



Rizzetta & Company

# **Willow Walk Community Development District**

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## **Board of Supervisors' Special Meeting April 29, 2024**

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

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

## **WILLOW WALK COMMUNITY DEVELOPMENT DISTRICT**

Eagle Pointe Clubhouse, 11450 Moonsail Dr Parrish, Florida 34219

<b>Board of Supervisors</b>	Jasen Milenkovsk Ali Mustafa Peter Macias Shaun Chapdelaine Katheleen Adams	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Matthew Huber	Rizzetta & Company, Inc.
<b>District Counsel</b>	Lauren Gentry	Killinski Van Wyk
<b>District Engineer</b>	Matt Morris	Morris Engineering

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

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (239) 936-0913. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

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

# WILLOW WALK COMMUNITY DEVELOPMENT DISTRICT

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

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

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

April 26, 2024

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

## **REVISED FINAL AGENDA**

Dear Board Members:

The special meeting of the Board of Supervisors of Willow Walk Community Development District will be held on **Monday, April 29, 2024, at 4:00 p.m.** at the Eagle Pointe Clubhouse located at 11450 Moonsail Dr, Parrish, Florida 34219. The following is the agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT**
- 3. STAFF REPORTS**
  - A.** Aquatic Maintenance
    - 1. Consideration of Midge Fly Treatment..... Tab 1**
  - B.** Landscape Inspection Report
    - 1. Presentation of Landscape Inspection Report..... Tab 2**
  - C.** District Counsel
  - D.** District Engineer
    - 1. Presentation of Environmental Report..... Tab 3**
  - E.** District Manager
    - 1. Review of District Manager Report..... Tab 4**
    - 2. Presentation of Website Audit..... Tab 5**
    - 3. Review of Financial Statement..... Tab 6**
- 4. BUSINESS ADMINISTRATION**
  - A.** Consideration of the Minutes of the Board of Supervisors Meeting held on February 5, 2024..... Tab 7
  - B.** Consideration of the Operations and Maintenance Expenditures for January and February 2024..... Tab 8
- 5. BUSINESS ITEMS**
  - A.** Presentation of EGIS Site Visit Report..... Tab 9
  - B.** Consideration of Concrete Pad Proposal..... Tab 10
  - C.** Consideration of Fence Repair Quote..... USC
  - D.** Consideration of Bench Proposal..... Tab 11
  - E.** Consideration of Bike Rack Proposal..... Tab 12
  - F.** Consideration of Monument Sign Proposals..... Tab 13
  - G.** Consideration of Resolution 2024-03, Approving Fiscal Year 2024-2025 Proposed Budget and Setting a Public Hearing..... Tab 14
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**



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

Sincerely,  
*Matthew Huber*  
District Manager

Tab 1

## **SERVICES CONTRACT**

CUSTOMER NAME: Willow Walk CDD  
SUBMITTED TO: Christina Newsome - CNewsome@rizzetta.com  
CONTRACT DATE: March 29th, 2024  
SUBMITTED BY: Mitchell Hartwig - Operations Manager  
SERVICES: Midge Fly Treatment at Pond 9

This agreement (the "Agreement") is made as of the date indicated above, and is by and between SOLitude Lake Management, LLC ("Solitude" or the "Company") and the customer identified above (the "Customer") on the terms and conditions set forth in this Agreement.

1. **The Services.** SOLitude will provide services at the Customer's property as described in Schedule A attached hereto:
2. **PAYMENT TERMS.** The total fee for the Services is **\$2,825.00. Price is valid for 60 days from the contract date.** SOLitude shall invoice the Customer following completion of each Task Service.

For any work completed or materials in storage on the customer's behalf at the end of each month, the company will invoice and the customer will be responsible for paying the percent of the total work completed as of that date, less any previous deposit paid. Should the work performed be subject to any local, state, or federal jurisdiction, agency, or other organization of authority for sales or other taxes or fees in addition to those expressly covered by this contract, customer will be invoiced and responsible for paying said additional taxes in addition to the fee above. Customer agrees to pay all invoices within thirty (30) days of invoice date. The Customer will be liable for any returned check fees and any collection costs, including reasonable attorney fees and court costs, for any invoices not otherwise timely paid, and interest at the rate of 1% per month may be added to all unpaid invoices. Company shall be reimbursed by the Customer for any non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on the Company by the Customer that are not covered specifically by the written specifications of this contract.

3. **TERM AND EXPIRATION.** This Agreement is for a one-time service as described in the attached Schedule A. Any additional services will be provided only upon additional terms as agreed to by the parties in writing.

**Competitively Sensitive & Proprietary Materials** – The information contained herein is the intellectual property of SOLitude Lake Management. Recipient may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



4. DISCLAIMER. SOLitude is not responsible for the failure of any treatment, equipment installation, or other work that result from dam or other structural failures, severe weather and storms, flooding, or other acts of God that are outside of the control of SOLitude.

Customer understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat lakes and ponds. The customer is responsible for notifying SOLitude in advance of the contract signing and the start of the contract if they utilize any of the water in their lakes or ponds for irrigation purposes. The customer accepts full responsibility for any issues that may arise from the irrigation of turf, ornamentals, trees, crops, or any other plants as a result of treated water being used by the customer for irrigation without the consent or knowledge of SOLitude.

Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, or the installation and normal operation of the equipment we install, there is a risk under certain circumstances of significant dissolved oxygen drops. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Oftentimes lakes and ponds will experience natural fish kills under these conditions even if no work is performed. Every effort, to include the method and timing of application, the choice of products and equipment used, and the skill and training of the staff, is made to avoid such problems. However, the customer understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of SOLitude that will result in the death of some fish and other aquatic life. The customer also understands and accepts that similar risks would remain even if no work was performed. The customer agrees to hold SOLitude harmless for any issues with fish or other aquatic life which occur as described above, or are otherwise outside the direct control of the SOLitude, unless there is willful negligence on the part of SOLitude.

While SOLitude Lake Management LLC makes every effort to thoroughly inspect the site before providing this contract proposal or beginning any work, it is possible, without fault or negligence, that unforeseen circumstances may arise, or that hidden conditions on the site might be found in the course of the performance of the contract work, which would result in additional time or material costs that exceed this contract pricing. Should this occur, the customer will be notified of these unforeseen circumstances or conditions and be responsible for the costs associated with remedying. By signing this agreement, the customer acknowledges that they have informed SOLitude Lake Management® of all known and relevant current site conditions that would be reasonable to expect could affect our ability to successfully complete the contract work.

5. INSURANCE AND LIMITATION OF LIABILITY. Solitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. The Company will be responsible for those damages, claims, causes of action, injuries or legal costs to the extent of its own direct negligence or misconduct, and then only to an amount not to exceed the annual value of this Agreement. In no event will any party to this Agreement be liable to the other for incidental, consequential or purely economic damages.

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6. FORCE MAJEURE. The Company shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services, due to any cause beyond its reasonable control.
7. ANTI-CORRUPTION AND BRIBERY. Each party represents that neither it nor anyone acting on its behalf has offered, given, requested or accepted any undue financial or other advantage of any kind in entering into this Agreement, and that it will comply with all applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.
8. GOVERNING LAW. This Agreement shall be governed and construed in accordance with the laws of the state in which the Services are performed.
9. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or otherwise. This Agreement may not be modified or amended except by written agreement executed by both parties. In the event that any provision of this Agreement is determined to be void, invalid, or unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.
10. NOTICE. Any written notice provided under this Agreement may be sent via overnight mail, certified mail, hand delivery or electronic mail with delivery confirmation, to the individuals and addresses listed below.
11. BINDING. This Agreement shall inure to the benefit of and be binding upon the legal representatives and successors of the parties.
12. FUEL/TRANSPORTATION SURCHARGE. Like many other companies that are impacted by the price of gasoline, a rise in gasoline prices may necessitate a fuel surcharge. As such, the Company reserves the right to add a fuel surcharge to Customer's invoice for any increase in the cost of fuel as measured above the same time period in the prior year (by the National U.S. Average Motor Gasoline-Regular Fuel Price per Gallon Index reported by the U.S. Department of Energy). The surcharge may be adjusted monthly (up or down) with the price of gasoline.
13. E-Verify. Solitude Lake Management LLC utilizes the federal E-Verify program in contracts with public employers as required by Florida State law, and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.

ACCEPTED AND APPROVED:

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SOLITUDE LAKE MANAGEMENT, LLC.

Willow Walk CDD

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

***Please Remit All Payments to:***

***1320 Brookwood Drive Suite H  
Little Rock AR 72202***

***Customer's Address for Notice Purposes:***

\_\_\_\_\_

***Please Mail All Contracts to:***

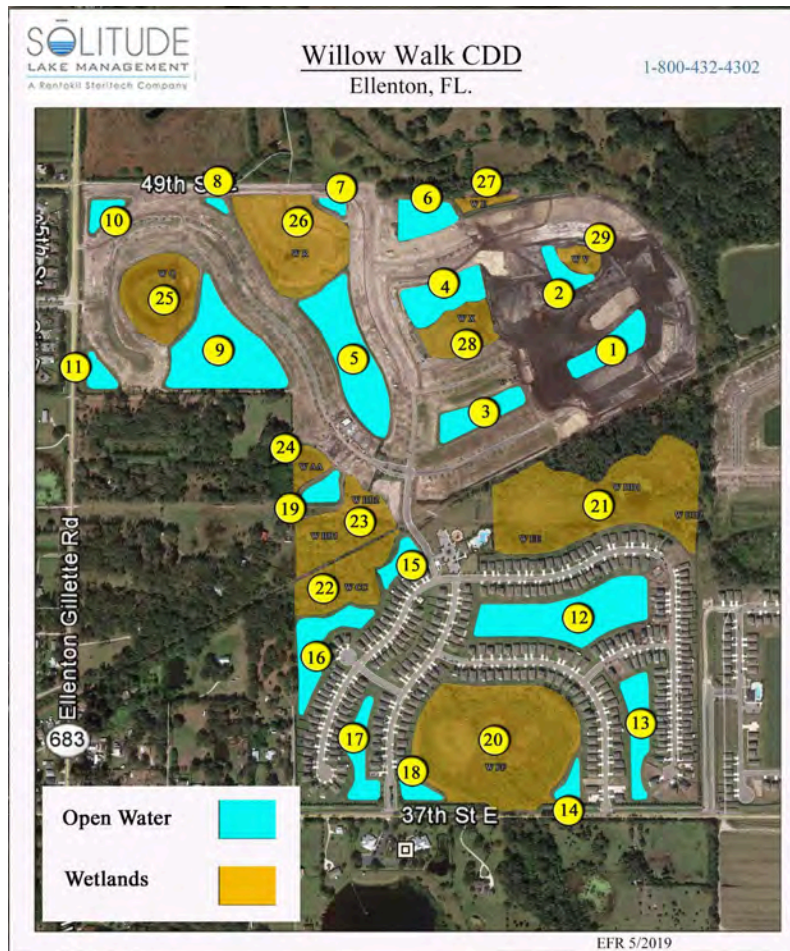
***2844 Crusader Circle, Suite 450  
Virginia Beach, VA 23453***

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## SCHEDULE A - SERVICES

**Project Summary:** SOLitude is pleased to present the following Midge Fly Treatment at site 9 in Willow Walk CDD.



### **SPECIFICATIONS:**

- **Midge Fly Larvicide Treatments for Pond #9**
- **Quantity 1 Midge Fly Treatment(s): Series of Three (3) treatments (approximately 10-14 days apart).**
- **This Biological Larvicide has no effect on midges or mosquito's which have reached the pupa stage prior to the treatments. As Aquatic midges can travel some distance and are attracted to light, we suggest turning off or reducing outside lighting to reduce swarming around inhabited locations. Solitude cannot guarantee the complete control of the midges.**

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General Qualifications:

1. Company is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.
4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this contract will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.
6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense.

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Tab 2

# Willow Walk

## LANDSCAPE INSPECTION REPORT



January 29, 2024  
Rizzetta & Company  
Bryan Schaub – Landscape Specialist



Rizzetta & Company  
Professionals in Community Management

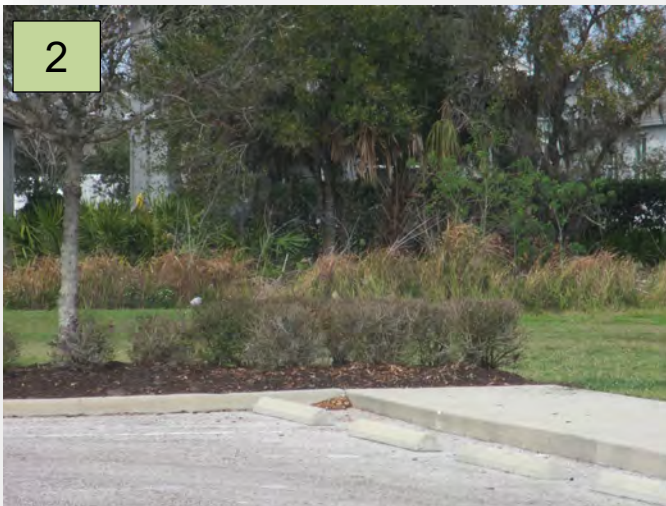
# Summary & Amenities Center

## General Updates, Recent & Upcoming Maintenance Events

- Upcoming Palm pruning events.
- Upcoming fertilization application events for turf, beds and palms.

The following are action items for **Sun State Landscape** to complete. **Red items** indicates deficient from previous report. **Bold Red items** indicates deficient for more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation. **Bold Black Underlined** are for Board information or decisions.

1. At the Amenities Center, continue to replace the missing or “borrowed” Confederate Jasmine units in the parking area beds. There is an issue with the soil. Most plants are not performing in the fronts of these beds. The beds have been tested. Present the results of the soil tests at the next BOS Meeting.
2. At the north end of the Amenities Center parking area, the Schillings Holly had extensive leaf drop, prune out dead material as the plants have recovered. We may want to add a micro pack and soil conditioner to these beds during the next fertilization event. (Pic 2)
3. In the beds to the south of the pool house, there is another smaller outbreak of Leaf Spot on the Schilling’s Holly. Rejuve cut unit and treat surrounding units. (Pic 3)



4. The dead palm behind the Pool Deck needs to be removed.
5. In the Viburnum hedge that surrounds the Amenities Center parking, trim out dead material.
6. Continue treating the Ligustrum for Leaf Spot.
7. Property-wide, treat all joint crack weeds.
8. Property-wide, treat all active ant mounds.





# Mossy Limb, 36<sup>th</sup>, Experimental Farm & 49<sup>th</sup>

9. In the north ROW of Mossy Limb at the internal gate and behind the fence the two Palm are dead and need to be removed. I would not recommend replacing them. Some lower profile plants could be substituted i.e., shrubs or grasses.

10. In the bed near the RR tracks & across the street from the internal gate, I am seeing chronic under performance from 3 palms. The nearby plants are thriving. Please, present the soil testing results at the next BOS Meeting. (Pic 10)



11. At the internal gate in the south ROW, a Palm has died. Try to determine cause. It needs to be removed. (Pic 11)



12. At the internal gate in the south ROW, diagnose & treat the stressed Orange Bird of Paradise.

13. At the median island at the Willow Walk entrance, continue to take any corrective actions & report findings to the DM. Looks like it will not make it. A tissue test may need to be performed. (Pic 13)



14. Along Mendoza in the north ROW, investigate several Oaks that are stressed with thinning leaves. Diagnose & take any corrective actions possible to correct. Report findings to the DM.

15. Near the end of 49<sup>th</sup>, there was an unauthorized dumping of landscape and construction debris. (Pic 15)



16. At the 36<sup>th</sup>, entrance and in other locations on property, the Jasmine hedges are healthy and producing flowers. The nutrition plan implemented by SSLM is paying off. Great Job!



# Proposals

1. SSLM to generate a proposal to flush cut a dead Palm in the south ROW at the internal gate area. Also, generate an additional proposal to remove, stump grind & install a replacement with another tree type according to district guidelines. Include all demo, prep, sod, soil, mulch, cleanup, removal, disposal, and any irrigation adjustments or repairs. (Pic 1 >)



Tab 3

# **Willow Walk- Phase 2**

## **Manatee County Section 719 Land Development Code Final Site Plan Environmental Narrative**

March 2017

Prepared for:

### **Kolter Homes**

4807 PGA Boulevard  
Palm Beach Gardens, FL 33418

Prepared by:

### **E Co Consultants, Inc.**

1523 8<sup>th</sup> Avenue West  
Suite B  
Palmetto, FL 34221  
941.722.0901 fax 941.722.4931

## Introduction

The applicant proposes to construct a 147.22 acre residential development of the Willow Walk property located north of Mendoza Road and immediately east of Ellenton Gillette Road, Section 5, Township 36S, Range 18E, 27° 33'19.62" N / 82° 31' 22.62" W, Manatee County, Florida. The Willow Walk property is highly disturbed lands that have historically been used for agricultural operations including cattle ranching, which is ongoing today. The on-site wetlands are highly disturbed pasture freshwater marshes and shrub/forested wetland that have had their hydroperiods altered by historical agricultural activities and construction of railroad tracks. Currently, the subject parcel is mostly undeveloped and contains a mix of improved pasture, woodland pasture, Brazilian pepper dominated upland hardwood forest, upland hardwood-coniferous forests, electrical power transmission lines, agricultural ditches, forested wetlands, and disturbed freshwater marsh wetlands.

The following report addresses items found in the Manatee Count Land Development Code (LDC) Chapter 706 pertaining to wetland and upland habitat on lands proposed for Final Site Plan (FSP) approval.

Wetlands, OSW and upland habitats on-site are categorized below using the Florida Department of Transportation "Florida Land Use, Cover and Forms Classification System (FLUCCS)".

## Wetland and Other Surface Waters

### FLUCCS Code 510 Agricultural Ditches 3.22 acres

- Vegetation:** The agricultural ditches on-site are either void of vegetation and sandy bottom, dominated by bahiagrass or are sparsely vegetated with opportunistic wetland plants including soft rush (*Juncus effusus*).
- Impacts:** These are all excavated features associated with historical agricultural activity. All on-site agricultural ditches will be dredged or filled as part of the development. Removal of these agricultural ditches will stabilize the hydroperiods of on-site wetlands.
- Hydrology:** Agricultural ditches most likely flow in response to rain events, and alter the wetland hydroperiods for those ditches connected to on-site wetlands.
- Wildlife:** The on-site agricultural ditches provide very limited habitat for wildlife.

### FLUCCS Code: 641 Freshwater Marsh (Disturbed) - 16.63 acres

- Vegetation:** Freshwater marshes within Willow Walk are highly disturbed from historical and ongoing agricultural operations. These wetlands are heavily grazed and their hydroperiods have been altered by the historical construction of on-site ditches. Wetland R has had historical excavation in the core of the wetland with the spoil material piled in the wetland. These disturbed wetlands differ slightly in species composition and density, but generally support sparse or moderate coverage of maidencane (*Panicum hemitomon*), spikerush (*Eleocharis baldwinii*), dotted smartweed, dollarweed (*Centella asiatica*), soft rush, primrose willow (*Ludwigia peruviana*) sand cord grass (*Spartina bakeri*) and few pickerelweed (*Pontederia*



*cordata*). Significant areas of the outer zones of these onsite wetlands are encroached by bahiagrass. Brazilian pepper (*Schinus terebinthifolius*) is on the periphery of several wetlands including Wetland R which has over half of its limits covered in Brazilian pepper at the wetland/upland interface.

- Impacts: All on-site wetland have moderate to significant impact from historical and ongoing agricultural operations. The result is poor to very poor functioning wetlands.
- Hydrology: Freshwater marshes on the subject parcel have altered hydroperiods as the result of historical ditching for agricultural operations.
- Wildlife: The freshwater marsh areas most likely support limited wading birds and a small population of common amphibians, reptiles and fish during the wet season.

### **FLUCCS Code: 630 Wetland Forested Mixed - 3.14 acres**

- Vegetation: Wetland BB1 is the only forested wetland are present on the Willow Walk property. This wetland has been historically disturbed from the construction of the railroad tracks immediately offsite to the south of this wetland. This wetland is dominated by laurel oak (*Quercus laurifolia*) and red maple (*Acer rubrum*). The understory is comprised of immature cabbage palms (*Sabal palmetto*), wild coffee (*Psychotria nervosa*), Brazilian pepper (*Schinus teribinthifolius*), and few ferns including Virginia chain fern (*Woodwardia* sp.)
- Impacts: The forested wetland has been historically impacted by the filling of the railroad tracks immediately offsite to the south.
- Hydrology: The historical construction of the the railroad tracks offsite has altered the watershed and hydroperiod of this wetland.
- Wildlife: The forested wetland systems onsite most likely provide limited cover for medium and small mammals and may support a small population of reptiles, amphibians, and fish during the wet season.

### **Wetland Descriptions**

Wetland E: Wetland E is a disturbed freshwater marsh near the northern property boundary. This wetland is connected to offsite ditches to the north via two small ditches that breach a berm at the northern property boundary. This has some historical fill associated with fill material from ditches excavated along the northern property boundary. The marsh supports bahiagrass, dotted smartweed, maidencane, coinwort, spadeleaf, soft rush and few pickerelweed. This wetland has no zonation. The is no native buffer to this wetland, and all areas are pastures that surround this wetland. Brazilian pepper dominates the northern boundary of this wetland.

Wetland Q: Wetland Q is a disturbed freshwater marsh near the western property boundary. This wetland has been historically impacted by agricultural ditching that surrounds the wetland altering its hydroperiod. The outer zone is a mix of soft rush, sand cord grass, dotted smartweed, maidencane, coinwort, spadeleaf, and few pickerelweed. The core of this wetland was open water during site investigations. The is no native buffer to this wetland, and all areas are pastures that surround this

wetland.

Wetland R: Wetland R is a disturbed freshwater marsh near the northern property boundary. This wetland has been historically impacted by agricultural ditching at the northern and western limits of this wetland. Its hydroperiod has been affected by the historical ditching. There are areas in the core of this wetland that have been excavated with associated spoil material piled adjacent. The outer zone is a mix of dotted smartweed, spikerush, coinwort, spadeleaf, maidencane and a few pickerelweed. The core of this wetland was open water during site investigations. There is no native buffer to this wetland, and the boundary of the wetland is dominated by Brazilian pepper except for the eastern boundary.

Wetland S: Wetland S is a disturbed freshwater marsh at the northern portion of the property. This wetland is a small wetland with areas that have been historically excavated and is dominated by primrose willow, bahiagrass, spikerush, dotted smartweed and coinwort. There is no native buffer to this wetland, and all areas are pastures that surround this wetland.

