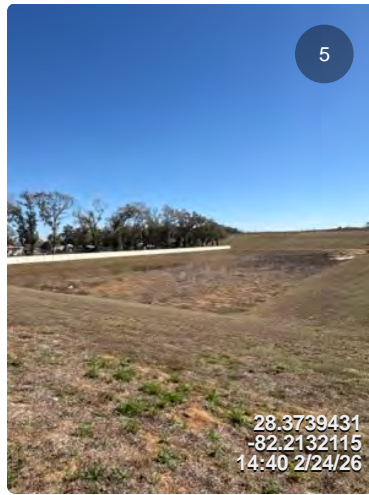
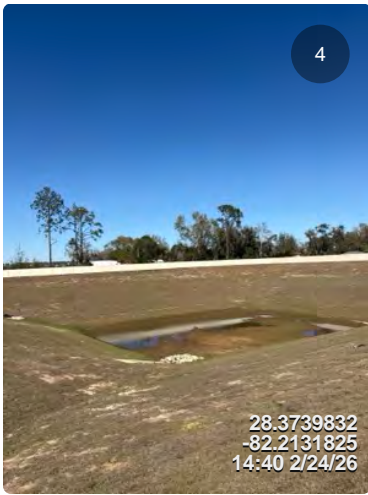


Items 2 - Pond Bank Maintenance

Assigned To: Lawn Medic

Ponds throughout the district are properly maintained. Grates and manholes are clear of debris.

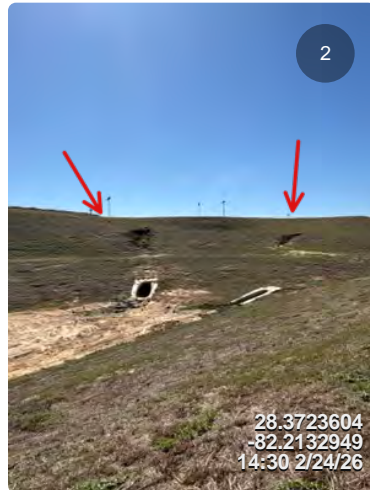
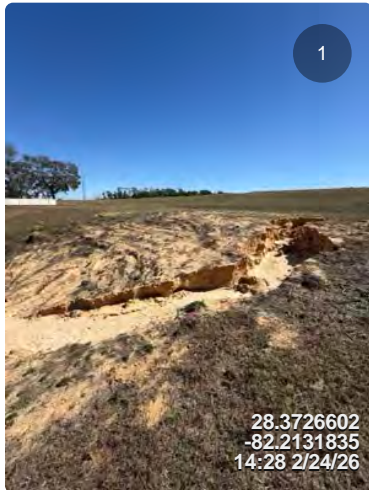




Items 3 - Pond Washouts

Assigned To: District Manager

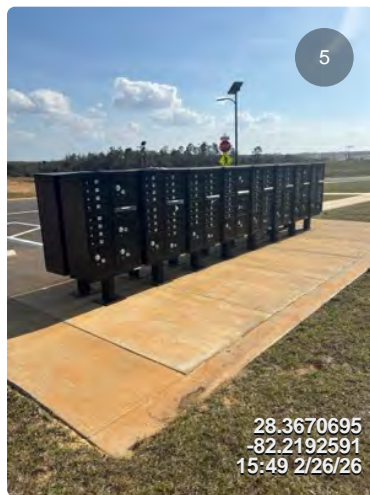
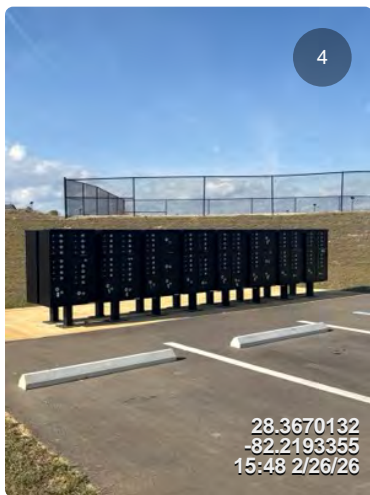
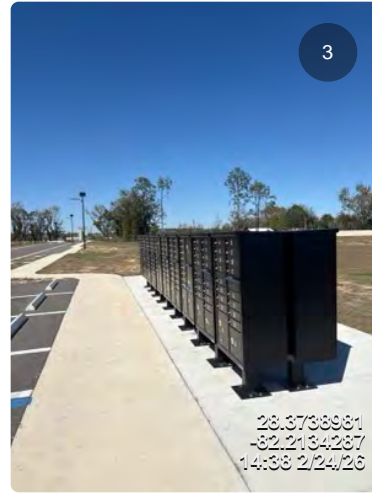
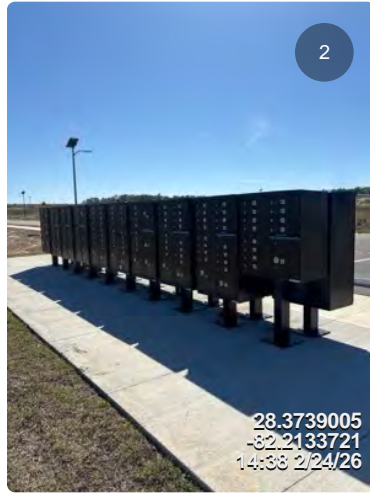
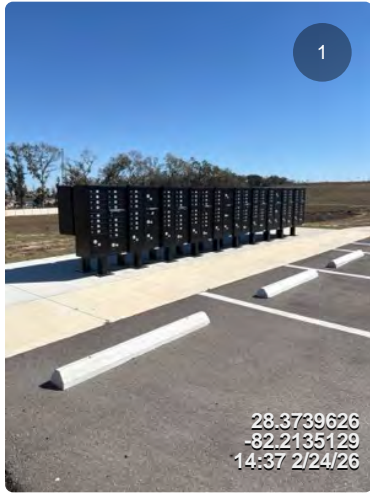
Significant washouts observed at the ponds south of the mailbox station. Will continue monitoring for stability and worsening conditions.