Wetland T: Wetland T is a disturbed freshwater marsh at the northern portion of the property. This wetland is a small, remanent area dominated by bahiagrass, spikerush, dotted smartweed and coinwort. There is no native buffer to this wetland, and all areas are pastures that surround this wetland.

Wetland U: Wetland U is a disturbed freshwater marsh near the northern property boundary. This wetland is a small, remanent area dominated by bahiagrass, spikerush, dotted smartweed and coinwort. There is no native buffer to this wetland, and all areas are pastures that surround this wetland. There are live oaks within the pastures adjacent to this wetland.

Wetland V: Wetland V is a disturbed freshwater marsh near the eastern property boundary. This wetland has been historically impacted by agricultural ditching at the eastern limits of this wetland. Its hydroperiod has been affected by the historical ditching. There are areas in the core of this wetland that have been excavated with associated spoil material piled adjacent. The outer zone is a mix of dotted smartweed, spikerush, coinwort, spadeleaf, maidencane and a few pickerelweed. The core of this wetland was open water during site investigations. There is no native buffer to this wetland, and the wetland is surrounded by pasture and few live oaks.

Wetland W: Wetland W is a disturbed freshwater marsh near the eastern property boundary. This wetland is a small, remanent area dominated by bahiagrass, spikerush, dotted smartweed and coinwort. There is no native buffer to this wetland, and all areas are pastures that surround this wetland. There are live oaks within the pastures adjacent to this wetland.

Wetland X: Wetland X is a disturbed freshwater marsh near the northern property boundary. This wetland has been historically impacted by several agricultural ditches that connect into this wetland. Its hydroperiod has been affected by the historical ditching. This wetland is dominated by dotted smartweed, spikerush, coinwort, spadeleaf, maidencane and a few pickerelweed. There is no native buffer to this wetland.

Wetland Z: Wetland Z is a disturbed freshwater marsh near the southern property boundary. This wetland has some historical excavation and associated spoil piled in the wetland. The marsh supports bahiagrass in the outer zones, with a mix of dotted smartweed, coinwort, spadeleaf, soft rush and a few pickerelweed transitioning to the core of the wetland. The core where the excavation occurred is open water. There is no native buffer to this wetland, and all areas are pastures that surround this wetland, with

a few live oaks (*Quercus virginiana*) in the pastures.

Wetland AA: Wetland AA is a disturbed shrub freshwater wetland near the western property boundary. This wetland continues off-site to the west and is dominated by Brazilian pepper with few red maple (*Acer rubrum*). There is very limited native buffer to this wetland.

Wetland BB1: Wetland BB1 is a disturbed forested wetland at the southern property boundary. This wetland has been historically impacted by the filling of the railroad tracks immediately off-site to this south. It has an altered hydroperiod and is dominated by laurel oaks and few red maples. The understory is sparse with immature cabbage palms, wild coffee (*Psychotria nervosa*), Brazilian pepper and few fern species including Virginia chain fern. There is very limited native buffer and is also disturbed to the north by an existing powerline easement.

Wetlands BB2 and BB3: Wetlands BB2 and BB3 are disturbed marsh wetlands near the southern property boundary. These wetlands are historically disturbed and isolated from the existing power line easement. There is very limited vegetation in these wetlands, and they are dominated by bahiagrass, spikerush, coinwort, and few maidencane. There is no native buffer to these wetlands.

## **Upland Habitats**

### **FLUCCS Code 211 Improved Pasture - 83.4 acres**

There are areas of improved pasture vegetated with bahiagrass throughout the subject parcel. Within pastures are few clusters or individuals of live oaks.

### **FLUCCS Code 213 Woodland Pasture - 33.55 acres**

Areas with live oak canopy and bahiagrass understory in the eastern portion of the subject parcel.

### **FLUCCS Code 422 Brazilian Pepper – 1.77 acres**

Disturbed upland areas dominated by Brazilian pepper are located in the northern portion of the subject parcel buffering forested Wetland R to the north and east.

### **FLUCCS Code 434 Hardwood – Conifer Mixed - 2.92 acres**

Areas of mixed hardwood – conifer upland forests are located in the northern and eastern portions of the subject parcel. These areas contain a live oak, slash-pine and cabbage palm canopy with an understory dominated by wild coffee, beautyberry, saw palmetto, and immature cabbage palm.

### **FLUCCS Code 832 Electrical Power Transmission Lines – 2.59 acres**

Areas that have been cleared of native vegetation and mowed regularly around electrical power transmission lines are located in the southern portion of the subject parcel.

## **Off-site Wetland and Upland Habitats**

### **North**

The site is bordered to the north by improved pasture (211) and wetland forested mixed (630), and freshwater marsh (641).

### **West**

The site borders Ellenton Gillette Rd. (814) to the West. There is also medium density residential (120) and reservoirs less than 10 acres to the west of Ellenton Gillette Rd.

### **East**

To the East of the site is Mixed Hardwoods (438), with Interstate 75 (814) further to the East.

#### **South**

The southern boundary consists of mixed hardwood (438), wetland forested mixed mixed (630), unimproved pasture (212), and low density residential (110).

#### **Wetland Buffers/Conservation**

The project will maintain 30-foot buffers around all wetlands, or portions of wetlands within as illustrated on the attached Final Site Plan drawings. Monitoring and maintenance of these areas are summarized in the Buffer Restoration Plan. All on-site buffers will be treated for nuisance species in accordance with the County's Land Development Code (LDC).

Conservation area signs will be placed adjacent to wetland buffers/conservation easements indicating that the area is a "Conservation Area".

#### **Protected Species**

E Co reviewed the subject parcel for the potential presence of listed species both during formal listed species surveys, and during wetland delineations and local and state agency field reviews. These reviews were conducted in March, May, October and December 2014 and included field survey and observations, and research of available databases for documented listed species presence relative to the proposed project.

To assist in determining potential utilization of the subject parcel by certain listed species, a search of available databases was accomplished. These database searches revealed no documented utilization of the project area or areas adjacent to the project area by listed species. Two bald eagle (*Haliaeetus leucocephalus*) are mapped by the Florida Fish and Wildlife Conservation Commission (FWC) within the vicinity of Willow Walk: Nest Nos. MN007 and MN024. The last time MN007 was documented to be active was 1997, and is considered abandoned. It was surveyed as late as 2013 by FWC and no activity was observed. According to the FWC, nest MN024 has been active since 2009, and was last surveyed on 2013 where it was still active.

In addition to the database searches, a Senior Scientist with E Co Consultants, Inc. performed field surveys and observations of the project during several site visits. These surveys included pedestrian and vehicular transects throughout the project area. No federally listed species were observed nesting or denning within the on-site habitats.

#### **Proposed Impacts to Wetlands and OSWs**

As noted above, E Co has worked closely with Morris Engineering to design Phase 2 of development to avoid and minimizes impacts to wetlands and buffers. The current site plan is the result of project design for residential lots, storm water infrastructure and roadways avoiding wetland impacts to the maximum extent feasible. As noted above, In total, Phase 2 contains 19.80 acres of wetlands. The wetlands are low quality highly disturbed pasture marshes that have been historically disturbed by many decades of agricultural and ranching activities. Unavoidable impacts will occur to wetlands E, R, S, T, U and W, X, and Z totaling 2.94 acres and illustrated on Morris Engineering Final Site Plan drawings. In addition all 2.94 acres of upland cut agricultural ditches will be dredged or filled as part of the development. Removal of these agricultural ditches will stabilize the hydroperiods of on-site wetlands.

#### **UMAM Wetland Impact and Mitigation Analysis**

E Co has prepared UMAM data sheets for wetland impacts Wetlands E, R, S, T, U and W, X, and Z(attached) for the 2.94 acres of wetland impact within Phase 2. The UMAM Functional Loss from these Phase 2 wetland impacts totals -1.16 units. To offset these wetland functional losses, the project

will enhance and preserve in perpetuity 12.62 acres of Wetlands. The UMAM Functional Lift from the 16.86 acres is 1.30 units of lift which sufficient to offsets the functional loss of low quality wetland impacts associated with this project. Please see attached UMAM data sheets for Wetlands Q, R, and X mitigation.

## **Willow Walk**

### **Wetland Buffer Restoration Plan**

**March 2017**

Wetland buffers are currently comprised of both improved and native habitats. All on-site wetlands are surrounded by areas that have been historically farmed or used for cattle grazing. In accordance with section Section 706 of the LDC, nuisance/exotic vegetation will be removed from the wetland buffers. Manual methods will be utilized to reduce potential secondary impacts. All cut stumps will be treated with a systemic herbicide to prevent regrowth. Following the initial removal activities, supplemental plantings will be installed as depicted in the attached Wetland Buffer Restoration Plan cross-section, as needed. Areas with significant coverage of native vegetation will not be completely replanted, but supplemental plantings will occur where nuisance species are removed. Areas where buffer impacts occur in Wetland W-Q and W-V will be compensated for as illustrated on Morris Engineering Final Site Plan drawings.

Following the initial enhancement activity, annual inspections of the wetland buffers will be accomplished to evaluate their condition. If nuisance/exotic species or overgrown native vegetation are observed during the annual inspection, maintenance using the same methods as the initial buffer restoration will be prescribed to return them to their enhanced state.

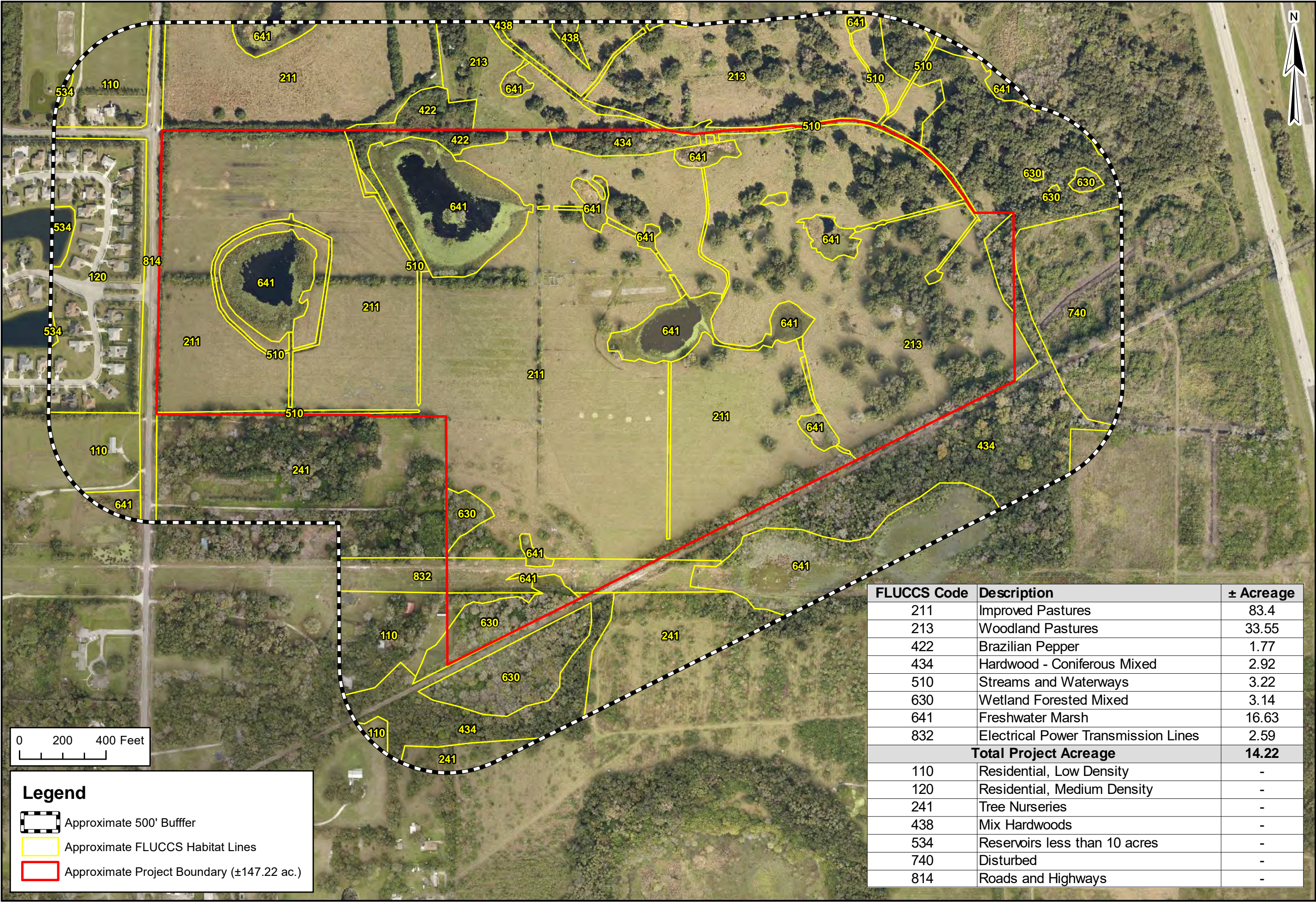
## **Willow Walk**

### **Ecosystem Management Plan**

**March 2017**

The initial removal of all nuisance/exotic plant species from upland preservation areas will be completed prior to the completion of construction activities. Manual removal methods will be utilized to avoid disturbance. These manual methods will include hand removal and herbicide treatments where appropriate, and cut stumps will be treated with an approved herbicide to prevent regrowth. All herbicide treatments will be supervised by a licensed pesticide applicator. Annual inspections of upland preservation areas will be accomplished to evaluate their condition. If nuisance/exotic species are observed during the annual inspection exceeding 5% of the total vegetative cover, maintenance using the same manual methods described above will be prescribed to remove them.






FLUCCS Code	Description	± Acreage
211	Improved Pastures	83.4
213	Woodland Pastures	33.55
422	Brazilian Pepper	1.77
434	Hardwood - Coniferous Mixed	2.92
510	Streams and Waterways	3.22
630	Wetland Forested Mixed	3.14
641	Freshwater Marsh	16.63
832	Electrical Power Transmission Lines	2.59
Total Project Acreage		14.22
110	Residential, Low Density	-
120	Residential, Medium Density	-
241	Tree Nurseries	-
438	Mix Hardwoods	-
534	Reservoirs less than 10 acres	-
740	Disturbed	-
814	Roads and Highways	-

Client: Kolter Land Partners

Project: Willow Walk

Title: FLUCCS Habitat Map



CONSULTANTS INCORPORATED

1523 8th Avenue West, Suite B

Palmetto, FL 34221

Telephone: 941.722.0901

Fax: 941.722.4931

Website: [www.ecoconsultants.net](http://www.ecoconsultants.net)

Sec: 5 Twp: 34S Rng: 18E

Scale: 1" = 400'

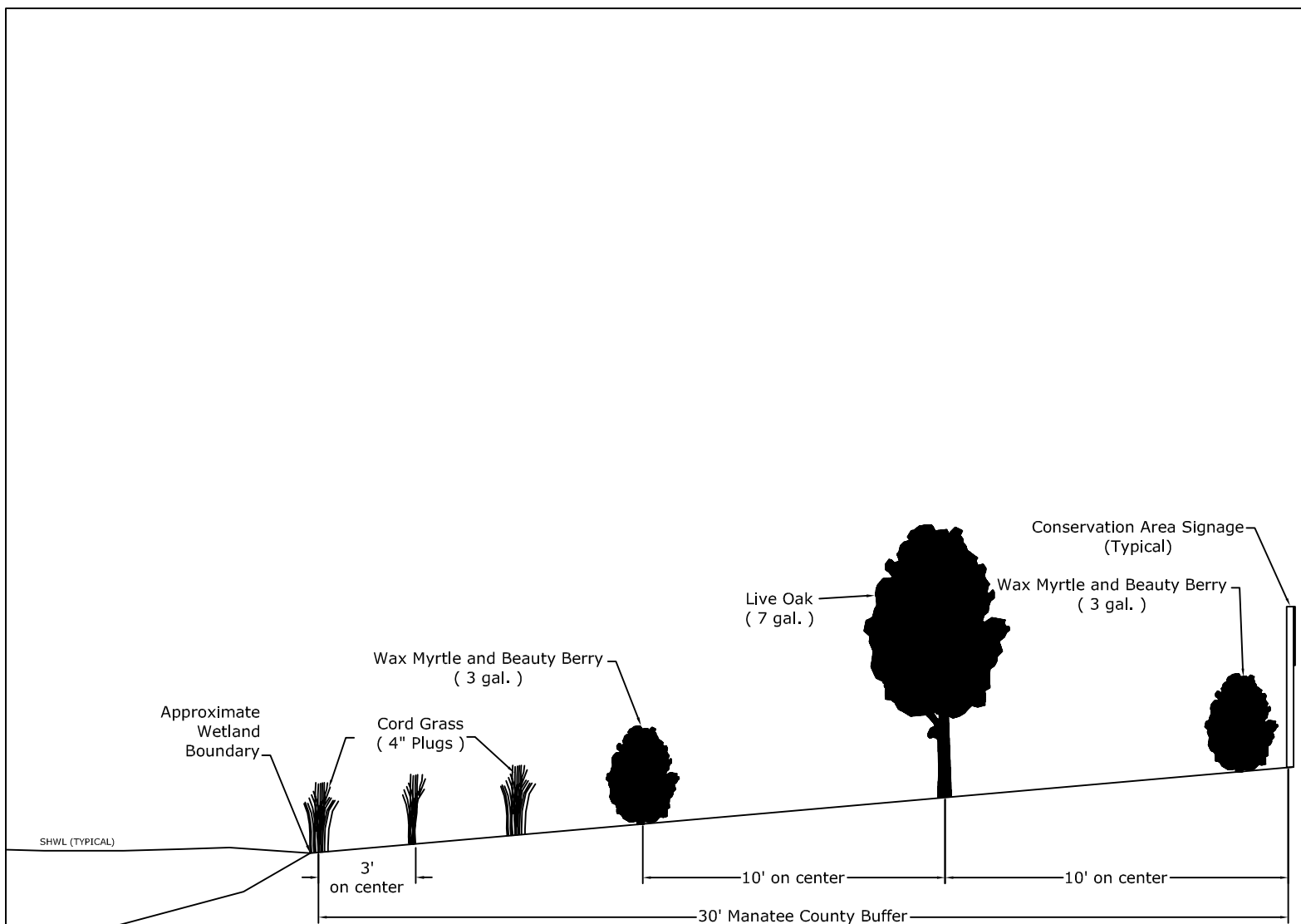
Date Drawn: 3/16/2017

Drawn by: MJ

Source: Manatee County Aerial 2015

Sheet: 1 of 1





**Typical Buffer Cross Section**

Client: Kolter Land Partners  
 Project: Willow Walk Phase 3  
 Title: Buffer Restoration Cross Section

File: F:\1-Sarasota\Kolter\Willowp3\gis\cad\cross.dwg



Sec: 5 Twp: 34S Rng: 18E  
 Scale: N.T.S  
 Date Drawn: 03/17/17  
 Drawn by: CW, MJ



**PART I – Qualitative Description**  
**(See Rule 62-345.400, F.A.C.)**

Site/Project Name Willow Walk Phase 2		Application Number		Assessment Area Name or Number Wetland E	
FLUCCs code 641		Further classification (optional)		Impact or Mitigation Site? Impact	
				Assessment Area Size 0.34	
Basin/Watershed Name/Number Manatee River		Affected Waterbody (Class)		Special Classification (i.e. OFW, AP, other local/state/federal designation of importance)	
<p>Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands</p> <p>The Willow Walk Property is historical and ongoing agricultural lands that are predominantly bahiagrass pastures with disturbed freshwater marshes, agricultural ditches and few clusters of live oak trees within pastures. There are railroad tracks that make up the southern property boundary and acts as a hydrologic barrier to wetlands and surface waters south. Connections to navigable waters occur to the north of the property that drains into Frog Creek and out to Tera Ceia Bay.</p>					
<p>Assessment area description</p> <p>Wetland E is a disturbed freshwater marsh near the northern property boundary. This wetland is connected to offsite ditches to the north via two small ditches that breach a berm at the northern property boundary. This has some historical fill associated with fill material from ditches excavated along the northern property boundary. The marsh supports bahiagrass, dotted smartweed, maidencane, coinwort, spadeleaf, soft rush and few pickerelweed. This wetland has no zonation. There is no native buffer to this wetland, and all areas are pastures that surround this wetland. Brazilian pepper dominates the northern boundary of this wetland.</p>					
Significant nearby features  Gillette Road is immediately west of the property. No other significant features are near the Willow Walk property.			<p>Uniqueness (considering the relative rarity in relation to the regional landscape.)</p> <p>Wetland E impact area is not unique. This area is a highly disturbed, freshwater marsh that is common to the region.</p>		
Functions  Wetland E has very limited wetland function. Historical agriculture has significantly altered the hydroperiod of this wetland.			<p>Mitigation for previous permit/other historic use</p> <p>N/A</p>		
Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found)  In its current condition, there limited wildlife Utilization function			<p>Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area)</p> <p>Listed species utilization is considered to be limited.</p>		
<p>Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.):</p> <p align="center">None</p>					
Additional relevant factors:					
Assessment conducted by: Chris Kennedy, Eco Consultnats Inc.			Assessment date(s): March 2017		

**PART II – Quantification of Assessment Area (impact)**  
**(See Rules 62-345.500 and .600, F.A.C.)**

Site/Project Name Willow Walk Phase 2	Application Number	Assessment Area Name or Number Wetland E
Impact or Mitigation Impact	Assessment conducted by: Chris Kennedy	Assessment date: 03/17/16

<b>Scoring Guidance</b> The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	<b>Optimal (10)</b>	<b>Moderate(7)</b>	<b>Minimal (4)</b>	<b>Not Present (0)</b>
	Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface waterfunctions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

.500(6)(a) Location and Landscape Support  w/o pres or current      with <div>5</div> <div>0</div>	The impact area is located at the northern extent of Wetland E. The project will fill this assessment area for the future construction a roadway (49 <sup>th</sup> Ave). There is no native buffer to this wetland, and all areas are pastures that surround this wetland. Brazilian pepper dominates the northern boundary of this wetland.
.500(6)(b)Water Environment (n/a for uplands)  w/o pres or current      with <div>3</div> <div>0</div>	The impact area is located at the northern extent of Wetland E. This wetland is connected to offsite ditches to the north via two small ditches that breach a berm at the northern property boundary and this ditching has altered the hydroperiod of the wetland. The project will fill this assessment area for the future construction a roadway (49th Ave).
.500(6)(c)Community structure  1. Vegetation and/or 2. Benthic Community  w/o pres or current      with <div>3</div> <div>0</div>	The impact area is located at the northern extent of Wetland E. There is very little desirable wetland plant species as a result of it's altered state. Vegetation includes bahiagrass, dotted smartweed, maidencane, coinwort, spadeleaf, soft rush and few pickerelweed. There is also no zonation within this wetland. The project will fill this assessment area for the future construction a roadway (49th Ave).

Score = sum of above scores/30 (if uplands, divide by 20)	
current or w/o pres	with
<div>0.37</div>	<div>0</div>

If preservation as mitigation,
Preservation adjustment factor =
Adjusted mitigation delta =

For impact assessment areas
FL = delta x acres = -0.13

Delta = [with-current]
-0.37

If mitigation
Time lag (t-factor) =
Risk factor =

For mitigation assessment areas
RFG = delta/(t-factor x risk) =

**PART I – Qualitative Description**  
**(See Rule 62-345.400, F.A.C.)**

Site/Project Name Willow Walk Phase 2		Application Number		Assessment Area Name or Number Wetland R	
FLUCCs code 641		Further classification (optional)		Impact or Mitigation Site? Impact	Assessment Area Size 0.28
Basin/Watershed Name/Number Manatee River		Affected Waterbody (Class)		Special Classification (i.e. OFW, AP, other local/state/federal designation of importance)	
Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands					
<p>The Willow Walk Property is historical and ongoing agricultural lands that are predominantly bahiagrass pastures with disturbed freshwater marshes, agricultural ditches and few clusters of live oak trees within pastures. There are railroad tracks that make up the southern property boundary and acts as a hydrologic barrier to wetlands and surface waters south. Connections to navigable waters occur to the north of the property that drains into Frog Creek and out to Tera Ceia Bay.</p>					
<p>Assessment area description</p> <p>Wetland R is a disturbed freshwater marsh near the northern property boundary. This wetland has been historically impacted by agricultural ditching at the northern and western limits of this wetland. Its hydroperiod has been affected by the historical ditching. There are areas in the core of this wetland that have been excavated with associated spoil material piled adjacent. The outer zone is a mix of dotted smartweed, spikerush, coinwort, spadeleaf, maidencane and a few pickerelweed. The core of this wetland was open water during site investigations. There is no native buffer to this wetland, and the boundary of the wetland is dominated by Brazilian pepper except for the eastern boundary.</p>					
Significant nearby features			Uniqueness (considering the relative rarity in relation to the regional landscape.)		
Gillette Road is immediately west of the property. No other significant features are near the Willow Walk property.			Wetland R impact area is not unique. This area is a highly disturbed, freshwater marsh that is common to the region.		
Functions			Mitigation for previous permit/other historic use		
Wetland R has very limited wetland function. Historical agriculture has significantly altered the hydroperiod of this wetland.			N/A		
Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found)			Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area)		
In its current condition, there limited wildlife Utilization function			Listed species utilization is considered to be limited.		
Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.):					
None					
Additional relevant factors:					
Assessment conducted by:			Assessment date(s):		
Chris Kennedy, E Co Consultants Inc.			March 2017		

**PART II – Quantification of Assessment Area (impact)**  
**(See Rules 62-345.500 and .600, F.A.C.)**

Site/Project Name Willow Walk Phase 2	Application Number	Assessment Area Name or Number Wetland R
Impact or Mitigation Impact	Assessment conducted by: Chris Kennedy	Assessment date: 03/17/16

<b>Scoring Guidance</b> The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	<b>Optimal (10)</b>	<b>Moderate(7)</b>	<b>Minimal (4)</b>	<b>Not Present (0)</b>
	Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface waterfunctions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

.500(6)(a) Location and Landscape Support  w/o pres or current      with <div>5</div> <div>0</div>	The impact area is located at the eastern extent of Wetland R. The project will fill this assessment area for residential lots. There is no native buffer to this wetland. The boundary of the wetland is dominated by Brazilian pepper except for the eastern boundary which is improved pasture.
.500(6)(b)Water Environment (n/a for uplands)  w/o pres or current      with <div>5</div> <div>0</div>	The impact area is located at the eastern extent of Wetland R. This wetland has been historically impacted by agricultural ditching at the northern and western limits of this wetland. Its hydroperiod has been affected by the historical ditching. The project will fill this assessment area for residential lots.
.500(6)(c)Community structure  1. Vegetation and/or 2. Benthic Community  w/o pres or current      with <div>4</div> <div>0</div>	The impact area is located at the eastern extent of Wetland R. There are areas in the core of this wetland that have been excavated with associated spoil material piled adjacent. There is very little desirable wetland plant species as a result of it's altered state. The outer zone is a mix of dotted smartweed, spikerush, coinwort, spadeleaf, maidencane and a few pickerelweed. The project will fill this assessment area for residential lots.

Score = sum of above scores/30 (if uplands, divide by 20)	
current or w/o pres	with
<div>0.47</div>	<div>0</div>

If preservation as mitigation,
Preservation adjustment factor =
Adjusted mitigation delta =

For impact assessment areas
FL = delta x acres = -0.13

Delta = [with-current]
-0.47

If mitigation
Time lag (t-factor) =
Risk factor =

For mitigation assessment areas
RFG = delta/(t-factor x risk) =

**PART I – Qualitative Description**  
**(See Rule 62-345.400, F.A.C.)**

Site/Project Name Willow Walk Phase 2		Application Number		Assessment Area Name or Number Wetland S	
FLUCCs code 641		Further classification (optional)		Impact or Mitigation Site? Impact	Assessment Area Size 0.58
Basin/Watershed Name/Number Manatee River		Affected Waterbody (Class)		Special Classification (i.e. OFW, AP, other local/state/federal designation of importance)	
<p>Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands</p> <p>The Willow Walk Property is historical and ongoing agricultural lands that are predominantly bahiagrass pastures with disturbed freshwater marshes, agricultural ditches and few clusters of live oak trees within pastures. There are railroad tracks that make up the southern property boundary and acts as a hydrologic barrier to wetlands and surface waters south. Connections to navigable waters occur to the north of the property that drains into Frog Creek and out to Tera Ceia Bay.</p>					
<p>Assessment area description</p> <p>Wetland S is a disturbed freshwater marsh at the northern portion of the property. This wetland is a small wetland with areas that have been historically excavated and is dominated by primrose willow, bahiagrass, spikerush, dotted smartweed and coinwort. The is no native buffer to this wetland, and all areas are pastures that surround this wetland.</p>					
<p>Significant nearby features</p> <p>Gillette Road is immediately west of the property. No other significant features are near the Willow Walk property.</p>			<p>Uniqueness (considering the relative rarity in relation to the regional landscape.)</p> <p>Wetland S impact area is not unique. This area is a highly disturbed, freshwater marsh that is common to the region.</p>		
<p>Functions</p> <p>Wetland S has very limited wetland function. Historical agriculture has significantly altered the hydroperiod of this wetland.</p>			<p>Mitigation for previous permit/other historic use</p> <p>N/A</p>		
<p>Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found)</p> <p>In its current condition, there limited wildlife Utilization function</p>			<p>Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area)</p> <p>Listed species utilization is considered to be limited.</p>		
<p>Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.):</p> <p align="center">None</p>					
<p>Additional relevant factors:</p>					
<p>Assessment conducted by:</p> <p>Chris Kennedy, E Co Consultants Inc.</p>			<p>Assessment date(s):</p> <p>March 2017</p>		

**PART II – Quantification of Assessment Area (impact)**  
**(See Rules 62-345.500 and .600, F.A.C.)**

Site/Project Name Willow Walk Phase 2	Application Number	Assessment Area Name or Number Wetland S
Impact or Mitigation Impact	Assessment conducted by: Chris Kennedy	Assessment date: 03/17/16

<b>Scoring Guidance</b> The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	<b>Optimal (10)</b>	<b>Moderate(7)</b>	<b>Minimal (4)</b>	<b>Not Present (0)</b>
	Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface waterfunctions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

.500(6)(a) Location and Landscape Support  w/o pres or current      with <div>5</div> <div>0</div>	The is no native buffer to this wetland, and all areas are pastures that surround this wetland. The project proposes to fill Wetland S to construct a residential road and incorporate it into the stormwater management system. There is no native buffer to this wetland.
.500(6)(b)Water Environment (n/a for uplands)  w/o pres or current      with <div>3</div> <div>0</div>	This wetland has been historically impacted by agricultural ditching at the eastern and western limits of this wetland. Its hydroperiod has been affected by the historical ditching. The project proposes to fill Wetland S to construct a residential road and incorporate it into the stormwater management system.
.500(6)(c)Community structure  1. Vegetation and/or 2. Benthic Community  w/o pres or current      with <div>3</div> <div>0</div>	Wetland S is a disturbed freshwater marsh at the northern portion of the property. This wetland is a small wetland with areas that have been historically excavated and is dominated by primrose willow, bahiagrass, spikerush, dotted smartweed and coinwort. The is no native buffer to this wetland, and all areas are pastures that surround this wetland The project proposes to fill Wetland S to construct a residential road and incorporate it into the stormwater management system.

Score = sum of above scores/30 (if uplands, divide by 20)	
current or w/o pres	with
<div>0.37</div>	<div>0</div>

If preservation as mitigation,
Preservation adjustment factor =
Adjusted mitigation delta =

For impact assessment areas
FL = delta x acres = -0.21

Delta = [with-current]
-0.37

If mitigation
Time lag (t-factor) =
Risk factor =

For mitigation assessment areas
RFG = delta/(t-factor x risk) =

**PART I – Qualitative Description**  
**(See Rule 62-345.400, F.A.C.)**

Site/Project Name Willow Walk Phase 2		Application Number		Assessment Area Name or Number Wetland T	
FLUCCs code 641		Further classification (optional)		Impact or Mitigation Site? Impact	Assessment Area Size 0.2
Basin/Watershed Name/Number Manatee River		Affected Waterbody (Class)		Special Classification (i.e. OFW, AP, other local/state/federal designation of importance)	
<p>Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands</p> <p>The Willow Walk Property is historical and ongoing agricultural lands that are predominantly bahiagrass pastures with disturbed freshwater marshes, agricultural ditches and few clusters of live oak trees within pastures. There are railroad tracks that make up the southern property boundary and acts as a hydrologic barrier to wetlands and surface waters south. Connections to navigable waters occur to the north of the property that drains into Frog Creek and out to Tera Ceia Bay.</p>					
<p>Assessment area description</p> <p>Wetland T is a disturbed freshwater marsh at the northern portion of the property. This wetland is a small, remanent area dominated by bahiagrass, spikerush, dotted smartweed and coinwort. The is no native buffer to this wetland, and all areas are pastures that surround this wetland.</p>					
<p>Significant nearby features</p> <p>Gillette Road is immediately west of the property. No other significant features are near the Willow Walk property.</p>			<p>Uniqueness (considering the relative rarity in relation to the regional landscape.)</p> <p>Wetland T impact area is not unique. This area is a highly disturbed, freshwater marsh that is common to the region.</p>		
<p>Functions</p> <p>Wetland T has very limited wetland function. Historical agriculture has significantly altered the hydroperiod of this wetland.</p>			<p>Mitigation for previous permit/other historic use</p> <p>N/A</p>		
<p>Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found)</p> <p>In its current condition, there limited wildlife Utilization function</p>			<p>Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area)</p> <p>Listed species utilization is considered to be limited.</p>		
<p>Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.):</p> <p align="center">None</p>					
<p>Additional relevant factors:</p>					
<p>Assessment conducted by:</p> <p>Chris Kennedy, E Co Consultants Inc.</p>			<p>Assessment date(s):</p> <p>March 2017</p>		



**PART II – Quantification of Assessment Area (impact)**  
**(See Rules 62-345.500 and .600, F.A.C.)**

Site/Project Name Willow Walk Phase 2	Application Number	Assessment Area Name or Number Wetland T
Impact or Mitigation Impact	Assessment conducted by: Chris Kennedy	Assessment date: 03/17/16

<b>Scoring Guidance</b> The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	<b>Optimal (10)</b> Condition is optimal and fully supports wetland/surface water functions	<b>Moderate(7)</b> Condition is less than optimal, but sufficient to maintain most wetland/surface waterfunctions	<b>Minimal (4)</b> Minimal level of support of wetland/surface water functions	<b>Not Present (0)</b> Condition is insufficient to provide wetland/surface water functions
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.500(6)(a) Location and Landscape Support  w/o pres or current      with <div>5</div> <div>0</div>	The is no native buffer to this wetland, and all areas are pastures that surround this wetland. The project proposes to fill Wetland T for residential lots.
.500(6)(b)Water Environment (n/a for uplands)  w/o pres or current      with <div>3</div> <div>0</div>	This wetland has been historically impacted by agricultural ditching at the northwest and southeastern limits of this wetland. Its hydroperiod has been affected by the historical ditching. The project proposes to fill Wetland T for residential lots.
.500(6)(c)Community structure  1. Vegetation and/or 2. Benthic Community  w/o pres or current      with <div>3</div> <div>0</div>	This wetland is a small, remanent area dominated by bahiagrass, spikerush, dotted smartweed and coinwort. The is no native buffer to this wetland, and all areas are pastures that surround this wetland.

Score = sum of above scores/30 (if uplands, divide by 20)	
current or w/o pres	with
<div>0.37</div>	<div>0</div>

If preservation as mitigation,
Preservation adjustment factor =
Adjusted mitigation delta =

For impact assessment areas
FL = delta x acres = -0.07

Delta = [with-current]
-0.37

If mitigation
Time lag (t-factor) =
Risk factor =

For mitigation assessment areas
RFG = delta/(t-factor x risk) =

**PART I – Qualitative Description**  
**(See Rule 62-345.400, F.A.C.)**

Site/Project Name  Willow Walk Phase 2		Application Number		Assessment Area Name or Number  Wetland U	
FLUCCs code  641		Further classification (optional)		Impact or Mitigation Site?  Impact	Assessment Area Size  0.11
Basin/Watershed Name/Number  Manatee River		Affected Waterbody (Class)		Special Classification (i.e. OFW, AP, other local/state/federal designation of importance)	
Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands					
<p>The Willow Walk Property is historical and ongoing agricultural lands that are predominantly bahiagrass pastures with disturbed freshwater marshes, agricultural ditches and few clusters of live oak trees within pastures. There are railroad tracks that make up the southern property boundary and acts as a hydrologic barrier to wetlands and surface waters south. Connections to navigable waters occur to the north of the property that drains into Frog Creek and out to Tera Ceia Bay.</p>					
Assessment area description					
<p>Wetland U is a disturbed freshwater marsh near the northern property boundary. This wetland is a small, remanent area dominated by bahiagrass, spikerush, dotted smartweed and coinwort. The is no native buffer to this wetland, and all areas are pastures that surround this wetland. There are live oaks within the pastures adjacent to this wetland.</p>					
Significant nearby features			Uniqueness (considering the relative rarity in relation to the regional landscape.)		
<p>Gillette Road is immediately west of the property. No other significant features are near the Willow Walk property.</p>			<p>Wetland U impact area is not unique. This area is a highly disturbed, freshwater marsh that is common to the region.</p>		
Functions			Mitigation for previous permit/other historic use		
<p>Wetland U has very limited wetland function. Historical agriculture has significantly altered the hydroperiod of this wetland.</p>			<p>N/A</p>		
Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found)			Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area)		
<p>In its current condition, there limited wildlife Utilization function</p>			<p>Listed species utilization is considered to be limited.</p>		
Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.):					
<p align="center">None</p>					
Additional relevant factors:					
Assessment conducted by:			Assessment date(s):		
<p>Chris Kennedy, E Co Consultants Inc.</p>			<p>March 2017</p>		

**PART II – Quantification of Assessment Area (impact)**  
**(See Rules 62-345.500 and .600, F.A.C.)**

Site/Project Name Willow Walk Phase 2	Application Number	Assessment Area Name or Number Wetland U
Impact or Mitigation Impact	Assessment conducted by: Chris Kennedy	Assessment date: 03/17/16

<b>Scoring Guidance</b> The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	<b>Optimal (10)</b> Condition is optimal and fully supports wetland/surface water functions	<b>Moderate(7)</b> Condition is less than optimal, but sufficient to maintain most wetland/surface waterfunctions	<b>Minimal (4)</b> Minimal level of support of wetland/surface water functions	<b>Not Present (0)</b> Condition is insufficient to provide wetland/surface water functions
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.500(6)(a) Location and Landscape Support  w/o pres or current      with <div>5</div> <div>0</div>	The is no native buffer to this wetland, and all areas are pastures that surround this wetland. There are live oaks within the pastures adjacent to this wetland. The project proposes to fill Wetland T to construct a residential road and residential lots.
.500(6)(b)Water Environment (n/a for uplands)  w/o pres or current      with <div>3</div> <div>0</div>	This wetland has been historically impacted by agricultural ditching and it's hydroperiod has been affected by this historical ditching. The project proposes to fill Wetland T for residential lots.
.500(6)(c)Community structure  1. Vegetation and/or 2. Benthic Community  w/o pres or current      with <div>3</div> <div>0</div>	This wetland is a small, remanent area dominated by bahiagrass, spikerush, dotted smartweed and coinwort.

Score = sum of above scores/30 (if uplands, divide by 20)	
current or w/o pres	with
<div>0.37</div>	<div>0</div>

If preservation as mitigation,
Preservation adjustment factor =
Adjusted mitigation delta =

For impact assessment areas
FL = delta x acres = -0.04

Delta = [with-current]
-0.37

If mitigation
Time lag (t-factor) =
Risk factor =

For mitigation assessment areas
RFG = delta/(t-factor x risk) =

**PART I – Qualitative Description**  
**(See Rule 62-345.400, F.A.C.)**

Site/Project Name  Willow Walk Phase 2		Application Number		Assessment Area Name or Number  Wetland W	
FLUCCs code  641		Further classification (optional)		Impact or Mitigation Site?  Impact	Assessment Area Size  0.08
Basin/Watershed Name/Number  Manatee River		Affected Waterbody (Class)		Special Classification (i.e. OFW, AP, other local/state/federal designation of importance)	
<p>Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands</p> <p>The Willow Walk Property is historical and ongoing agricultural lands that are predominantly bahiagrass pastures with disturbed freshwater marshes, agricultural ditches and few clusters of live oak trees within pastures. There are railroad tracks that make up the southern property boundary and acts as a hydrologic barrier to wetlands and surface waters south. Connections to navigable waters occur to the north of the property that drains into Frog Creek and out to Tera Ceia Bay.</p>					
<p>Assessment area description</p> <p>Wetland W is a disturbed freshwater marsh near the eastern property boundary. This wetland is a small, remanent area dominated by bahiagrass, spikerush, dotted smartweed and coinwort. The is no native buffer to this wetland, and all areas are pastures that surround this wetland. There are live oaks within the pastures adjacent to this wetland</p>					
<p>Significant nearby features</p> <p>Gillette Road is immediately west of the property. No other significant features are near the Willow Walk property.</p>			<p>Uniqueness (considering the relative rarity in relation to the regional landscape.)</p> <p>Wetland W impact area is not unique. This area is a highly disturbed, freshwater marsh that is common to the region.</p>		
<p>Functions</p> <p>Wetland W has very limited wetland function. Historical agriculture has significantly altered the hydroperiod of this wetland.</p>			<p>Mitigation for previous permit/other historic use</p> <p>N/A</p>		
<p>Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found)</p> <p>In its current condition, there limited wildlife Utilization function</p>			<p>Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area)</p> <p>Listed species utilization is considered to be limited.</p>		
<p>Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.):</p> <p align="center">None</p>					
<p>Additional relevant factors:</p>					
<p>Assessment conducted by:</p> <p>Chris Kennedy, E Co Consultants Inc.</p>			<p>Assessment date(s):</p> <p>March 2017</p>		

**PART I – Qualitative Description**  
**(See Rule 62-345.400, F.A.C.)**

Site/Project Name Willow Walk Phase 2		Application Number		Assessment Area Name or Number Wetland X	
FLUCCs code 641		Further classification (optional)		Impact or Mitigation Site? Impact	Assessment Area Size 0.88
Basin/Watershed Name/Number Manatee River		Affected Waterbody (Class)		Special Classification (i.e. OFW, AP, other local/state/federal designation of importance)	
Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands					
<p>The Willow Walk Property is historical and ongoing agricultural lands that are predominantly bahiagrass pastures with disturbed freshwater marshes, agricultural ditches and few clusters of live oak trees within pastures. There are railroad tracks that make up the southern property boundary and acts as a hydrologic barrier to wetlands and surface waters south. Connections to navigable waters occur to the north of the property that drains into Frog Creek and out to Tera Ceia Bay.</p>					
Assessment area description					
<p>Wetland X is a disturbed freshwater marsh near the northern property boundary. This wetland has been historically impacted by several agricultural ditches that connect into this wetland. It's hydroperiod has been affected by the historical ditching. This wetland is dominated by dotted smartweed, spikerush, coinwort, spadeleaf, maidencane and a few pickerelweed. There is no native buffer to this wetland.</p>					
Significant nearby features			Uniqueness (considering the relative rarity in relation to the regional landscape.)		
Gillette Road is immediately west of the property. No other significant features are near the Willow Walk property.			Wetland X impact area is not unique. This area is a highly disturbed, freshwater marsh that is common to the region.		
Functions			Mitigation for previous permit/other historic use		
Wetland X has very limited wetland function. Historical agriculture has significantly altered the hydroperiod of this wetland.			N/A		
Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found)			Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area)		
In its current condition, there limited wildlife Utilization function			Listed species utilization is considered to be limited.		
Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.):					
None					
Additional relevant factors:					
Assessment conducted by:			Assessment date(s):		
Chris Kennedy, E Co Consultants Inc.			March 2017		

**PART II – Quantification of Assessment Area (impact)**  
**(See Rules 62-345.500 and .600, F.A.C.)**

Site/Project Name Willow Walk Phase 2	Application Number	Assessment Area Name or Number Wetland W
Impact or Mitigation Impact	Assessment conducted by: Chris Kennedy	Assessment date: 03/17/16

<b>Scoring Guidance</b> The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	<b>Optimal (10)</b>	<b>Moderate(7)</b>	<b>Minimal (4)</b>	<b>Not Present (0)</b>
	Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface waterfunctions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

.500(6)(a) Location and Landscape Support  w/o pres or current      with <div>5</div> <div>0</div>	There is no native buffer to this wetland. The extent of the proposed impact areas are located on the eastern and western sides of wetland X.
.500(6)(b)Water Environment (n/a for uplands)  w/o pres or current      with <div>3</div> <div>0</div>	This wetland has been historically impacted by several agricultural ditches that connect into this wetland. It's hydroperiod has been affected by the historical ditching. The extent of the proposed impact areas are located on the eastern and western sides of wetland X.
.500(6)(c)Community structure  1. Vegetation and/or 2. Benthic Community  w/o pres or current      with <div>3</div> <div>0</div>	This wetland is dominated by dotted smartweed, spikerush, coinwort, spadeleaf, maidencane and a few pickerelweed.