Items 4 - Mailbox Station

Assigned To: District Manager

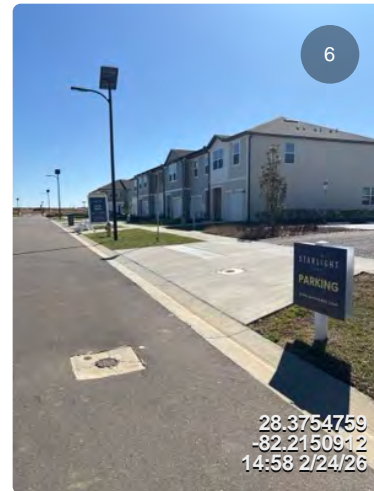
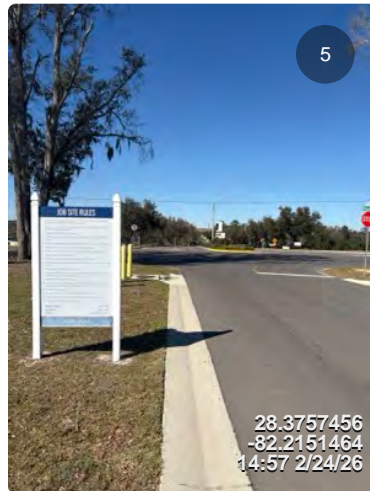
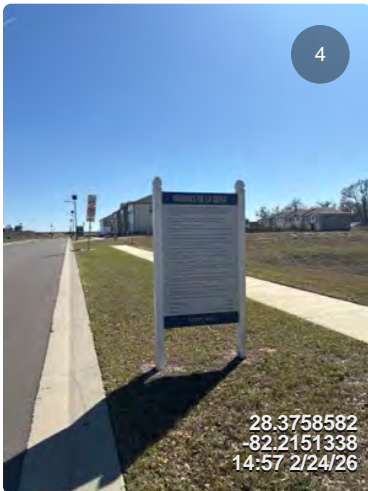
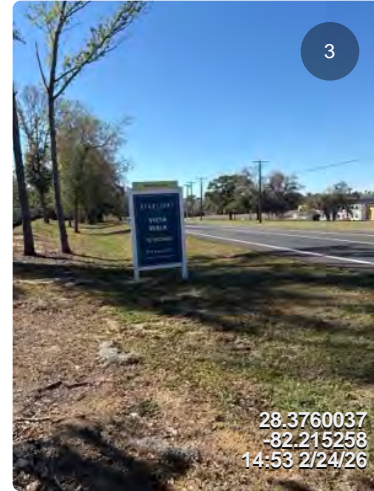
Mailbox station is clean and operational.



Items 5 - Signage From Blanton Road

Assigned To: District Manager

Entry signs, monuments, and construction job site rules are clear and visible from all sides of the road.



Items 6 - Entrance Landscape From Blanton Road

Assigned To: Lawn Medic

Substantial amount of dead plant material observed at the frontage landscape beds from Blanton rd. Now that weather is beginning to become more favorable, please plan to replace dead plants. Please also propose for mulch refresh for this area.