Score = sum of above scores/30 (if uplands, divide by 20)	
current or w/o pres	with
<div>0.37</div>	<div>0</div>

If preservation as mitigation,
Preservation adjustment factor =
Adjusted mitigation delta =

For impact assessment areas
FL = delta x acres = -0.17

Delta = [with-current]
-0.37

If mitigation
Time lag (t-factor) =
Risk factor =

For mitigation assessment areas
RFG = delta/(t-factor x risk) =

**PART I – Qualitative Description**  
**(See Rule 62-345.400, F.A.C.)**

Site/Project Name Willow Walk Phase 2		Application Number		Assessment Area Name or Number Wetland Z	
FLUCCs code 641		Further classification (optional)		Impact or Mitigation Site? Impact	
				Assessment Area Size 0.46	
Basin/Watershed Name/Number Manatee River		Affected Waterbody (Class)		Special Classification (i.e. OFW, AP, other local/state/federal designation of importance)	
Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands					
<p>The Willow Walk Property is historical and ongoing agricultural lands that are predominantly bahiagrass pastures with disturbed freshwater marshes, agricultural ditches and few clusters of live oak trees within pastures. There are railroad tracks that make up the southern property boundary and acts as a hydrologic barrier to wetlands and surface waters south. Connections to navigable waters occur to the north of the property that drains into Frog Creek and out to Tera Ceia Bay.</p>					
<p>Assessment area description</p> <p>Wetland Z is a disturbed freshwater marsh near the southern property boundary. This wetland has some historical excavation and associated spoil piled in the wetland. The marsh supports bahiagrass in the outer zones, with a mix of dotted smartweed, coinwort, spadeleaf, soft rush and a few pickerelweed transitioning to the core of the wetland. The core where the excavation occurred is open water. There is no native buffer to this wetland, and all areas are pastures that surround this wetland, with a few live oaks (<i>Quercus virginiana</i>) in the pastures.</p>					
Significant nearby features			Uniqueness (considering the relative rarity in relation to the regional landscape.)		
Gillette Road is immediately west of the property. No other significant features are near the Willow Walk property.			Wetland Z impact area is not unique. This area is a highly disturbed, freshwater marsh that is common to the region.		
Functions			Mitigation for previous permit/other historic use		
Wetland Z has very limited wetland function. Historical agriculture has significantly altered the hydroperiod of this wetland.			N/A		
Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found)			Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area)		
In its current condition, there limited wildlife Utilization function			Listed species utilization is considered to be limited.		
Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.):					
None					
Additional relevant factors:					
Assessment conducted by:			Assessment date(s):		
Chris Kennedy, E Co Consultants Inc.			March 2017		

**PART II – Quantification of Assessment Area (impact)**  
**(See Rules 62-345.500 and .600, F.A.C.)**

Site/Project Name Willow Walk Phase 2	Application Number	Assessment Area Name or Number Wetland W
Impact or Mitigation Impact	Assessment conducted by: Chris Kennedy	Assessment date: 03/17/16

<b>Scoring Guidance</b> The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	<b>Optimal (10)</b>	<b>Moderate(7)</b>	<b>Minimal (4)</b>	<b>Not Present (0)</b>
	Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface waterfunctions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

.500(6)(a) Location and Landscape Support  w/o pres or current      with <div>5</div> <div>0</div>	The is no native buffer to this wetland, and all areas are pastures that surround this wetland, with a few live oaks ( <i>Quercus virginiana</i> ) in the pastures.. There are live oaks within the pastures adjacent to this wetland. The project proposes to fill Wetland Z to construct a residential road.
.500(6)(b)Water Environment (n/a for uplands)  w/o pres or current      with <div>3</div> <div>0</div>	This wetland has been historically impacted by several agricultural ditches that connect into this wetland from the north and south which has altered it's hydroperiod. The project proposes to fill Wetland W for residential lots and incorporate it into the stormwater management system.
.500(6)(c)Community structure  1. Vegetation and/or 2. Benthic Community  w/o pres or current      with <div>3</div> <div>0</div>	The marsh supports bahiagrass in the outer zones, with a mix of dotted smartweed, coinwort, spadeleaf, soft rush and a few pickerelweed transitioning to the core of the wetland.

Score = sum of above scores/30 (if uplands, divide by 20)	
current or w/o pres	with
<div>0.37</div>	<div>0</div>

If preservation as mitigation,
Preservation adjustment factor =
Adjusted mitigation delta =

For impact assessment areas
FL = delta x acres = -0.17

Delta = [with-current]
-0.37

If mitigation
Time lag (t-factor) =
Risk factor =

For mitigation assessment areas
RFG = delta/(t-factor x risk) =



**PART I – Qualitative Description**  
**(See Rule 62-345.400, F.A.C.)**

Site/Project Name Willow Walk Phase 2		Application Number		Assessment Area Name or Number Wetland Q	
FLUCCs code 641		Further classification (optional)		Impact or Mitigation Site? Mitigation	
				Assessment Area Size 3.75	
Basin/Watershed Name/Number Manatee River		Affected Waterbody (Class)		Special Classification (i.e. OFW, AP, other local/state/federal designation of importance)	
<p>Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands</p> <p>The Willow Walk Property is historical and ongoing agricultural lands that are predominantly bahiagrass pastures with disturbed freshwater marshes, agricultural ditches and few clusters of live oak trees within pastures. There are railroad tracks that make up the southern property boundary and acts as a hydrologic barrier to wetlands and surface waters south. Connections to navigable waters occur to the north of the property that drains into Frog Creek and out to Tera Ceia Bay.</p>					
<p>Assessment area description</p> <p>Wetland Q is a disturbed freshwater marsh near the western property boundary. This wetland has been historically impacted by agricultural ditching that surrounds the wetland altering its hydroperiod. The outer zone is a mix of soft rush, sand cord grass, dotted smartweed, maidencane, coinwort, spadeleaf, and few pickerelweed. The core of this wetland was open water during site investigations. There is no native buffer to this wetland, and all areas are pastures that surround this wetland.</p>					
<p>Significant nearby features</p> <p>Gillette Road is immediately west of the property. No other significant features are near the Willow Walk property.</p>			<p>Uniqueness (considering the relative rarity in relation to the regional landscape.)</p> <p>Wetland Q mitigation area is not unique.</p>		
<p>Functions</p> <p>Wetland Q has very limited wetland function. Historical agriculture has significantly altered the hydroperiod of this wetland.</p>			<p>Mitigation for previous permit/other historic use</p> <p>N/A</p>		
<p>Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found)</p> <p>In its current condition, there limited wildlife Utilization function</p>			<p>Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area)</p> <p>Listed species utilization is considered to be limited.</p>		
<p>Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.):</p> <p align="center">None</p>					
<p>Additional relevant factors:</p>					
<p>Assessment conducted by:</p> <p>Chris Kennedy, E Co Consultants Inc.</p>			<p>Assessment date(s):</p> <p>March 2017</p>		

**PART II – Quantification of Assessment Area (impact)**  
**(See Rules 62-345.500 and .600, F.A.C.)**

Site/Project Name Willow Walk Phase 2	Application Number	Assessment Area Name or Number Wetland R
Impact or Mitigation Mitigation	Assessment conducted by: Chris Kennedy	Assessment date: 03/17/16

Scoring Guidance	Optimal (10)	Moderate(7)	Minimal (4)	Not Present (0)
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface waterfunctions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

.500(6)(a) Location and Landscape Support  w/o pres or current 5 with 4	Wetland W-Q is a disturbed freshwater marsh within active cattle grazing pastures. There are historical agricultural ditches completely surrounding this wetland that has altered its hydroperiod. The project proposes to incorporate this wetland into the storm water management system and preserve it with 30' buffers. The project will remove nuisance plant species (particularly torpedo grass) and stabilize its hydroperiod by filling connected ditches that currently draining the wetland. The project will allow desirable wetland plant species to naturally recruit based on the removal of cattle and through hydroperiod stabilization.
.500(6)(b)Water Environment (n/a for uplands)  w/o pres or current 5 with 7	Wetland W-Q is a disturbed freshwater marsh within active cattle grazing pastures. There are historical agricultural ditches that have altered the hydroperiod of this wetland. The project proposes to fill ditches that connect this wetland to stabilize the wetland hydrology.
.500(6)(c)Community structure  1. Vegetation and/or 2. Benthic Community  w/o pres or current 4 with 7	Wetland W-Q is a disturbed freshwater marsh within active cattle grazing pastures. There are historical agricultural ditches that have altered the hydroperiod of this wetland. The project proposes to fill ditches that connect this wetland to stabilize the wetland hydrology. The project will allow desirable wetland plant species to naturally recruit based on the removal of cattle and through hydroperiod stabilization.

Score = sum of above scores/30 (if uplands, divide by 20)
current or w/o pres 0.47 with 0.6

If preservation as mitigation,
Preservation adjustment factor =
Adjusted mitigation delta =

For impact assessment areas
FL = delta x acres = N/A

Delta = [with-current]
0.13

If mitigation
Time lag (t-factor) = 1.07
Risk factor = 1.3

For mitigation assessment areas
RFG = delta/(t-factor x risk) = 0.09

**PART I – Qualitative Description**  
**(See Rule 62-345.400, F.A.C.)**

Site/Project Name Willow Walk Phase 2		Application Number		Assessment Area Name or Number Wetland R	
FLUCCs code 641		Further classification (optional)		Impact or Mitigation Site? Mitigation	
				Assessment Area Size 6.69	
Basin/Watershed Name/Number Manatee River		Affected Waterbody (Class)		Special Classification (i.e. OFW, AP, other local/state/federal designation of importance)	
<p>Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands</p> <p>The Willow Walk Property is historical and ongoing agricultural lands that are predominantly bahiagrass pastures with disturbed freshwater marshes, agricultural ditches and few clusters of live oak trees within pastures. There are railroad tracks that make up the southern property boundary and acts as a hydrologic barrier to wetlands and surface waters south. Connections to navigable waters occur to the north of the property that drains into Frog Creek and out to Tera Ceia Bay.</p>					
<p>Assessment area description</p> <p>Wetland R is a disturbed freshwater marsh near the northern property boundary. This wetland has been historically impacted by agricultural ditching at the northern and western limits of this wetland. Its hydroperiod has been affected by the historical ditching. There are areas in the core of this wetland that have been excavated with associated spoil material piled adjacent. The outer zone is a mix of dotted smartweed, spikerush, coinwort, spadeleaf, maidencane and a few pickerelweed. The core of this wetland was open water during site investigations. There is no native buffer to this wetland, and the boundary of the wetland is dominated by Brazilian pepper except for the eastern boundary.</p>					
Significant nearby features  Gillette Road is immediately west of the property. No other significant features are near the Willow Walk property.			Uniqueness (considering the relative rarity in relation to the regional landscape.)  Wetland Q impact area is not unique.		
Functions  Wetland R has very limited wetland function. Historical agriculture has significantly altered the hydroperiod of this wetland.			Mitigation for previous permit/other historic use  N/A		
Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found)  In its current condition, there limited wildlife Utilization function			Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area)  Listed species utilization is considered to be limited.		
Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.):  None					
Additional relevant factors:					
Assessment conducted by: Chris Kennedy, E Co Consultants Inc.			Assessment date(s): March 2017		

**PART II – Quantification of Assessment Area (impact)**  
**(See Rules 62-345.500 and .600, F.A.C.)**

Site/Project Name  Willow Walk Phase 2	Application Number	Assessment Area Name or Number  Wetland R
Impact or Mitigation  Mitigation	Assessment conducted by:  Chris Kennedy	Assessment date:  03/17/16

<b>Scoring Guidance</b>  The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	<b>Optimal (10)</b>	<b>Moderate(7)</b>	<b>Minimal (4)</b>	<b>Not Present (0)</b>
	Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface waterfunctions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

.500(6)(a) Location and Landscape Support  w/o pres or current <div>5</div> with <div>4</div>	Wetland W-R is a disturbed freshwater marsh within active cattle grazing pastures. There are historical agricultural ditches that have altered the hydroperiod of this wetland. The project proposes to incorporate this wetland into the storm water management system and preserve it with 30' buffers. The project will remove the excavated spoil in the core of this wetlands, fill ditches that connect this wetland to stabilize the wetland hydrology. The project will allow desirable wetland plant species to naturally recruit based on the removal of cattle and through hydroperiod stabilization.
.500(6)(b)Water Environment (n/a for uplands)  w/o pres or current <div>5</div> with <div>7</div>	Wetland W-R is a disturbed freshwater marsh within active cattle grazing pastures. There are historical agricultural ditches that have altered the hydroperiod of this wetland. The project proposes to remove the excavated spoil in the core of this wetlands, fill ditches that connect this wetland to stabilize the wetland hydrology.
.500(6)(c)Community structure  1. Vegetation and/or 2. Benthic Community  w/o pres or current <div>4</div> with <div>7</div>	Wetland W-R is a disturbed freshwater marsh within active cattle grazing pastures. There are historical agricultural ditches that have altered the hydroperiod of this wetland. The project proposes to remove the excavated spoil in the core of this wetlands, fill ditches that connect this wetland to stabilize the wetland hydrology. The project will allow desirable wetland plant species to naturally recruit based on the removal of cattle and through hydroperiod stabilization.

Score = sum of above scores/30 (if uplands, divide by 20)	
current or w/o pres	with
0.47	0.6

If preservation as mitigation,
Preservation adjustment factor =
Adjusted mitigation delta =

For impact assessment areas
FL = delta x acres = N/A

Delta = [with-current]
0.13

If mitigation
Time lag (t-factor) = 1.07
Risk factor = 1.3

For mitigation assessment areas
RFG = delta/(t-factor x risk) = 0.09

**PART I – Qualitative Description**  
**(See Rule 62-345.400, F.A.C.)**

Site/Project Name Willow Walk Phase 2		Application Number		Assessment Area Name or Number Wetland X	
FLUCCs code 641		Further classification (optional)		Impact or Mitigation Site? Mitigation	Assessment Area Size 2.18
Basin/Watershed Name/Number Manatee River		Affected Waterbody (Class)		Special Classification (i.e. OFW, AP, other local/state/federal designation of importance)	
Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands					
<p>The Willow Walk Property is historical and ongoing agricultural lands that are predominantly bahiagrass pastures with disturbed freshwater marshes, agricultural ditches and few clusters of live oak trees within pastures. There are railroad tracks that make up the southern property boundary and acts as a hydrologic barrier to wetlands and surface waters south. Connections to navigable waters occur to the north of the property that drains into Frog Creek and out to Tera Ceia Bay.</p>					
Assessment area description					
<p>Wetland X is a disturbed freshwater marsh near the northern property boundary. This wetland has been historically impacted by several agricultural ditches that connect into this wetland. It's hydroperiod has been affected by the historical ditching. This wetland is dominated by dotted smartweed, spikerush, coinwort, spadeleaf, maidencane and a few pickerelweed. There is no native buffer to this wetland.</p>					
Significant nearby features			Uniqueness (considering the relative rarity in relation to the regional landscape.)		
Gillette Road is immediately west of the property. No other significant features are near the Willow Walk property.			Wetland X mitigation area is not unique.		
Functions			Mitigation for previous permit/other historic use		
Wetland X has very limited wetland function. Historical agriculture has significantly altered the hydroperiod of this wetland.			N/A		
Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found)			Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area)		
In its current condition, there limited wildlife Utilization function			Listed species utilization is considered to be limited.		
Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.):					
None					
Additional relevant factors:					
Assessment conducted by:			Assessment date(s):		
Chris Kennedy, E Co Consultants Inc.			March 2017		

**PART II – Quantification of Assessment Area (impact)**  
**(See Rules 62-345.500 and .600, F.A.C.)**

Site/Project Name  Willow Walk Phase 2	Application Number	Assessment Area Name or Number  Wetland X
Impact or Mitigation  Mitigation	Assessment conducted by:  Chris Kennedy	Assessment date:  03/17/16

<b>Scoring Guidance</b>  The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	<b>Optimal (10)</b>	<b>Moderate(7)</b>	<b>Minimal (4)</b>	<b>Not Present (0)</b>
	Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface waterfunctions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

.500(6)(a) Location and Landscape Support  w/o pres or current <div>5</div> with <div>4</div>	Wetland X is a disturbed freshwater marsh within active cattle grazing pastures. There are historical agricultural ditches that have altered the hydroperiod of this wetland. The project proposes to incorporate this wetland into the storm water management system and preserve it with 30' buffers. The project will remove the excavated spoil in the core of this wetlands, fill ditches that connect this wetland to stabilize the wetland hydrology. The project will allow desirable wetland plant species to naturally recruit based on the removal of cattle and through hydroperiod stabilization.
.500(6)(b)Water Environment (n/a for uplands)  w/o pres or current <div>5</div> with <div>7</div>	Wetland X is a disturbed freshwater marsh within active cattle grazing pastures. There are historical agricultural ditches that have altered the hydroperiod of this wetland. The project proposes to remove the excavated spoil in the core of this wetlands, fill ditches that connect this wetland to stabilize the wetland hydrology.
.500(6)(c)Community structure  1. Vegetation and/or 2. Benthic Community  w/o pres or current <div>3</div> with <div>7</div>	Wetland X is a disturbed freshwater marsh within active cattle grazing pastures. There are historical agricultural ditches that have altered the hydroperiod of this wetland. The project proposes to remove the excavated spoil in the core of this wetlands, fill ditches that connect this wetland to stabilize the wetland hydrology. The project will allow desirable wetland plant species to naturally recruit based on the removal of cattle and through hydroperiod stabilization.

Score = sum of above scores/30 (if uplands, divide by 20)	
current	with
or w/o pres	
<div>0.42</div>	<div>0.6</div>

If preservation as mitigation,
Preservation adjustment factor =
Adjusted mitigation delta =

For impact assessment areas
FL = delta x acres = N/A

Delta = [with-current]
<div>0.18</div>

If mitigation
Time lag (t-factor) = 1.07
Risk factor = 1.3

For mitigation assessment areas
RFG = delta/(t-factor x risk) = 0.13

**PART II – Quantification of Assessment Area (impact)**  
**(See Rules 62-345.500 and .600, F.A.C.)**

Site/Project Name Willow Walk Phase 2	Application Number	Assessment Area Name or Number Wetland W
Impact or Mitigation Impact	Assessment conducted by: Chris Kennedy	Assessment date: 03/17/16

<b>Scoring Guidance</b> The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	<b>Optimal (10)</b> Condition is optimal and fully supports wetland/surface water functions	<b>Moderate(7)</b> Condition is less than optimal, but sufficient to maintain most wetland/surface waterfunctions	<b>Minimal (4)</b> Minimal level of support of wetland/surface water functions	<b>Not Present (0)</b> Condition is insufficient to provide wetland/surface water functions
---	--	--	---	--

.500(6)(a) Location and Landscape Support  w/o pres or current      with <div>5</div> <div>0</div>	The is no native buffer to this wetland, and all areas are pastures that surround this wetland. There are live oaks within the pastures adjacent to this wetland. The project proposes to fill Wetland W for residential lots and incorporate it into the stormwater management system.
.500(6)(b)Water Environment (n/a for uplands)  w/o pres or current      with <div>3</div> <div>0</div>	This wetland has been historically impacted by several agricultural ditches that connect into this wetland. It's hydroperiod has been affected by the historical ditching. The project proposes to fill Wetland W for residential lots and incorporate it into the stormwater management system.
.500(6)(c)Community structure  1. Vegetation and/or 2. Benthic Community  w/o pres or current      with <div>3</div> <div>0</div>	This wetland is dominated by dotted smartweed, spikerush, coinwort, spadeleaf, maidencane and a few pickerelweed. There is no native buffer to this wetland.

Score = sum of above scores/30 (if uplands, divide by 20)	
current or w/o pres	with
<div>0.37</div>	<div>0</div>

If preservation as mitigation,
Preservation adjustment factor =
Adjusted mitigation delta =

For impact assessment areas
FL = delta x acres = -0.03

Delta = [with-current]
-0.37

If mitigation
Time lag (t-factor) =
Risk factor =

For mitigation assessment areas
RFG = delta/(t-factor x risk) =

Tab 4





Rizzetta & Company

# District Manager's Report

April 1

# 2024

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## UPCOMING DATES TO REMEMBER

- **Next Meeting:** June 3, 2024 @ 4p
- **Next Election:** November 2024
- **Quarterly Website Compliance Audit:** Completed, 100% in compliance.
- **Bond Refunding Eligibility:** Series 2015 - May 2025
- **Bond Refunding Eligibility:** Series 2017 - May 2028
- **Bond Refunding Eligibility:** Series 2019 - May 2029
- **Hog Removal:** March 2024 - MTD: 1 YTD: 9

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### FINANCIAL SUMMARY

2/29/2024

General Fund Cash & Investment Balance:	\$594,449
Reserve Fund Cash & Investment Balance:	\$100,000
Debt Service Fund Investment Balance:	\$1,202,853
<b>Total Cash and Investment Balances:</b>	<b>\$1,897,302</b>
<b>General Fund Expense Variance:</b>	<b>\$31,880 Under Budget</b>

RASI Reports [rasireports@rizzetta.com](mailto:rasireports@rizzetta.com) • CDD Finance Team [CDDFinTeam@rizzetta.com](mailto:CDDFinTeam@rizzetta.com)

Professionals in Community Management

Tab 5



# Quarterly Compliance Audit Report

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## Willow Walk

**Date:** March 2024 - 1st Quarter

**Prepared for:** Scott Brizendine

**Developer:** Rizzetta

**Insurance agency:**



**Preparer:**

Jason Morgan - *Campus Suite Compliance*

*ADA Website Accessibility and Florida F.S. 189.069 Requirements*

# Table of Contents

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## **Compliance Audit**

Overview	2
<i>Compliance Criteria</i>	2
<i>ADA Accessibility</i>	2
Florida Statute Compliance	3
Audit Process	3

## **Audit results**

ADA Website Accessibility Requirements	4
Florida F.S. 189.069 Requirements	5

## **Helpful information:**

Accessibility overview	6
ADA Compliance Categories	7
Web Accessibility Glossary	11

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# Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

## Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in [Florida Statute Chapter 189.069](#).



### ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – [WCAG 2.1](#), which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.



## Florida Statute Compliance

Pursuant to F.S. [189.069](#), every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

## Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.\* Following the [WCAG 2.1](#) levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

\* **NOTE:** Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.





# ADA Website Accessibility

Result: **PASSED**

## Accessibility Grading Criteria

Passed	Description
Passed	<b>Website errors*</b> 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	<b>Keyboard navigation</b> The ability to navigate website without using a mouse
Passed	<b>Website accessibility policy</b> A published policy and a vehicle to submit issues and resolve issues
Passed	<b>Color contrast</b> Colors provide enough contrast between elements
Passed	<b>Video captioning</b> Closed-captioning and detailed descriptions
Passed	<b>PDF accessibility</b> Formatting PDFs including embedded images and non-text elements
Passed	<b>Site map</b> Alternate methods of navigating the website

\*Errors represent less than 5% of the page count are considered passing

\*\*Error reporting details are available in your Campus Suite Website Accessibility dashboard



# Florida F.S. 189.069 Requirements

Result: **PASSED**

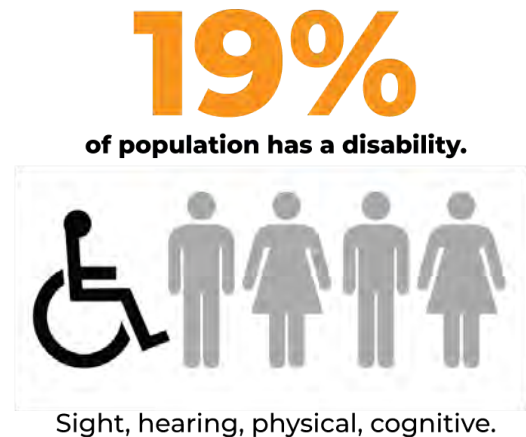
## Compliance Criteria

Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees, assessments imposed by CDD
Passed	Link to Florida Commission on Ethics
Passed	District Budgets (Last two years)
Passed	Complete Financial Audit Report
Passed	Listing of Board Meetings
N/A	Public Facilities Report, if applicable
Passed	Link to Financial Services
Passed	Meeting Agendas for the past year, and 1 week prior to next

# Accessibility overview

## Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.



## The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.



# ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



## Contrast and colors

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

*Contract checker:* <http://webaim.org/resources/contrastchecker>



## Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This ‘friendlier’ language not only helps all the users, but developers who are striving to make content more universal on more devices.



## Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

*Helpful article:* <http://webaim.org/techniques/alttext>



## Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

**Helpful article:** [www.nngroup.com/articles/keyboard-accessibility](http://www.nngroup.com/articles/keyboard-accessibility)

**Helpful article:** <http://webaim.org/techniques/skipnav>



## Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

**Helpful article:** <http://webaim.org/techniques/sitetools/>



## Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

**Helpful article:** <http://webaim.org/techniques/tables/data>



## **Making PDFs accessible**

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

**Helpful articles:** <http://webaim.org/techniques/acrobat/acrobat>



## **Making videos accessible**

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

**Helpful article:** <http://webaim.org/techniques/captions>



## **Making forms accessible**

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

**Helpful article:** <http://webaim.org/techniques/forms>



## **Alternate versions**

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



## Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



## Other related requirements

### ***No flashing***

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

### ***Timers***

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

### ***Fly-out menus***

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

### ***No pop-ups***

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.



# Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that enable them to perform tasks they otherwise would not be able to perform (e.g., a screen reader)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
504	Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people
508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web

Tab 6



Rizzetta & Company

# **Willow Walk Community Development District**

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**Financial Statements  
(Unaudited)**

**February 29, 2024**

**Prepared by: Rizzetta & Company, Inc.**

**[willowwalkcdd.org](http://willowwalkcdd.org)  
[rizzetta.com](http://rizzetta.com)**

**Willow Walk Community Development District**

Balance Sheet

As of 02/29/2024

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
<b>Assets</b>						
Cash In Bank	302,066	100,000	4,962	407,028	0	0
Investments	292,383	0	1,197,891	1,490,274	0	0
Accounts Receivable	12,055	0	10,108	22,163	0	0
Refundable Deposits	3,040	0	0	3,040	0	0
Due From Other	760	0	0	760	0	0
Fixed Assets	0	0	0	0	7,890,723	0
Amount Available in Debt Service	0	0	0	0	0	1,212,961
Amount To Be Provided Debt Service	0	0	0	0	0	7,497,039
<b>Total Assets</b>	<b>610,304</b>	<b>100,000</b>	<b>1,212,961</b>	<b>1,923,265</b>	<b>7,890,723</b>	<b>8,710,000</b>
<b>Liabilities</b>						
Accounts Payable	31,045	0	0	31,045	0	0
Accrued Expenses	4,260	0	0	4,260	0	0
Other Current Liabilities	95	0	0	95	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	8,710,000
Deposits Payable	2,460	0	0	2,460	0	0
<b>Total Liabilities</b>	<b>37,860</b>	<b>0</b>	<b>0</b>	<b>37,860</b>	<b>0</b>	<b>8,710,000</b>
<b>Fund Equity &amp; Other Credits</b>						
Beginning Fund Balance	166,147	50,000	778,138	994,286	0	0
Investment In General Fixed Assets	0	0	0	0	7,890,723	0
Net Change in Fund Balance	406,296	50,000	434,823	891,119	0	0
<b>Total Fund Equity &amp; Other Credits</b>	<b>572,443</b>	<b>100,000</b>	<b>1,212,961</b>	<b>1,885,405</b>	<b>7,890,723</b>	<b>0</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>610,304</b>	<b>100,000</b>	<b>1,212,961</b>	<b>1,923,265</b>	<b>7,890,723</b>	<b>8,710,000</b>

See Notes to Unaudited Financial Statements

**Willow Walk Community Development District**

## Statement of Revenues and Expenditures

As of 02/29/2024

(In Whole Numbers)

	Year Ending 09/30/2024	Through 02/29/2024	Year To Date 02/29/2024	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	589	(589)
Supervisor Fees	0	0	517	(517)
Special Assessments				
Tax Roll	655,675	655,675	660,983	(5,308)
Other Misc. Revenues				
Miscellaneous Revenue	0	0	47	(47)
<b>Total Revenues</b>	<b>655,675</b>	<b>655,675</b>	<b>662,136</b>	<b>(6,461)</b>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	6,000	2,500	2,800	(300)
<b>Total Legislative</b>	<b>6,000</b>	<b>2,500</b>	<b>2,800</b>	<b>(300)</b>
Financial & Administrative				
Accounting Services	20,651	8,605	8,605	0
Administrative Services	5,163	2,151	2,151	0
Arbitrage Rebate Calculation	4,050	0	0	0
Assessment Roll	5,736	5,736	5,736	0
Auditing Services	4,000	0	0	0
Disclosure Report	4,500	4,500	4,500	0
District Engineer	15,000	6,250	9,500	(3,250)
District Management	24,551	10,230	10,230	0
Dues, Licenses & Fees	500	500	175	325
Financial & Revenue Collections	4,130	1,721	1,721	0
Legal Advertising	700	292	0	292
Miscellaneous Mailings	500	208	0	208
Public Officials Liability Insurance	3,006	3,006	2,829	177
Trustees Fees	11,500	3,500	7,000	(3,500)
Website Hosting, Maintenance, Backup & E	3,653	1,522	1,576	(54)
<b>Total Financial &amp; Administrative</b>	<b>107,640</b>	<b>48,220</b>	<b>54,023</b>	<b>(5,802)</b>
Legal Counsel				
District Counsel	15,000	6,250	4,331	1,919
<b>Total Legal Counsel</b>	<b>15,000</b>	<b>6,250</b>	<b>4,331</b>	<b>1,919</b>
Electric Utility Services				
Utility - Recreation Facilities	20,000	8,333	4,056	4,277
Utility Services	10,000	4,167	3,548	618
<b>Total Electric Utility Services</b>	<b>30,000</b>	<b>12,500</b>	<b>7,604</b>	<b>4,895</b>

See Notes to Unaudited Financial Statements

**Willow Walk Community Development District**

## Statement of Revenues and Expenditures

As of 02/29/2024

(In Whole Numbers)

	Year Ending 09/30/2024	Through 02/29/2024	Year To Date 02/29/2024	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Water-Sewer Combination Services				
Amenity Center - Water/Trash Utility Ser	15,000	6,250	4,272	1,978
Total Water-Sewer Combination Services	15,000	6,250	4,272	1,978
Stormwater Control				
Aerator Maintenance	3,920	1,633	999	635
Lake/Pond Bank Maintenance & Repair	20,592	8,580	9,368	(788)
Midge Fly Treatments	14,000	5,833	0	5,833
Mitigation Area Monitoring & Maintenance	16,608	6,920	8,157	(1,236)
Total Stormwater Control	55,120	22,967	18,523	4,444
Other Physical Environment				
Entry & Walls Maintenance & Repair	2,500	1,041	150	891
General Liability Insurance	3,675	3,675	3,458	217
Irrigation Maintenance & Repair	10,000	4,167	5,515	(1,348)
Landscape - Mulch	36,000	15,000	28,248	(13,248)
Landscape Inspection Services	9,600	4,000	4,000	0
Landscape Maintenance	194,504	81,043	84,156	(3,113)
Landscape Replacement Plants, Shrubs, Tr	30,000	12,500	0	12,500
Property Insurance	12,726	12,726	12,063	663
Total Other Physical Environment	299,005	134,152	137,590	(3,437)
Parks & Recreation				
Access Control Maintenance & Repair	3,000	1,250	0	1,250
Clubhouse Maintenance & Repair	30,000	12,500	5,144	7,356
HVAC Maintenance Contract	294	123	0	123
Playground Mulch	3,000	1,250	0	1,250
Playground Repairs	2,000	833	0	833
Pool Furniture Replacement	10,000	4,167	0	4,167
Pool Maintenance	19,116	7,965	6,372	1,593
Pool Repairs	7,500	3,125	0	3,125
Pressure Washing	3,000	1,250	0	1,250
Security Camera Clubhouse	30,000	12,500	3,601	8,899
Total Parks & Recreation	107,910	44,963	15,117	29,846
Contingency				
Miscellaneous Contingency	20,000	8,333	11,580	(3,247)
Total Contingency	20,000	8,333	11,580	(3,247)
Total Expenditures	655,675	286,136	255,840	30,297
Total Excess of Revenues Over(Under) Expen- ditures	0	369,539	406,296	(36,757)

See Notes to Unaudited Financial Statements

Willow Walk Community Development District

Statement of Revenues and Expenditures

As of 02/29/2024

(In Whole Numbers)

	Year Ending 09/30/2024	Through 02/29/2024	Year To Date 02/29/2024	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Fund Balance, Beginning of Period	0	0	166,147	(166,147)
Total Fund Balance, End of Period	0	369,539	572,443	(202,904)

**Willow Walk Community Development District**

## Statement of Revenues and Expenditures

As of 02/29/2024

(In Whole Numbers)

	Year Ending 09/30/2024	Through 02/29/2024	Year To Date 02/29/2024	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Special Assessments				
Tax Roll	50,000	50,000	50,000	0
Total Revenues	50,000	50,000	50,000	0
Expenditures				
Contingency				
Capital Reserve	50,000	20,833	0	20,833
Total Contingency	50,000	20,833	0	20,833
Total Expenditures	50,000	20,833	0	20,833
Total Excess of Revenues Over(Under) Expenditures	0	29,167	50,000	(20,833)
Fund Balance, Beginning of Period	0	0	50,000	(50,000)
Total Fund Balance, End of Period	0	29,167	100,000	(70,833)



**Willow Walk Community Development District**

## Statement of Revenues and Expenditures

As of 02/29/2024

(In Whole Numbers)

	Year Ending 09/30/2024	Through 02/29/2024	Year To Date 02/29/2024	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	9,456	(9,456)
Special Assessments				
Tax Roll	257,163	257,163	259,096	(1,933)
Total Revenues	<u>257,163</u>	<u>257,163</u>	<u>268,552</u>	<u>(11,389)</u>
<b>Expenditures</b>				
Debt Service				
Interest	177,163	177,163	89,062	88,100
Principal	80,000	80,000	0	80,000
Total Debt Service	<u>257,163</u>	<u>257,163</u>	<u>89,062</u>	<u>168,100</u>
Total Expenditures	<u>257,163</u>	<u>257,163</u>	<u>89,062</u>	<u>168,100</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>179,490</u>	<u>(179,490)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>414,998</u>	<u>(414,998)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>594,488</u>	<u>(594,488)</u>

**Willow Walk Community Development District**

## Statement of Revenues and Expenditures

As of 02/29/2024

(In Whole Numbers)

	Year Ending 09/30/2024	Through 02/29/2024	Year To Date 02/29/2024	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	4,557	(4,557)
Special Assessments				
Tax Roll	193,806	193,806	195,263	(1,457)
Total Revenues	<u>193,806</u>	<u>193,806</u>	<u>199,820</u>	<u>(6,014)</u>
<b>Expenditures</b>				
Debt Service				
Interest	133,806	133,806	65,972	67,834
Principal	60,000	60,000	0	60,000
Total Debt Service	<u>193,806</u>	<u>193,806</u>	<u>65,972</u>	<u>127,834</u>
Total Expenditures	<u>193,806</u>	<u>193,806</u>	<u>65,972</u>	<u>127,834</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>133,848</u>	<u>(133,848)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>195,898</u>	<u>(195,898)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>329,746</u>	<u>(329,746)</u>

**Willow Walk Community Development District**

## Statement of Revenues and Expenditures

As of 02/29/2024

(In Whole Numbers)

	Year Ending 09/30/2024	Through 02/29/2024	Year To Date 02/29/2024	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	3,894	(3,894)
Special Assessments				
Tax Roll	177,219	177,219	178,552	(1,333)
Total Revenues	<u>177,219</u>	<u>177,219</u>	<u>182,446</u>	<u>(5,227)</u>
<b>Expenditures</b>				
Debt Service				
Interest	122,219	122,219	60,961	61,259
Principal	55,000	55,000	0	55,000
Total Debt Service	<u>177,219</u>	<u>177,219</u>	<u>60,961</u>	<u>116,259</u>
Total Expenditures	<u>177,219</u>	<u>177,219</u>	<u>60,961</u>	<u>116,259</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>121,485</u>	<u>(121,485)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>167,243</u>	<u>(167,243)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>288,728</u>	<u>(288,728)</u>

**Willow Walk CDD**  
**Investment Summary**  
**February 29, 2024**

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>February 29, 2024</u>
The Bank of Tampa	Money Market	\$ 3,398
The Bank of Tampa ICS:		
Mercantile Bank	Money Market	41,543
Pinnacle Bank	Money Market	247,442
<b>Total General Fund Investments</b>		<b>\$ 292,383</b>
Regions Bank Series 2015 Reserve	Fidelity Investments Money Market Government Class I	\$ 276,290
Regions Bank Series 2015 Revenue	Fidelity Investments Money Market Government Class I	309,388
Regions Bank Series 2015 Interest	Fidelity Investments Money Market Government Class I	273
Regions Bank Series 2015 Sinking Fund	Fidelity Investments Money Market Government Class I	252
Regions Bank Series 2015 Prepayment	Fidelity Investments Money Market Government Class I	2,115
Regions Bank Series 2017 Reserve	Fidelity Investments Money Market Government Class I	103,717
Regions Bank Series 2017 Revenue	Fidelity Investments Money Market Government Class I	220,972
Regions Bank Series 2017 Sinking Fund	Fidelity Investments Money Market Government Class I	3
Regions Bank Series 2017 Interest	Fidelity Investments Money Market Government Class I	202
Regions Bank Series 2017 Principal	Fidelity Investments Money Market Government Class I	202
Regions Bank Series 2019 Revenue	Fidelity Investments Money Market Government Class I	188,157
Regions Bank Series 2019 Reserve	Fidelity Investments Money Market Government Class I	95,914
Regions Bank Series 2019 Interest	Fidelity Investments Money Market Government Class I	134
Regions Bank Series 2019 Sinking Fund	Fidelity Investments Money Market Government Class I	185
Regions Bank Series 2019 Prepayment	Fidelity Investments Money Market Government Class I	87
<b>Total Debt Service Fund Investments</b>		<b>\$ 1,197,891</b>

**Willow Walk Community Development District**  
**Summary A/R Ledger**  
**From 02/1/2024 to 02/29/2024**

	<b>Fund_ID</b>	<b>Fund Name</b>	<b>Customer</b>	<b>Invoice Number</b>	<b>AR Account</b>	<b>Date</b>	<b>Balance Due</b>
<b>167, 2157</b>							
	167-001	167 General Fund	KBR Pool Services	AR00000652	11510	09/30/2022	700.00
	167-001	167 General Fund	Manatee County Tax Collector	AR00001327	12110	10/01/2023	11,354.92
<b>Sum for 167, 2157</b>							<b>12,054.92</b>
<b>167, 2158</b>							
	167-200	167 Debt Service Fund S2015	Manatee County Tax Collector	AR00001327	12110	10/01/2023	4,137.95
<b>Sum for 167, 2158</b>							<b>4,137.95</b>
<b>167, 2159</b>							
	167-201	167 Debt Service Fund S2017	Manatee County Tax Collector	AR00001327	12110	10/01/2023	3,118.49
<b>Sum for 167, 2159</b>							<b>3,118.49</b>
<b>167, 2160</b>							
	167-202	167 Debt Service Fund S2019	Manatee County Tax Collector	AR00001327	12110	10/01/2023	2,851.58
<b>Sum for 167, 2160</b>							<b>2,851.58</b>
<b>Sum for 167</b>							<b>22,162.94</b>
<b>Sum Total</b>							<b>22,162.94</b>

See Notes to Unaudited Financial Statements

**Willow Walk Community Development District  
Summary A/P Ledger  
From 02/1/2024 to 02/29/2024**

	<b>Fund Name</b>	<b>GL posting date</b>	<b>Vendor name</b>	<b>Document number</b>	<b>Description</b>	<b>Balance Due</b>
<b>167, 2157</b>	167 General Fund	02/19/2024	ADT Commercial	153963282	Security Services 03/24	154.26
	167 General Fund	02/23/2024	Harrison Ranch CDD	WW0224-1	Meeting Rental - 02/05/24	75.00
	167 General Fund	02/16/2024	Jerry Richardson Trapper	1865	Monthly Wildlife Services 02/24	1,500.00
	167 General Fund	02/12/2024	Kilinski / Van Wyk, PLLC	8757	Legal Services 01/24	512.50
	167 General Fund	02/28/2024	Manatee County Utilities Department	100024903 02/24	4220 Lindever LN 02/24	1,154.84
	167 General Fund	02/09/2024	Morris Engineering and Consulting, LLC	INV-7103	Engineering Services 01/24	2,400.00
	167 General Fund	02/27/2024	Nick Knows LLC	WWCDD85	Pressure Wash, Sand and Paint Mailbox 02/24	3,500.00
	167 General Fund	02/02/2024	Solitude Lake Management, LLC	PSI049938	Lake & Pond Management 02/24	1,785.00
	167 General Fund	02/02/2024	Solitude Lake Management, LLC	PSI049937	Wetland Mitigation Maintenance 02/24	1,412.00
	167 General Fund	02/16/2024	Stantec Consulting Services, Inc.	2194928	Quarterly Lake Management 01/24	750.00
	167 General Fund	02/01/2024	Sun State Landscape Management, Inc.	55434	Landscape Maintenance Phase 1 & 2 02/24	257.50
	167 General Fund	02/01/2024	Sun State Landscape Management, Inc.	55434	Landscape Maintenance Phase 1 & 2 02/24	15,951.18
	167 General Fund	02/03/2024	Suncoast Pool Service, Inc.	10080	Monthly Pool Maintenance 02/24	1,593.00
<b>Sum for 167, 2157</b>						<b>31,045.28</b>
<b>Sum for 167</b>						<b>31,045.28</b>
<b>Sum Total</b>						<b>31,045.28</b>

**Willow Walk Community Development District**  
**Notes to Unaudited Financial Statements**  
**February 29, 2024**

**Balance Sheet**

1. Trust statement activity has been recorded through 02/29/24.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

**Summary A/R Ledger-Payment Terms**

4. Payment terms for landowner assessments are (a) defined in the FY23-24 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.

Tab 7



**MINUTES OF MEETING**

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

**WILLOW WALK  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Willow Walk Community Development District was held on **Monday, February 5, 2024, at 4:00 p.m.** at the Harrison Ranch Clubhouse, located at 5755 Harrison Ranch Boulevard, Parrish, Florida 34219.

Present and constituting a quorum were:

Jasen Milenkovski	<b>Board Supervisor, Vice Chairman</b>
Ali Mustafa	<b>Board Supervisor, Assistant Secretary</b>
Shaun Chapdelaine	<b>Board Supervisor, Assistant Secretary</b>
Peter Macias	<b>Board Supervisor, Assistant Secretary</b>
Kathleen Adams	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Christina Newsome	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Molly Maggiano	<b>District Counsel, Kilinski Van Wyk</b>
Bryan Schaub	<b>Landscape Inspection Manager, Rizzetta &amp; Company</b>
Juan Castillo	<b>Sunstate Landscaping (<u>via phone</u>)</b>

Audience	<b>Not Present</b>
----------	--------------------

**FIRST ORDER OF BUSINESS****Call to Order**

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

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

During a recent meeting, there was an audience present. One of the residents informed the Board that 5 lights were out at the pool and signage needed to be removed. Additionally, repairs are needed to a fence near Willow Walk North, and the entry sign needs maintenance.

**FOURTH ORDER OF BUSINESS****Staff Reports****A. Aquatic Maintenance****1. Presentation of Pond 8 Water Testing Results**

Ms. Newsome presented the Pond 8 Water Testing Results to the Board.

**2. Ratification of Amendment to Aquatic Management Agreement**

On a Motion by Mr. Milenkovski seconded by Mr. Mustafa, with all in favor, the Board ratified the Amendment to Aquatic Management Agreement, for the Willow Walk Community Development District.

**3. Ratification of Wetland Management Agreement**

On a Motion by Mr. Milenkovski seconded by Mr. Macias, with all in favor, the Board ratified the Wetland Management Agreement, for the Willow Walk Community Development District.

**B. Landscape Inspection Services****1. Presentation of Landscape Inspection Report**

Mr. Schaub presented the December and January Landscape Inspection Report to the Board. There were multiple proposals presented by landscape.

**2. Consideration of First Addendum to the Contract for Professional Landscape Inspection Services**

On a Motion by Mr. Milenkovski seconded by Mr. Mustafa, with all in favor, the Board approved the First Addendum to the Contract for Professional Landscape Inspection Services, for the Willow Walk Community Development District.

**C. District Counsel**

Molly Maggiano was present.

**D. District Engineer**

Not present, no report was given.

**E. District Manager**

Ms. Newsome advised the next meeting of the Board of Supervisors is scheduled for **Monday, April 1, 2024, at 4:00 p.m.** at the Harrison Ranch Clubhouse.

**1. Review of District Manager Report**

Ms. Newsome presented the District Manager Report to the Board.

**2. Presentation of Website Audit**

On a Motion by Mr. Milenkovski seconded by Mr. Macias, with all in favor, the Board accepted the Website Audit, for the Willow Walk Community Development District.

### 3. Review of Financial Statement

Ms. Newsome presented the Financial Statement to the Board.

#### FIFTH ORDER OF BUSINESS

#### Consideration of Minutes of the Regular Meeting held on December 4, 2023

Ms. Newsome presented the Minutes of the Regular Meeting held on December 4, 2023, to the Board.