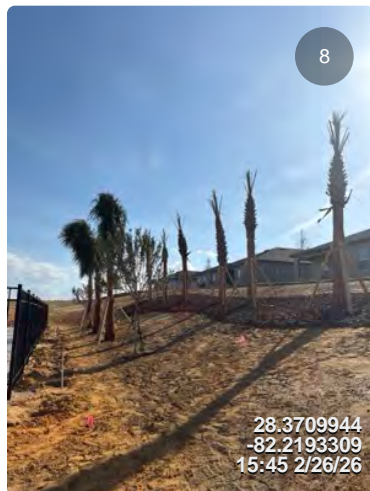
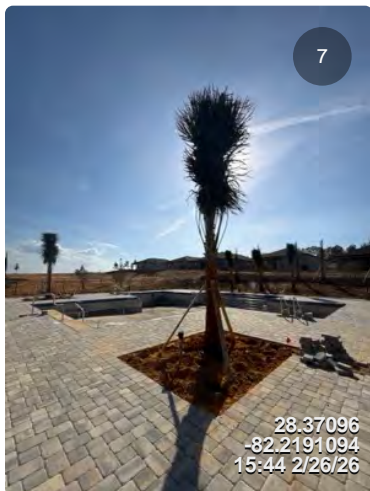
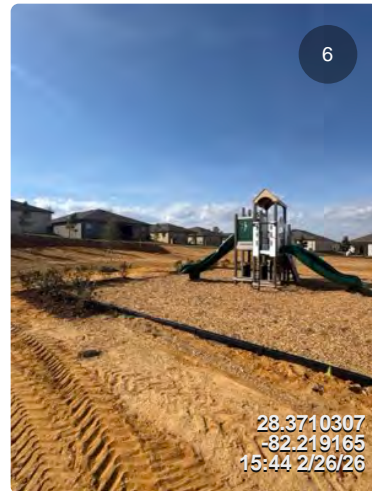
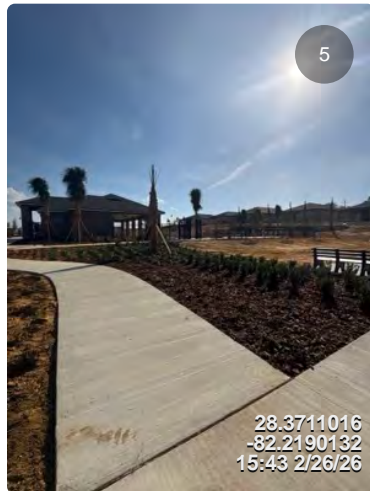
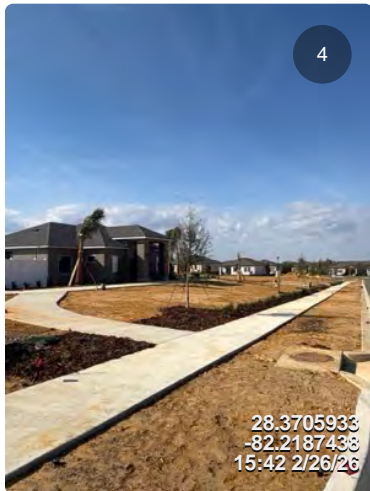
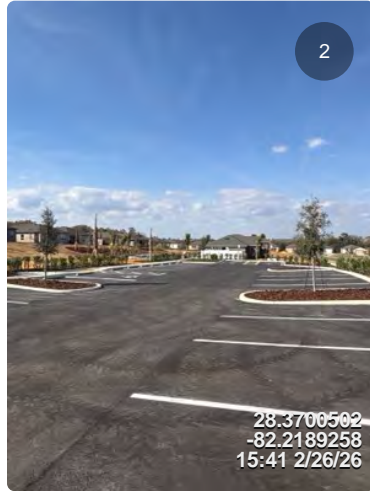
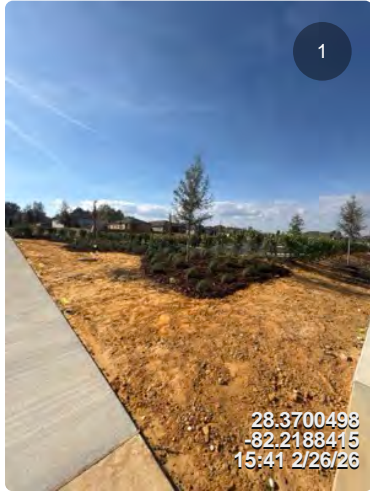


Items 7 - Amenity Center Progress

Assigned To: District Manager

Plants are nicely installed and irrigated. Remaining plant material is staged across the street.