On a Motion by Mr. Milenkovski seconded by Mr. Mustafa, with all in favor, the Board approved the Minutes of the Regular Meeting held on December 4, 2023, for the Willow Walk Community Development District.

#### SIXTH ORDER OF BUSINESS

#### Consideration of the Operations and Maintenance Expenditures for November and December 2023

Ms. Newsome presented the Operation and Maintenance Expenditures for November and December 2023.

On a Motion by Ms. Watts, seconded by Mr. Milenkovski, with all in favor, the Board approved the Operation and Maintenance Expenditures for November 2023 (\$43,080.02), and December 2023 (\$48,258.84), for the Willow Walk Community Development District.

#### SEVENTH ORDER OF BUSINESS

#### Consideration of Resolution 2024-02, Officer Designation

On a Motion by Mr. Mustafa seconded by Mr. Macias, with all in favor, the Board appointed Kathleen Adams to Assistant Secretary, for the Willow Walk Community Development District.

Ms. Newsome sworn in Kathleen Adams as a Board Member of the Willow Walk Community Development District and administered the Oath of Office.

On a Motion by Mr. Mustafa seconded by Mr. Macias, with all in favor, the Board appointed Jasen Milenkovski, for the Willow Walk Community Development District.

On a Motion by Mr. Milenkovski seconded by Mr. Macias, with all in favor, the Board appointed Ali Mustafa as Vice Chair, for the Willow Walk Community Development District.

**NINTH ORDER OF BUSINESS****Presentation of Fence Repair Quotes**

This item has been tabled to the next meeting to gather more proposals for the fence repair.

**TENTH ORDER OF BUSINESS****Presentation of Revised Mail Kiosk Proposal**

On a Motion by Mr. Mustafa seconded by Mr. Milenkovski, with all in favor, the Board approved the Revised Mail Kiosk Proposal for \$3,500, for the Willow Walk Community Development District.

**ELEVENTH ORDER OF BUSINESS****Consideration of Message Center Board Proposal**

The HOA will get the necessary materials for the message center board. They will also install the board subject to a license for installation.

On a Motion by Mr. Mustafa seconded by Mr. Milenkovski, with all in favor, the Board approved for HOA to install a message board within the community, for the Willow Walk Community Development District.

**TWELFTH ORDER OF BUSINESS****Review of Prospective Board Member Supervisor Requests**

On a Motion by Mr. Milenkovski seconded by Mr. Mustafa, with all in favor, the Board motioned to appoint Kathleen Adams to the Board, for the Willow Walk Community Development District.

**THIRTEENTH ORDER OF BUSINESS****SUPERVISOR REQUESTS**

Mr. Milenkovski requested information on the installment of a dog park and suggested Staff contact Matt Morris. Mr. Mustafa requested that Staff maintain the cable box as the cables are sticking out and that there is a pole that needs to be removed by Windy Hammock Dr. Mr. Macias requested that pool furniture and signs within the community need to be pressure washed.

**FOURTEENTH ORDER OF BUSINESS****Adjournment**

On a Motion by Ms. Milenkovski, seconded by Mr. Mustafa, with all in favor, the Board adjourned the meeting at 4:56 p.m., for the Willow Walk Community Development District.

146  
147  
148  
149  
150

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Secretary / Assistant Secretary

---

Chairman / Vice Chairman

Tab 8

# Willow Walk Community Development District

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

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

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

## **Operations and Maintenance Expenditures**

**January 2024**

**For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from January 1, 2024 through January 31, 2024. This does not include expenditures previously approved by the Board.

The total items being presented: **\$81,549.31**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_Chairperson

\_\_\_\_\_Vice Chairperson

\_\_\_\_\_Assistant Secretary

## Willow Walk Community Development District

### Paid Operation & Maintenance Expenditures

January 1, 2024 Through January 31, 2024

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
ADT Commercial	100317	153254946	Security Services 01/24	\$ 154.26
ADT Commercial	100333	153613269	Security Services 02/24	\$ 154.26
Frontier Florida, LLC	100312	941-722-1788-111920-5	Internet Service 01/24	\$ 216.66
Innersync Studio, Ltd	100318	01/24 21929	ADA Website Quarterly 01/24	\$ 388.13
Jerry Richardson Trapper	100323	1853	Monthly Wildlife Services 01/24	\$ 1,500.00
Kilinski / Van Wyk, PLLC	100324	8489	Legal Services 12/23	\$ 1,495.57
Manatee County Utilities Department	100315	277353-152145 12/23	4220 Lindever LN 12/23	\$ 637.54
Morris Engineering and Consulting, LLC	100325	INV-6839	Engineering Services 12/23	\$ 1,100.00
Peace River Electric Cooperative, Inc.	ACH	Peace River Summary 12/23	Peace River Summary 12/23	\$ 1,522.07
Regions Bank Corporate Trust	100326	108847	Trustee Fees Series 2019	\$ 3,500.00
Regions Bank Corporate Trust	100326	113562	Trustee Fees Series 2017 10/01/23- 09/30/24	\$ 3,500.00
Rizzetta & Company, Inc.	100313	INV0000086347	Annual Dissemination Services 01/24	\$ 4,500.00



## Willow Walk Community Development District

### Paid Operation & Maintenance Expenditures

January 1, 2024 Through January 31, 2024

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta & Company, Inc.	100314	INV0000086421	District Management Fees 01/24	\$ 5,501.26
Securiteam, Inc.	100319	14108121823	Service Call 12/23	\$ 175.00
Securiteam, Inc.	100322	17780	Monthly Security Monitoring 01/24	\$ 500.00
Solitude Lake Management, LLC	100320	PSI039833	Aerator & Fountain Maintenance 01/24	\$ 499.20
Solitude Lake Management, LLC	100330	PSI043829	Wetland Mitigation Maintenance 01/24	\$ 1,412.00
Solitude Lake Management, LLC	100334	PSI043977	Lake & Pond Management 01/24	\$ 1,785.00
Spearem Enterprise, LLC	100327	5948	Restroom Cleaning Service 01/24	\$ 760.00
Sun State Landscape Management, Inc.	100316	54306	Landscape Maintenance Phase 1 & 2 12/23	\$ 16,208.68
Sun State Landscape Management, Inc.	100328	54005	Mulch Installation 11/23	\$ 18,238.00
Sun State Landscape Management, Inc.	100331	54817	Landscape Maintenance Phase 1 & 2 01/24	\$ 16,208.68
Suncoast Pool Service, Inc.	100321	10005	Monthly Pool Maintenance 01/24	\$ <u>1,593.00</u>
<b>Report Total</b>				<b>\$ <u>81,549.31</u></b>



Invoice 153254946

adtdcommercial.com

Account Number	Invoice Date	Payment Due Date	PO Number	Amount Due
70097365	12/18/2023	01/12/2024		\$154.26

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### Description

WILLOW WALK CDD 4220 LINDEVER LN

Services Provided (01/17/24 - 02/16/24)

*Includes: Extended Service Plan, Secure Access*

**Sub Total**

**INVOICE AMOUNT DUE**

**Amount**

\$154.26

**\$154.26**

**\$154.26**

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Amount Enclosed \$

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0000 01 070097365 00000015426 & 153254946 4

# ADT<sup>®</sup> Commercial

Invoice 153613269

adtdcommercial.com

Account Number	Invoice Date	Payment Due Date	PO Number	Amount Due
70097365	01/18/2024	02/12/2024		\$154.26

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1.855.238.2666

in 

### Description

WILLOW WALK CDD 4220 LINDEVER LN

Services Provided (02/17/24 - 03/16/24)

*Includes: Extended Service Plan, Secure Access*

### Sub Total

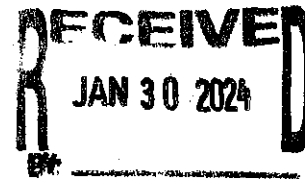
INVOICE AMOUNT DUE

### Amount

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\$154.26

\$154.26



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Amount Due \$154.26

Amount Enclosed \$

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KANSAS CITY MO 64121-9044



0000 01 070097365 00000015426 & 153613269 7

**Your Monthly Invoice****Account Summary**

**New Charges Due Date** 1/12/24  
**Billing Date** 12/19/23  
**Account Number** 941-722-1788-111920-5

Previous Balance 216.66  
Payments Received Thru 12/08/23 -216.66  
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Balance Forward .00  
New Charges 216.66  
**Total Amount Due \$216.66**



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6790 0007 NO RP 19 12202023 NNNNNNYN 01 999485

**PAYMENT STUB**

**Total Amount Due \$216.66**

New Charges Due Date 1/12/24  
Account Number 941-722-1788-111920-5

**Amount Enclosed**

\$

**Mail Payment To:**

FRONTIER  
PO BOX 740407  
CINCINNATI, OH 45274-0407

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

7820039417221788111920000000000000000216665



Date of Bill  
Account Number

12/19/23  
941-722-1788-111920-5

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For help: Customer Service at [frontier.com/helpcenter](https://frontier.com/helpcenter) or chat at [frontier.com/chat](https://frontier.com/chat). Visually impaired/TTY customers, call 711.

### PAYING YOUR BILL, LATE PAYMENTS, RETURNED CHECK FEES and PAST DUE BALANCES

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

### IMPORTANT CONSUMER MESSAGES

You must pay all basic local service charges to avoid basic service disconnection. Failure to pay other charges will not cause disconnection of your basic service but this may cause other services to be terminated. Frontier Bundles may include charges for both basic and other services. Frontier periodically audits its bills to ensure accuracy which may result in a retroactive or future billing adjustment. Internet speed, if noted, is the maximum wired connection speed for selected tier; Wi-Fi speeds may vary; actual and average speed may be slower and depends on multiple factors. Performance details are at [frontier.com/internetdisclosures](https://frontier.com/internetdisclosures).

### SERVICE TERMS

Visit [frontier.com/terms](https://frontier.com/terms), [frontier.com/tariffs](https://frontier.com/tariffs) or call Customer Service for information on tariffs, price lists and other important Terms, Conditions and Policies ("Terms") related to your voice, Internet and/or video services including limitations of liability, early termination fees, the effective date of and billing for the termination of service(s) and other important information about your rights and obligations, and ours. Frontier's Terms include a binding arbitration provision to resolve customer disputes ([frontier.com/terms/arbitration](https://frontier.com/terms/arbitration)). **Video and Internet services are subscription-based and are billed one full month in advance. Video and/or Internet service subscription cancellations and any early termination fees are effective on the last day of your Frontier billing cycle. No partial month credits or refunds will be provided for previously billed service subscriptions.** By using or paying for Frontier services, you are agreeing to these Terms and that disputes will be resolved by individual arbitration. By providing personal information to Frontier you are also agreeing to Frontier's Privacy Policy posted at [frontier.com/privacy](https://frontier.com/privacy).

**IF YOU HAVE ANY QUESTIONS, BILLING CONCERN, OR RECURRING ISSUES, PLEASE CONTACT OUR FLORIDA- BASED CUSTOMER CARE TEAM AT 1-888-457-4110. OUR FLORIDA TEAM IS EAGER TO HELP YOU GET SPECIALIZED ATTENTION.**



**Date of Bill**  
**Account Number**

**12/19/23**  
**941-722-1788-111920-5**

**CURRENT BILLING SUMMARY**

Local Service from 12/19/23 to 01/18/24

Qty Description	941/722-1788.0	Charge
<b>Non Basic Charges</b>		
FiberOptic Internet 500 Static IP		130.98
Business Fiber Internet 500		64.99
1 Usable Static IP Address		19.99
FL State Sales Tax		.60
County Sales Tax		.10
<b>Total Non Basic Charges</b>		<b>216.66</b>
<b>TOTAL</b>	<b>216.66</b>	







# INVOICE

**BILL TO**

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

**INVOICE #** 21929**DATE** 01/01/2024**DUE DATE** 01/16/2024**TERMS** Net 15

---

DESCRIPTION	AMOUNT
CDD Website Services - Hosting, support and training	153.75
CDD Ongoing PDF Accessibility Compliance Service	234.38
<hr/>	
Quarterly service	BALANCE DUE
	<b>\$388.13</b>



State Wildlife Trapper  
2103 w rio vista ave  
Tampa, FL 33603 US  
trapperjerry@gmail.com



## INVOICE

### BILL TO

Willow Walk CDD  
3434 Coldwell Avenue  
Suite 200  
Tampa, Florida 33614 USA

INVOICE # 1853

DATE 01/16/2024

DUE DATE 01/31/2024

TERMS Net 15

ACTIVITY	QTY	RATE	AMOUNT
<b>State Wildlife Trapping</b> Monthly service for January 2024	1	1,500.00	1,500.00
2 Cameras/1 Trap on property			
LTD Hog removal: 6			
YTD Hog removal: 5			
MTD Hog Removal: 5			
Note: We are using every means possible to eliminate the hog population on your property.			
SUBTOTAL			1,500.00
TAX			0.00
TOTAL			1,500.00
BALANCE DUE			<b>\$1,500.00</b>



## Kilinski | Van Wyk PLLC

P.O. Box 6386  
Tallahassee, Florida 32314

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

## INVOICE

Invoice # 8489  
Date: 01/15/2024  
Due On: 02/14/2024

### Willow Walk CDD - General

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	MM	12/04/2023	Travel to and attend board of supervisors meeting.	2.60	\$265.00	\$689.00
Expense	AL	12/04/2023	Mileage: Travel MM	123.00	\$0.655	\$80.57
Service	MM	12/06/2023	Prepare updated new supervisor notebook	1.20	\$265.00	\$318.00
Service	LG	12/18/2023	Confer with Maggiore regarding next steps for fence encroachments.	0.20	\$255.00	\$51.00
Service	MM	12/18/2023	Review of next steps concerning property owners with fence encroachments.	0.20	\$265.00	\$53.00
Service	CR	12/19/2023	Research status of public facilities report.	0.30	\$245.00	\$73.50
Service	LG	12/22/2023	Confer with District Manager regarding events on CDD greenspace; prepare license agreement for same.	0.80	\$255.00	\$204.00
Service	MM	12/22/2023	Review of communications re: license agreement for HOA use of green space for event.	0.10	\$265.00	\$26.50
					<b>Total</b>	<b>\$1,495.57</b>

## Detailed Statement of Account

### Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
8489	02/14/2024	\$1,495.57	\$0.00	\$1,495.57
Outstanding Balance				\$1,495.57
Total Amount Outstanding				\$1,495.57

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

Please pay within 30 days.

**RECEIVED**  
01/17/24

**MCUD**

MANATEE COUNTY UTILITIES DEPARTMENT  
P. O. BOX 25010  
BRADENTON, FL 34206-5010  
PHONE: (941) 792-8811  
www.mymanatee.org/utilities

ACCOUNT NUMBER: 277353-152145  
WILLOW WALK COMMUNITY  
DEVELOPMENT DISTRICT  
4220 LINDEVER LN

BILLING DATE: 28-DEC-2023  
DUE DATE: 18-JAN-2024

A LATE PAYMENT FEE WILL BE ASSESSED IF FULL PAYMENT IS NOT RECEIVED BY THE DUE DATE.

FROM DATE	TO DATE	DAYS		PREVIOUS READING	PRESENT READING	USAGE X 100 = GAL.	AMOUNT
			Previous Balance:				652.46
			Payments Received:				652.46
			Balance Forward:				0.00
11/20	12/20	30	Wtr Com. Master Mtr	26594	26745	151	
			Water Usage				38.96
			Cost Of Basic Service				41.05
			Swr Com. Master Mtr			151	
			Sewer Usage				86.22
			Cost Of Basic Service				114.04
			F2_Com. Solid Waste				
			4Yd Rented Dumpster 1X Wk				325.69
			F2_Com. Solid Waste				
			Gate Service				31.58
			Total New Charges				637.54
<b>Total Amount Due:</b>							<b>\$637.54</b>

Happy Holidays! Learn what holiday materials can be recycled or thrown away at [www.mymanatee.org/recycling](http://www.mymanatee.org/recycling). Recycle cardboard boxes, cans, and plastic and glass bottles. Throw away/donate garland, wrapping paper, bows, and bubble wrap.

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

MC-1250-19



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

☐ CHANGE OF MAILING ADDRESS  
(Check Box And See Reverse Side)

SERVICE ADDRESS	4220 LINDEVER LN
ACCOUNT NUMBER	277353-152145
BILLING DATE	28-DEC-2023
DUE DATE	18-JAN-2024
TOTAL AMOUNT NOW DUE:	\$637.54

AMOUNT PAID

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE1228A 9000000163 00.0000.0131 162/1



WILLOW WALK COMMUNITY DEVELOPMENT  
DISTRICT  
3434 COLWELL AVE SUITE 200  
TAMPA FL 33614-8390



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

000277353Z000000637540152145

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

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

#### RESIDENTIAL POTABLE QUANTITY CHARGE INDIVIDUAL RESIDENTIAL METERS

0 - 6,000 Gallons	\$ 2.58
6,000 - 15,000 Gallons	\$ 3.23
15,000 - 20,000 Gallons	\$ 7.76
Over 20,000 Gallons	\$11.66

PER 1,000 GALLONS

#### WASTE WATER (SEWER) QUANTITY RATES

0 - 10,000 Gallons	\$ 5.71
--------------------	---------

PER 1,000 GALLONS

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

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

**PAY ONLINE:** Use the Customer Web Access Program (CWA) at [www.mymanatee.org/cwa](http://www.mymanatee.org/cwa).

**PAY BY PHONE:** Call 866-257-0749 and follow prompts to pay your bill.

## Hurricane Season Hints and Reminders:

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

### RECYCLING DO's & DON'Ts

#### YES PLEASE

Only the following five (5) materials belong in your Manatee County recycle cart.

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

#### NO THANKS

- PAPER**
  - No wrapping paper, napkins or paper towels
- CARDBOARD**
  - No wet or spoiled cardboard
- METAL**
  - No pots/pans, auto parts, fencing or hangers
- PLASTIC**
  - No Styrofoam, plastic bags, hangers or garden hoses
- GLASS**
  - No broken glass, drinking glasses, light bulbs or mirrors

ALL ITEMS SHOULD BE CLEAN AND DRY

#### PAYMENT LOCATIONS

**Manatee County  
Utilities Department  
LOBBY CLOSED**

24 Hour Drive-Thru Drop Box  
4410 66th St. W.  
Bradenton, FL 34210

**Pay by phone 24/7**  
866-257-0749

**Amscot Locations - Cash only**  
There is a convenience fee for using this service

**Walmart Locations**  
There is a convenience fee for using this service

**For other convenient payment options visit:**  
[www.mymanatee.org/utilities](http://www.mymanatee.org/utilities)

**Manatee County  
Tax Collector  
24 Hour Drop Box Location**

819 301 Blvd. W.  
Bradenton, FL 34205

The Utilities Department is hard at work to bring you an improved experience when managing your account, including a new self-service portal and additional payment options, coming early 2024. We are excited and hope you will be too! Stay tuned for more information.

#### MAILING ADDRESS CHANGE

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

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

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

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

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



6997 Professional Parkway East  
Suite B  
Sarasota, FL 34240

# INVOICE

Invoice #: INV-6839  
Invoice Date: 01/15/2024  
Service Period Ended: 12/31/2023  
Due Date: 02/14/2024

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

PROJECT	COMMENTS
Miscellaneous - Willow Walk CDD	

ITEM	UNIT PRICE	QTY	EXTENDED PRICE
Miscellaneous Consulting Site visits for turn over of stormwater system to SWFWMD	200.00	5.50	1,100.00
TOTAL			\$1,100.00
TOTAL PAID			\$0.00
TOTAL DUE			\$1,100.00

**RECEIVED**  
01/17/24

Please remit payment to: 15608 29th Street East, Parrish, Florida 34219

**Willow Walk CDD**  
**Peace River Electric Summary**  
**Month: 12/23 Electric: 12/23 Dated: 01/09/24**  
**For: 11/29/23 to 12/30/23 Due: 01/30/24**

<u>Account</u>	<u>Location</u>	<u>Service Address</u>	<u>Code</u>	<u>Amount</u>
152609001	Electric	Irrigation Pump	53100-4301	\$ 137.00
152609002	Electric	4220 Lindever LN Amenity Center	53100-4302	\$ 823.00
152609003	Electric	4110 41st St E IRR Pump	53100-4301	\$ 75.00
152609004	Electric	3707 Willow Walk Dr. Entry Sign	53100-4301	\$ 44.00
152609005	Electric	4541 Lindever LN Pond Aerator	53100-4301	\$ 113.00
152609006	Electric	3703 Wayfarer	53100-4301	\$ 31.00
152609007	Electric	4150 Mossy Limb Ct	53100-4301	\$ 143.00
152609008	Electric	4854 Ellenton Gillette	53100-4301	\$ 90.00
152609009	Electric	4705 Birdsong Dr	53100-4301	\$ 66.07

**Summary**

<b>001 53100-4301</b>	<b>\$ 699.07</b>
<b>001 53100-4302</b>	<b>\$ 823.00</b>
<b>Total</b>	<b>\$ 1,522.07</b>



**Peace River Electric  
Cooperative, Inc.**

Your Touchstone Energy® Cooperative

**Customer Care** 800-282-3824 8am - 5pm M-F  
**Pay by Phone** 855-386-9924 24/7  
**Outage** 800-282-3824 24/7  
**Website** www.preco.coop



**WILLOW WALK COMM DEV DIST  
RIZZETTA & COMPANY**

Bill Date 01/09/2024  
 Account # 152609001  
 Member # 152353

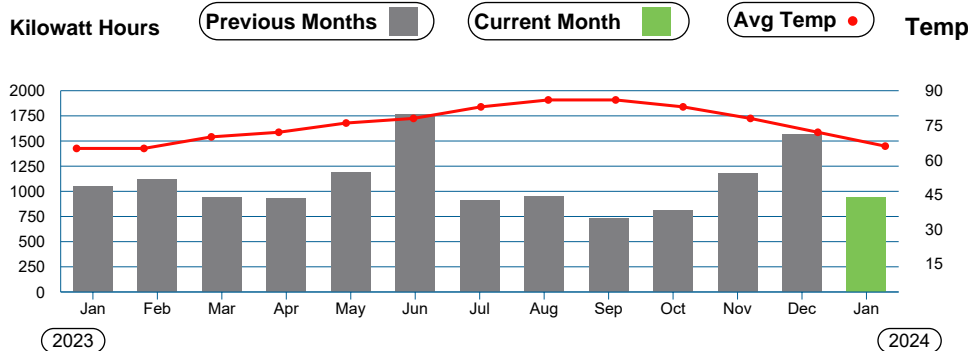
**YTD Operation Round Up Contribution**  
 Your total contribution for 2023 is \$6.81.

**TOTAL  
AMOUNT DUE**

**\$137.00**

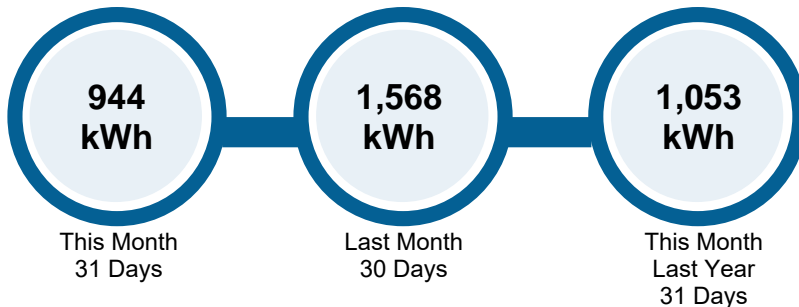
Bank Draft is  
scheduled for  
01/30/2024

## Monthly Energy Use

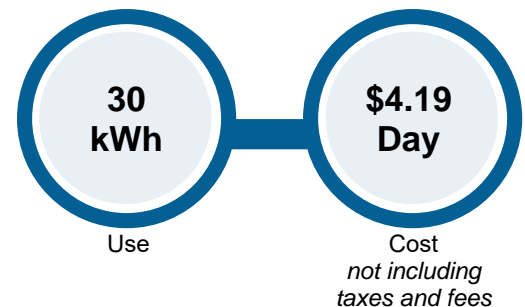


Detailed usage information is available on the SmarHub App or www.preco.coop

## Monthly Energy Use Comparison



## Your Average Daily Use



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



**Peace River Electric  
Cooperative, Inc.**

Your Touchstone Energy® Cooperative

PO Box 1310  
 210 Metheny Road  
 Wauchula, Florida 33873  
 800.282.3824

Account # 152609001  
 Service Address IRRIGATION PUMP

**Bank Draft Amount \$137.00**  
 is scheduled for 01/30/2024

☐ Check here to indicate address or phone # change on back.



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

4 2893

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



110260152609001000013700000014700010920248



**Account**  
152609001

**Service Address**  
IRRIGATION PUMP

**Service Description**  
PUMP

**Board District**  
8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
32804344	11/29/2023	12/30/2023	57,915	58,859	1.0	944	5.682
<b>Account Summary</b>				<b>Current Charges</b>			
Previous Balance				Facilities Use Charge			
Payment(s) Made				Energy Charge			
<b>Balance Forward</b>				CPA			
Current Charges				Property Tax Recovery Fee			
<b>Total Amount Due</b>				Gross Receipts Tax			
				Operation Round Up			
				<b>Total Current Charges</b>			
				<b>Bank Draft Amount</b>			



**\$100,000**

**College Scholarships available**

**Application deadline is February 28.**

**[www.preco.coop/community/scholarships](http://www.preco.coop/community/scholarships)**

☐ Mailing Address or Phone Number Changes

☐ Permanent ☐ Temporary (from \_\_\_/\_\_\_/\_\_\_ to \_\_\_/\_\_\_/\_\_\_)

Mailing Address \_\_\_\_\_

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

Home Phone \_\_\_\_\_ Cell Phone \_\_\_\_\_



**Online**  
Pay your bill at  
[www.preco.coop](http://www.preco.coop)



**Mobile App**  
Download the  
SmarterHub App from  
the App Store  
or Google Play.



**By Phone**  
Call 855-386-9924  
to make a payment.



**Locations**  
**Wauchula**  
210 Metheny Rd  
**Lakewood Ranch**  
14505 Arbor Green Trail



**Peace River Electric  
Cooperative, Inc.**

Your Touchstone Energy® Cooperative

**Customer Care** 800-282-3824 8am - 5pm M-F  
**Pay by Phone** 855-386-9924 24/7  
**Outage** 800-282-3824 24/7  
**Website** [www.precio.coop](http://www.precio.coop)



**WILLOW WALK COMM DEV DIST  
RIZZETTA & COMPANY**

Bill Date 01/09/2024  
 Account # 152609002  
 Member # 152353

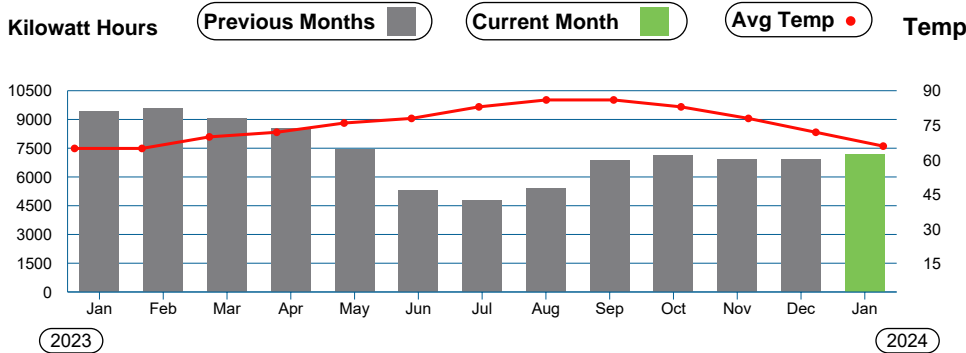
**YTD Operation Round Up Contribution**  
 Your total contribution for 2023 is \$5.01.

**TOTAL  
AMOUNT DUE**

**\$823.00**

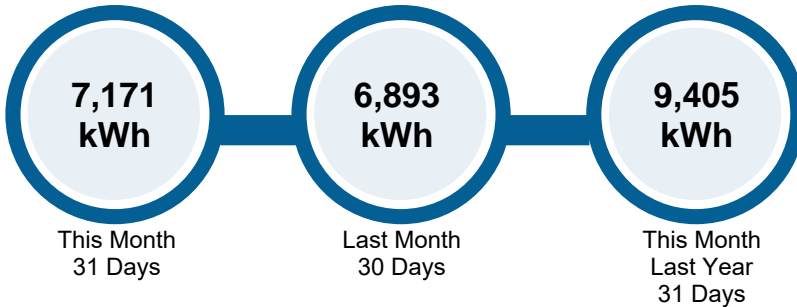
Bank Draft is  
scheduled for  
01/30/2024

## Monthly Energy Use

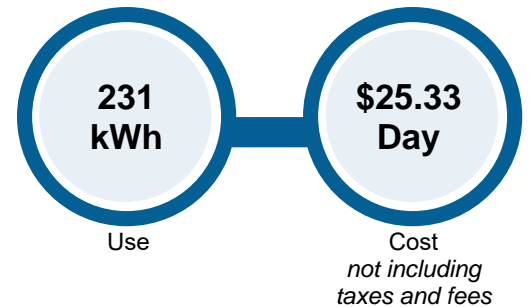


Detailed usage information is available on the SmarHub App or [www.precio.coop](http://www.precio.coop)

## Monthly Energy Use Comparison



## Your Average Daily Use



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



**Peace River Electric  
Cooperative, Inc.**

Your Touchstone Energy® Cooperative

PO Box 1310  
 210 Metheny Road  
 Wauchula, Florida 33873  
 800.282.3824

Account # 152609002  
 Service Address 4220 LINDEVER LN

**Bank Draft Amount \$823.00**  
 is scheduled for 01/30/2024

☐ Check here to indicate address or phone # change on back.



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

4 2894

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



110260152609002000082300000084769010920247

**Account**  
152609002

**Service Address**  
4220 LINDEVER LN

**Service Description**  
AMENITY CENTER

**Board District**  
8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
918572612	11/29/2023	12/30/2023	810,390	817,561	1.0	7,171	11.646
Account Summary					Current Charges		
Previous Balance			\$817.00		Facilities Use Charge		
Payment(s) Made			-\$817.00		Energy Charge		
Balance Forward			\$0.00		CPA		
Current Charges			\$823.00		Billed Demand		
Total Amount Due			\$823.00		Property Tax Recovery Fee		
					Gross Receipts Tax		
					Operation Round Up		
					Total Current Charges		



**Peace River Electric  
Cooperative, Inc.**

Your Touchstone Energy® Cooperative

**Customer Care** 800-282-3824 8am - 5pm M-F  
**Pay by Phone** 855-386-9924 24/7  
**Outage** 800-282-3824 24/7  
**Website** www.preco.coop



**WILLOW WALK COMM DEV DIST  
RIZZETTA & COMPANY**

Bill Date 01/09/2024  
 Account # 152609003  
 Member # 152353

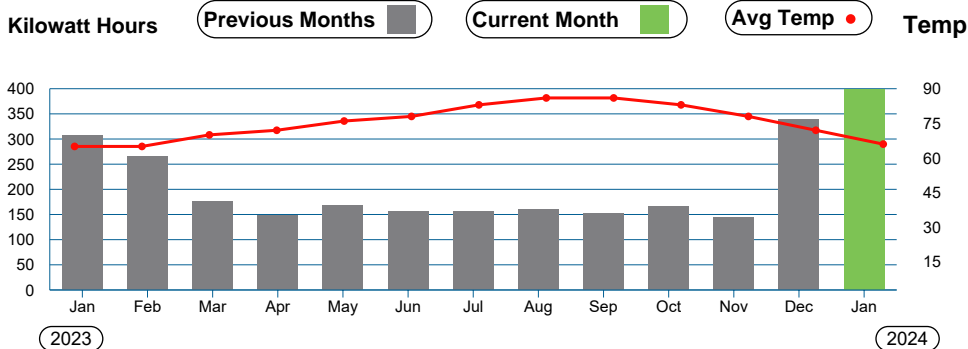
**YTD Operation Round Up Contribution**  
 Your total contribution for 2023 is \$7.89.

**TOTAL  
AMOUNT DUE**

**\$75.00**

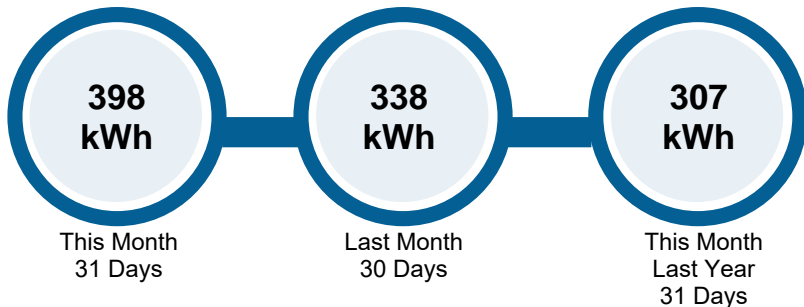
Bank Draft is  
scheduled for  
01/30/2024

## Monthly Energy Use

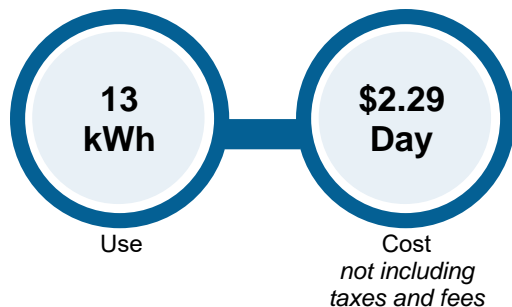


Detailed usage information is available on the SmarHub App or www.preco.coop

## Monthly Energy Use Comparison



## Your Average Daily Use



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



**Peace River Electric  
Cooperative, Inc.**

Your Touchstone Energy® Cooperative

PO Box 1310  
 210 Metheny Road  
 Wauchula, Florida 33873  
 800.282.3824

Account # 152609003  
 Service Address 4110 41ST ST E

**Bank Draft Amount \$75.00**  
 is scheduled for 01/30/2024

☐ Check here to indicate address or phone # change on back.



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

4 2895

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



11026015260900300000750000000&500010920240

**Account**  
152609003

**Service Address**  
4110 41ST ST E

**Service Description**  
IRRIGATION PUMP

**Board District**  
8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
918572591	11/29/2023	12/30/2023	19,585	19,983	1.0	398	4.752
Account Summary					Current Charges		
Previous Balance			\$69.00				GS-S \$28.00
Payment(s) Made			-\$69.00				
Balance Forward			\$0.00				
Current Charges			\$75.00				
Total Amount Due			\$75.00				
					Facilities Use Charge \$28.00		
					Energy Charge 398 kWh @ 0.121 \$48.16		
					CPA 398 kWh @ -0.013 -\$5.17		
					Property Tax Recovery Fee \$1.48		
					Gross Receipts Tax \$1.86		
					Operation Round Up \$0.67		
					Total Current Charges \$75.00		
					Bank Draft Amount \$75.00		





**Peace River Electric  
Cooperative, Inc.**

Your Touchstone Energy® Cooperative

**Customer Care** 800-282-3824 8am - 5pm M-F  
**Pay by Phone** 855-386-9924 24/7  
**Outage** 800-282-3824 24/7  
**Website** www.preco.coop



**WILLOW WALK COMM DEV DIST  
RIZZETTA & COMPANY**

Bill Date 01/09/2024  
 Account # 152609004  
 Member # 152353

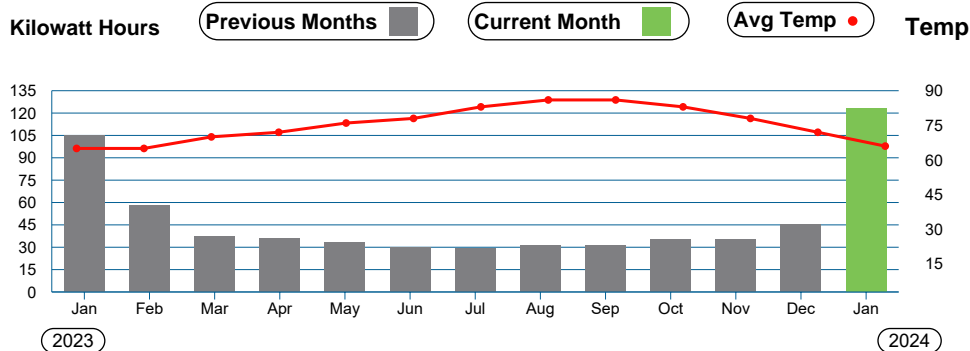
**YTD Operation Round Up Contribution**  
 Your total contribution for 2023 is \$6.81.

**TOTAL  
AMOUNT DUE**

**\$44.00**

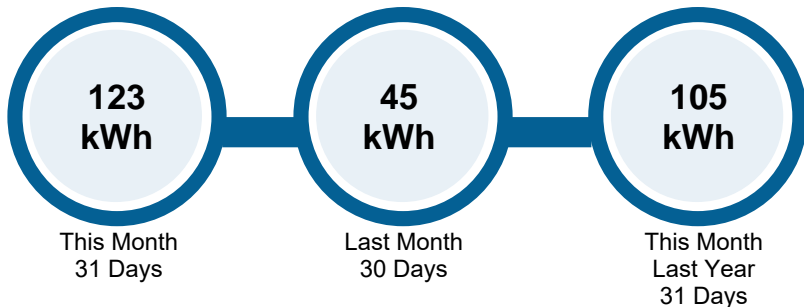
Bank Draft is  
scheduled for  
01/30/2024

## Monthly Energy Use

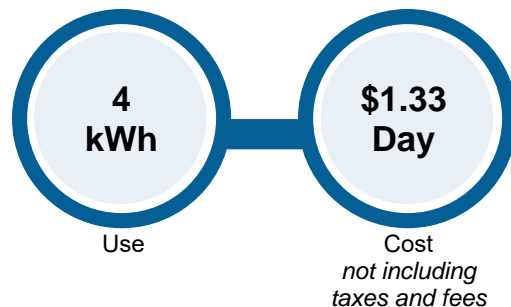


Detailed usage information is available on the SmarHub App or www.preco.coop

## Monthly Energy Use Comparison



## Your Average Daily Use



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**Peace River Electric  
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PO Box 1310  
 210 Metheny Road  
 Wauchula, Florida 33873  
 800.282.3824

Account # 152609004  
 Service Address 3707 WILLOW WALK DR

**Bank Draft Amount \$44.00**  
 is scheduled for 01/30/2024

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

4 2896

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



110260152609004000004400000005400010920249

**Account**  
152609004

**Service Address**  
3707 WILLOW WALK DR

**Service Description**  
SIGN LIGHTING

**Board District**  
8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
33848765	11/29/2023	12/30/2023	4,912	5,035	1.0	123	0.296
<b>Account Summary</b>				<b>Current Charges</b>			
Previous Balance				Facilities Use Charge			
Payment(s) Made				Energy Charge			
<b>Balance Forward</b>				CPA			
Current Charges				Property Tax Recovery Fee			
<b>Total Amount Due</b>				Gross Receipts Tax			
				Operation Round Up			
				<b>Total Current Charges</b>			
				<b>Bank Draft Amount</b>			



**\$100,000**

**College Scholarships available**

**Application deadline is February 28.**

**[www.preco.coop/community/scholarships](http://www.preco.coop/community/scholarships)**

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Mailing Address \_\_\_\_\_

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**Locations**  
**Wauchula**  
210 Metheny Rd  
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14505 Arbor Green Trail



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**Customer Care** 800-282-3824 8am - 5pm M-F  
**Pay by Phone** 855-386-9924 24/7  
**Outage** 800-282-3824 24/7  
**Website** www.preco.coop



**WILLOW WALK COMM DEV DIST  
RIZZETTA & COMPANY**

Bill Date 01/09/2024  
 Account # 152609005  
 Member # 152353

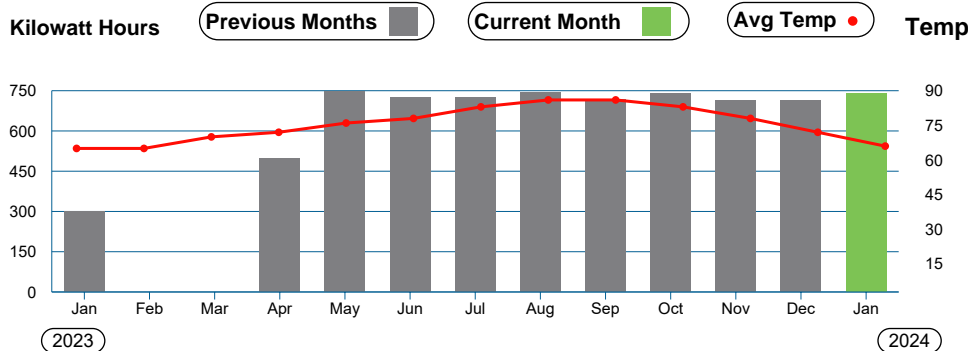
**YTD Operation Round Up Contribution**  
 Your total contribution for 2023 is \$6.09.

**TOTAL  
AMOUNT DUE**

**\$113.00**

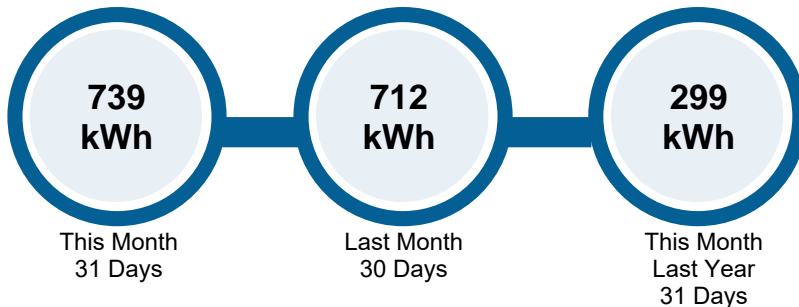
Bank Draft is  
scheduled for  
01/30/2024

## Monthly Energy Use

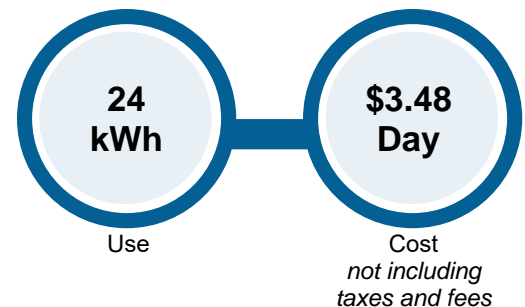


Detailed usage information is available on the SmarHub App or www.preco.coop

## Monthly Energy Use Comparison



## Your Average Daily Use



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PO Box 1310  
 210 Metheny Road  
 Wauchula, Florida 33873  
 800.282.3824

Account # 152609005  
 Service Address 4541 LINDEVER LN

**Bank Draft Amount \$113.00**  
 is scheduled for 01/30/2024

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WILLOW WALK COMM DEV DIST  
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4 2897

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



110260152609005000011300000012300010920240



**Account**  
152609005

**Service Address**  
4541 LINDEVER LN

**Service Description**  
POND AERATOR

**Board District**  
8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
34710836	11/29/2023	12/30/2023	35,782	36,521	1.0	739	1.01
Account Summary				Current Charges			
Previous Balance			\$112.00	Facilities Use Charge			\$28.00
Payment(s) Made			-\$112.00	Energy Charge			739 kWh @ 0.121 \$89.42
Balance Forward			\$0.00	CPA			739 kWh @ -0.013 -\$9.61
Current Charges			\$113.00	Property Tax Recovery Fee			\$2.25
Total Amount Due			\$113.00	Gross Receipts Tax			\$2.82
				Operation Round Up			\$0.12
				Total Current Charges			\$113.00
				Bank Draft Amount			
				\$113.00			



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**Pay by Phone** 855-386-9924 24/7  
**Outage** 800-282-3824 24/7  
**Website** [www.preco.coop](http://www.preco.coop)



**WILLOW WALK COMM DEV DIST  
RIZZETTA & COMPANY**

Bill Date 01/09/2024  
 Account # 152609006  
 Member # 152353

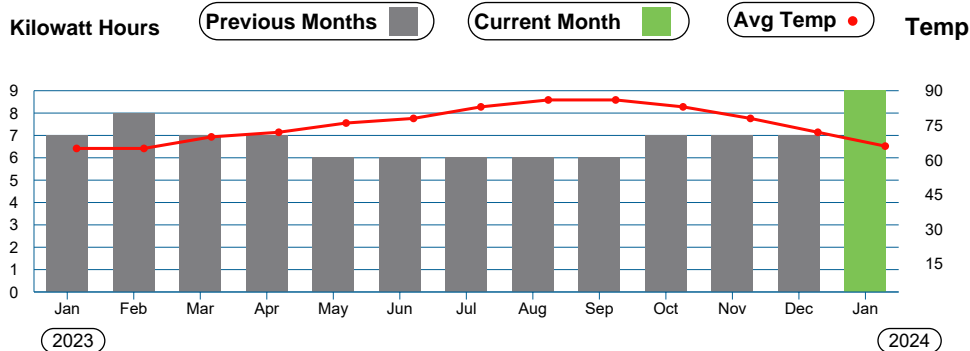
**YTD Operation Round Up Contribution**  
 Your total contribution for 2023 is \$10.04.