Planted areas are prepped and ready for install.





Vista Walk CDD

Field Inspection Report - April 2026

Thursday, April 23, 2026

Prepared For Board Of Supervisors

5 Items Identified

Long Nguyen

Long Nguyen

District Inspection Coordinator

Items 1 - Blanton Rd. Entrance

Assigned To: Lawn Medic

Monument garden bed looks good. Sale's sign is visible from all sides and clear from obstruction. New sod bordering the garden bed appears to be struggling. Observed dead plant material along the fence.

- Please take up all dead plant material at next service.
- Please evaluate the irrigation system in this area to ensure it is functioning properly.
- Please propose enhancement to the inbound side of this entrance.

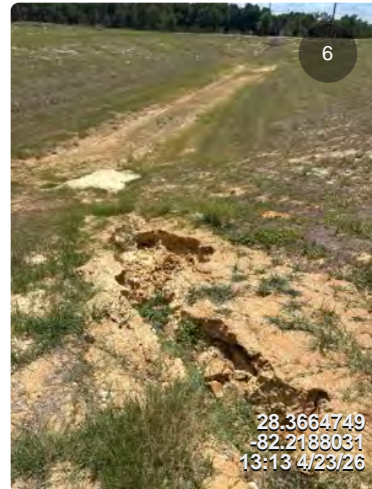
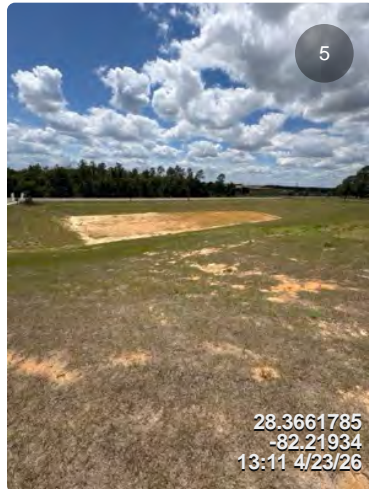
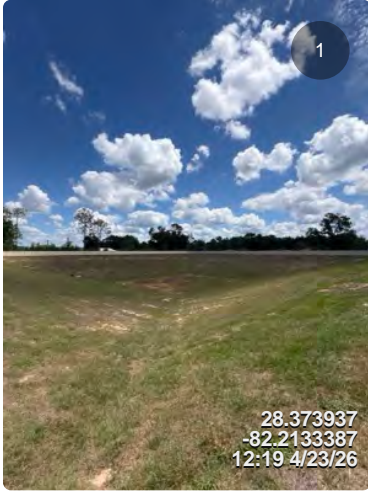


Items 2 - Pond Maintenance

Assigned To: Lawn Medic

Ponds are completely dried out. Surrounding landscape is properly maintained. Observed evidence of erosion at the retention pond close to St. Joes rd.

- Will continue monitoring for worsening conditions.



Items 3 - Mail Kiosk

Assigned To: Board

Both mail kiosks are clean. No issues to report.

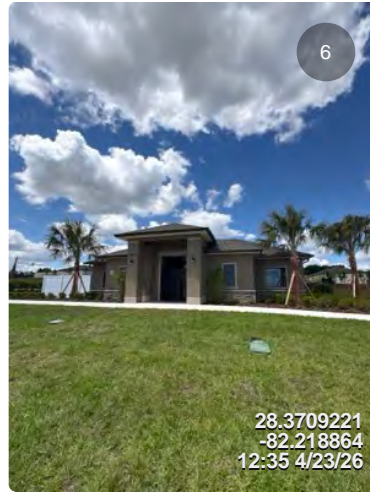
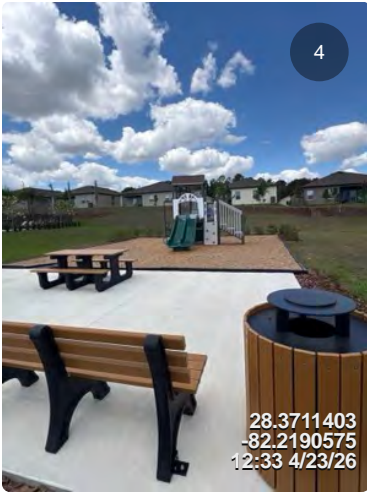


Items 4 - Amenity Center

Assigned To: Board

Landscape at the amenity center looks good. New plants appear to be thriving. Playground is clean. Pool area is clean.





Items 5 - St. Joe Rd. Entrance

Assigned To: Board

Frontage landscape looks good. Sale's banners are visible from all sides. Monument sign looks good from the road and clear of any obstructions.