**TOTAL  
AMOUNT DUE**

**\$31.00**

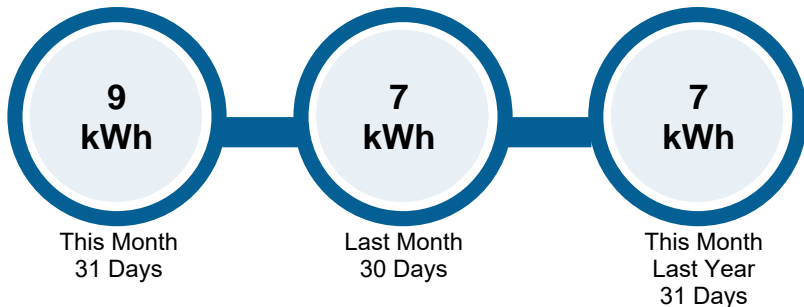
Bank Draft is  
scheduled for  
01/30/2024

## Monthly Energy Use

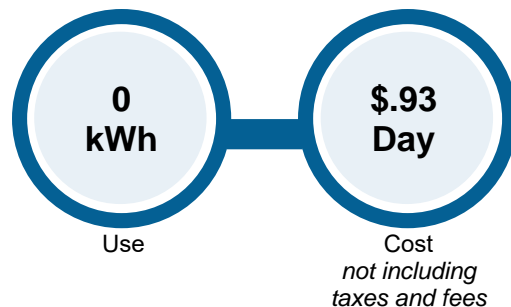


Detailed usage information is available on the SmarHub App or [www.preco.coop](http://www.preco.coop)

## Monthly Energy Use Comparison



## Your Average Daily Use



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 210 Metheny Road  
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 800.282.3824

Account # 152609006  
 Service Address 3703 WAYFARER WAY

**Bank Draft Amount \$31.00**  
 is scheduled for 01/30/2024

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 RIZZETTA & COMPANY  
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4 2898

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



110260152609006000003100000004100010920249

**Account**  
152609006

**Service Address**  
3703 WAYFARER WAY

**Service Description**  
SIGN LIGHTING

**Board District**  
8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
34330437	11/29/2023	12/30/2023	893	902	1.0	9	0.02
<b>Account Summary</b>				<b>Current Charges</b>			
Previous Balance				\$31.00			
Payment(s) Made				-\$31.00			
<b>Balance Forward</b>				<b>\$0.00</b>			
Current Charges				\$31.00			
<b>Total Amount Due</b>				<b>\$31.00</b>			
				<b>Current Charges</b>			
				Facilities Use Charge			
				\$28.00			
				Energy Charge			
				9 kWh @ 0.121			
				\$1.09			
				CPA			
				9 kWh @ -0.013			
				-\$0.12			
				Property Tax Recovery Fee			
				\$0.60			
				Gross Receipts Tax			
				\$0.76			
				Operation Round Up			
				\$0.67			
				<b>Total Current Charges</b>			
				<b>\$31.00</b>			
				<b>Bank Draft Amount</b>			
				<b>\$31.00</b>			



**\$100,000**

**College Scholarships available**

**Application deadline is February 28.**

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14505 Arbor Green Trail



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**Pay by Phone** 855-386-9924 24/7  
**Outage** 800-282-3824 24/7  
**Website** www.preco.coop



**WILLOW WALK COMM DEV DIST  
RIZZETTA & COMPANY**

Bill Date 01/09/2024  
 Account # 152609007  
 Member # 152353

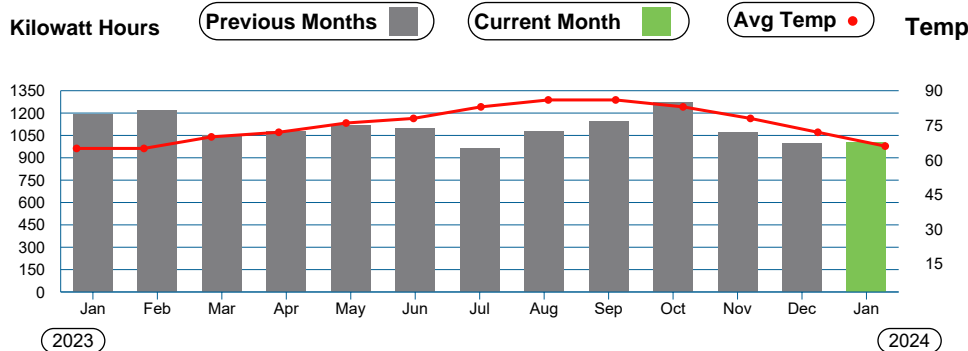
**YTD Operation Round Up Contribution**  
 Your total contribution for 2023 is \$5.54.

**TOTAL  
AMOUNT DUE**

**\$143.00**

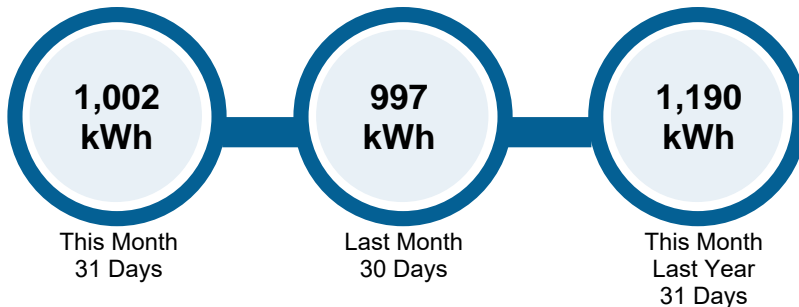
Bank Draft is  
scheduled for  
01/30/2024

## Monthly Energy Use

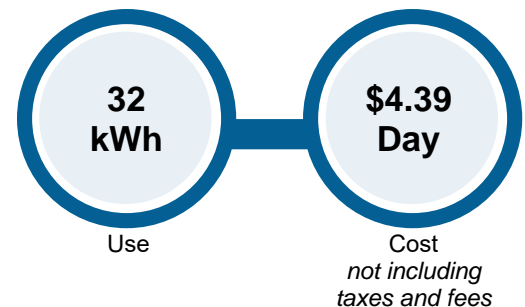


Detailed usage information is available on the SmarHub App or www.preco.coop

## Monthly Energy Use Comparison



## Your Average Daily Use



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 Wauchula, Florida 33873  
 800.282.3824

Account # 152609007  
 Service Address 4150 MOSSY LIMB CT

**Bank Draft Amount \$143.00**  
 is scheduled for 01/30/2024

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4 2899

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



110260152609007000014300000015300010920248

**Account**  
152609007

**Service Address**  
4150 MOSSY LIMB CT

**Service Description**  
IRRIGATION PUMP

**Board District**  
8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
35778358	11/29/2023	12/30/2023	42,493	43,495	1.0	1,002	1.508
<b>Account Summary</b>				<b>Current Charges</b>			
Previous Balance				Facilities Use Charge			
Payment(s) Made				Energy Charge			
<b>Balance Forward</b>				CPA			
Current Charges				Property Tax Recovery Fee			
<b>Total Amount Due</b>				Gross Receipts Tax			
				Operation Round Up			
				<b>Total Current Charges</b>			
				<b>Bank Draft Amount</b>			



**\$100,000**

**College Scholarships available**

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**[www.preco.coop/community/scholarships](http://www.preco.coop/community/scholarships)**

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Mailing Address \_\_\_\_\_

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Home Phone \_\_\_\_\_ Cell Phone \_\_\_\_\_



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**Locations**  
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14505 Arbor Green Trail





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**Pay by Phone** 855-386-9924 24/7  
**Outage** 800-282-3824 24/7  
**Website** www.preco.coop



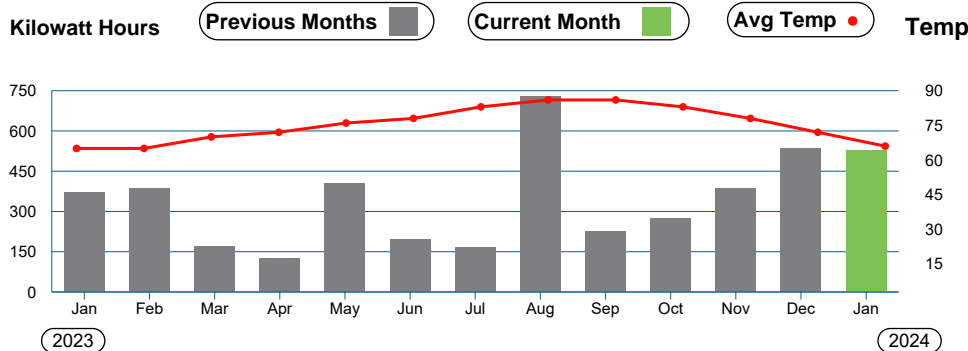
**WILLOW WALK COMM DEV DIST  
RIZZETTA & COMPANY**

Bill Date 01/09/2024  
 Account # 152609008  
 Member # 152353

**YTD Operation Round Up Contribution**  
 Your total contribution for 2023 is \$6.15.

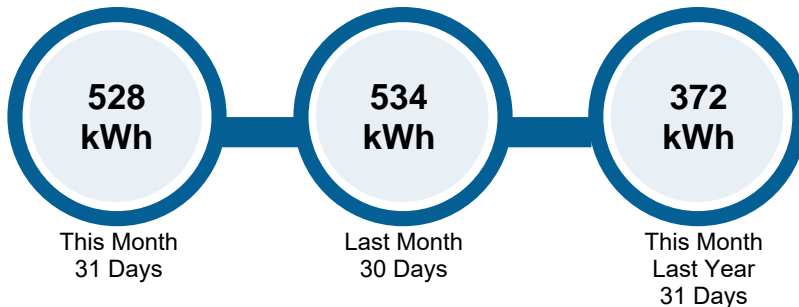


## Monthly Energy Use

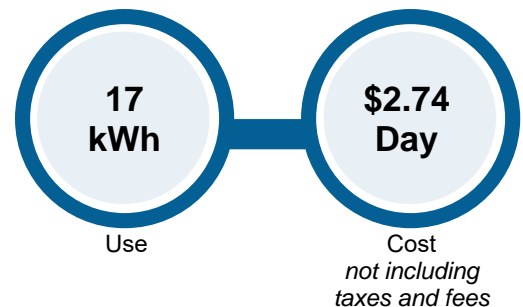


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## Monthly Energy Use Comparison



## Your Average Daily Use



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 210 Metheny Road  
 Wauchula, Florida 33873  
 800.282.3824

Account # 152609008  
 Service Address 4854 ELLENTON GILLETTE RD

**Bank Draft Amount \$90.00**  
 is scheduled for 01/30/2024

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4 2900

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 PO BOX 1547  
 WAUCHULA FL 33873-1547



110260152609008000009000000010000010920244

**Account**  
152609008

**Service Address**  
4854 ELLENTON GILLETTE RD

**Service Description**  
PUMP

**Board District**  
8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
36334890	11/29/2023	12/30/2023	19,828	20,356	1.0	528	7.472
<b>Account Summary</b>				<b>Current Charges</b>			
Previous Balance				Facilities Use Charge			
Payment(s) Made				Energy Charge			
<b>Balance Forward</b>				CPA			
Current Charges				Property Tax Recovery Fee			
<b>Total Amount Due</b>				Gross Receipts Tax			
				Operation Round Up			
				<b>Total Current Charges</b>			
				<b>Bank Draft Amount</b>			



**\$100,000**  
**College Scholarships available**  
**Application deadline is February 28.**  
[www.preco.coop/community/scholarships](http://www.preco.coop/community/scholarships)

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**Pay by Phone** 855-386-9924 24/7  
**Outage** 800-282-3824 24/7  
**Website** [www.preco.coop](http://www.preco.coop)



**WILLOW WALK COMM DEV DIST  
RIZZETTA & COMPANY**

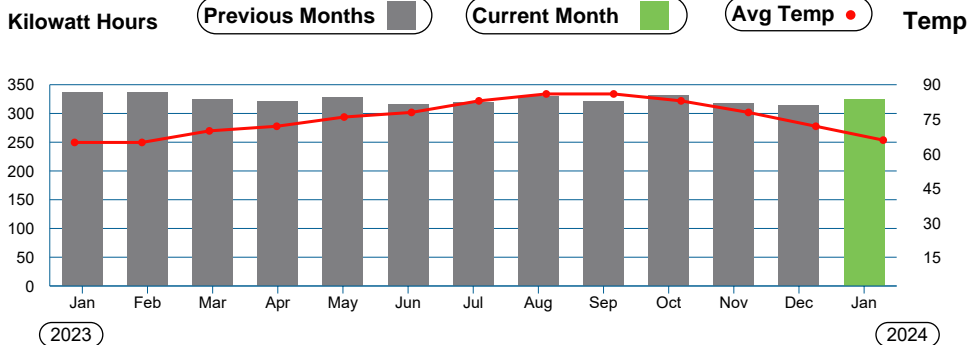
Bill Date 01/09/2024  
 Account # 152609009  
 Member # 152353

**TOTAL  
AMOUNT DUE**

**\$66.07**

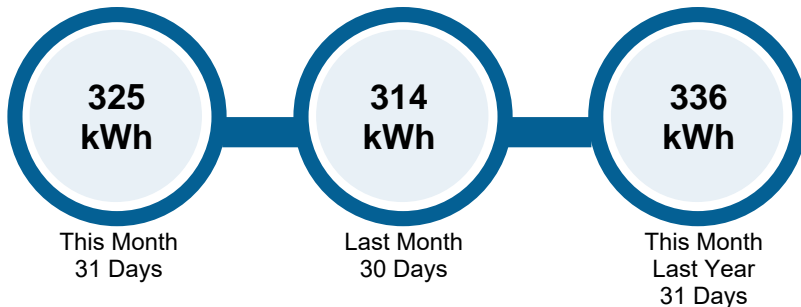
Bank Draft is  
scheduled for  
01/30/2024

## Monthly Energy Use

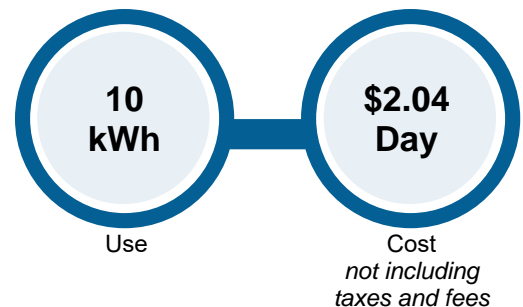


Detailed usage information is available on the SmarHub App or [www.preco.coop](http://www.preco.coop)

## Monthly Energy Use Comparison



## Your Average Daily Use



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 210 Metheny Road  
 Wauchula, Florida 33873  
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Account # 152609009  
 Service Address 4705 BIRDSONG DR

**Bank Draft Amount \$66.07**  
 is scheduled for 01/30/2024

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2551 1 MB 0.561  
 WILLOW WALK COMM DEV DIST  
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5 2551  
 C-10

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



110260152609009000006607000007607010920244



**Account**  
152609009

**Service Address**  
4705 BIRDSONG DR

**Service Description**  
AERATOR

**Board District**  
8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
38345643	11/29/2023	12/30/2023	5,943	6,268	1.0	325	0.448
<b>Account Summary</b>					<b>Current Charges</b>		
Previous Balance					GS-S		
Payment(s) Made					\$28.00		
<b>Balance Forward</b>					\$39.33		
Current Charges					325 kWh @ 0.121		
<b>Total Amount Due</b>					325 kWh @ -0.013		
					CPA		
					Property Tax Recovery Fee		
					Gross Receipts Tax		
					<b>Total Current Charges</b>		
					<b>\$66.07</b>		
					<b>Bank Draft Amount</b>		
					<b>\$66.07</b>		



**\$100,000**

**College Scholarships available**

**Application deadline is February 28.**

**[www.preco.coop/community/scholarships](http://www.preco.coop/community/scholarships)**

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Mailing Address \_\_\_\_\_

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**Locations**  
**Wauchula**  
210 Metheny Rd  
**Lakewood Ranch**  
14505 Arbor Green Trail



Invoice # 108847

BI # 9404

01/18/2024

WILLOW WALK COMMUNITY DEVELOPMENT  
C/O RIZZETTA & COMPANY  
3434 COLWELL AVENUE, SUITE 200  
TAMPA FL 33614

WILLOW WALK COMMUNITY DEVELOPMENT  
DISTRICT (MANATEE COUNTY, FLORIDA)  
SPECIAL ASSESSMENT BONDS  
(NORTH PARCEL ASSESSMENT AREA  
2019 PROJECT) BI # 9404

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

Due Date 06/01/2023

ANNUAL FEE

\$3,500.00

RECEIVED  
01/18/24

Total Due: \$3,500.00

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

Thank you for choosing Regions Bank

9404

Wire ABA # 121000248 or ACH ABA # 026012881  
Wells Fargo  
Account # 2020050839788  
Account Name: SEI Private Tr Co ACF Regions Bank  
FFC: G067Z08  
Reference Invoice # 108847

Due Date 06/01/2023

Amount Due \$3,500.00

Please contact your administrator with any questions or concerns.

JANET RICARDO

904-565-7973

Regions Bank Corporate Trust Operations, 2050 Parkway Office Circle, 6th Floor, Birmingham Alabama 35244



Invoice # 113562

BI # 8662

01/18/2024

WILLOW WALK COMMUNITY  
C/O RIZZETTA & COMPANY  
EMAIL TO ADMIN  
TAMPA FL 33614

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

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

Due Date 10/01/2023

ANNUAL FEE

\$3,500.00

RECEIVED  
01/18/24

Total Due: \$3,500.00

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

Thank you for choosing Regions Bank

8662

Wire ABA # 121000248 or ACH ABA # 026012881  
Wells Fargo  
Account # 2020050839788  
Account Name: SEI Private Tr Co ACF Regions Bank  
FFC: G067Z08  
Reference Invoice # 113562

Due Date 10/01/2023  
Amount Due \$3,500.00

Please contact your administrator with any questions or concerns.

JANET RICARDO  
904-565-7973

Regions Bank Corporate Trust Operations, 2050 Parkway Office Circle, 6th Floor, Birmingham Alabama 35244

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

# Invoice

Date	Invoice #
1/1/2024	INV0000086347

**Bill To:**

Willow Walk CDD  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

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

Description	Qty	Rate	Amount
Annual Dissemination Services	1.00	\$4,500.00	\$4,500.00
Subtotal			\$4,500.00
Total			\$4,500.00

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

Invoice

Date	Invoice #
1/1/2024	INV0000086421

Bill To:

Willow Walk CDD  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

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

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,720.92	\$1,720.92
Administrative Services	1.00	\$430.25	\$430.25
Email Accounts, Admin & Maintenance	3.00	\$20.00	\$60.00
Financial & Revenue Collections	1.00	\$344.17	\$344.17
Landscape Consulting Services	1.00	\$800.00	\$800.00
Management Services	1.00	\$2,045.92	\$2,045.92
Website Compliance & Management	1.00	\$100.00	\$100.00
		Subtotal	\$5,501.26
		Total	\$5,501.26

RECEIVED  
12/22/23



A Security & Technology Company

Tampa, FL 33613

Phone: 813-909-7775

# Invoice

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

Ship To
Willow Walk Amenity 4220 Lindever Lane Palmetto, FL 34221

Date	Invoice #	P.O. No.	Terms	Due Date
01/03/2024	14108121823		Net 30	02/02/2024

QTY	Description
1	Service Labor - 1 hour minimum (ErikV - Erik Varno - Dec 18, 2023 8:49 AM Checked system all cameras are working seems the roundabout camera was altered i went and raised it up so it can see to dumpster now wasnt before. I rebooted nvr and all devices. System functioning as it should  DanielG - Daniel Gainza - 12/15/2023 3:20:17 PM - The dumpster camera is offline. Please check)

	<b>Subtotal</b>	\$175.00
	<b>Sales Tax (0.0%)</b>	\$0.00
	<b>Total</b>	\$175.00
	<b>Payments/Credits</b>	\$0.00
	<b>Balance Due</b>	\$175.00

RECEIVED  
01/03/24



Tampa, FL 33613  
Phone: 813-909-7775

# Invoice

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

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

P.O. No.	Date	Invoice #	Due Date	Acct #
	01/01/2024	17780	01/31/2024	VID0643

[illegible]



INVOICE

Please Remit Payment to:

Solitude Lake Management, LLC  
1320 Brookwood Drive  
Suite H  
Little Rock, AR 72202  
Phone #: (888) 480-5253  
Fax #: (888) 358-0088

Page: 1

Invoice Number: PSI039833  
Invoice Date: 1/1/2024

Bill  
To: Willow Walk CDD  
Rizzetta & Company  
3434 Colwell Avenue  
Tampa, FL 33614

Ship  
To: Willow Walk CDD  
Rizzetta & Company  
3434 Colwell Avenue  
Tampa, FL 33614  
United States

Ship Via		Customer ID	4952
Ship Date	1/1/2024	P.O. Number	
Due Date	1/31/2024	P.O. Date	1/1/2024
Terms	Net 30	Our Order No.	

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	499.20	499.20
January Billing					
1/1/2024 - 3/31/2024					
Willow Walk - Aerator #12					
Willow Walk Fountain #1 Site L-09					
Willow Walk Aerator Site 4					
Willow Walk Aerator Site 5					

Amount Subject to Sales Tax 0.00  
Amount Exempt from Sales Tax 499.20

Subtotal: 499.20  
Invoice Discount: 0.00  
Total Sales Tax 0.00  
Payment Amount: 0.00  
Total: 499.20







INVOICE

Page: 1

Please Remit Payment to:

Solitude Lake Management, LLC  
1320 Brookwood Drive  
Suite H  
Little Rock, AR 72202  
Phone #: (888) 480-5253  
Fax #: (888) 358-0088

Invoice Number: PSI043829  
Invoice Date: 1/24/2024

Bill  
To: Willow Walk CDD  
Rizzetta & Company  
3434 Colwell Avenue  
Tampa, FL 33614

Ship  
To: Willow Walk CDD  
Rizzetta & Company  
3434 Colwell Avenue  
Tampa, FL 33614  
United States

Ship Via		Customer ID	4952
Ship Date	1/24/2024	P.O. Number	
Due Date	2/23/2024	P.O. Date	1/24/2024
Terms	Net 30	Our Order No.	

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	1,412.00	1,412.00
January Billing					
1/1/2024 - 1/31/2024					
Willow Walk Cdd-Mt-Lake-All					

Amount Subject to Sales Tax 0.00  
Amount Exempt from Sales Tax 1,412.00

Subtotal: 1,412.00  
Invoice Discount: 0.00  
Total Sales Tax: 0.00  
Payment Amount: 0.00  
Total: 1,412.00



INVOICE

Page: 1

Please Remit Payment to:

Solitude Lake Management, LLC  
1320 Brookwood Drive  
Suite H  
Little Rock, AR 72202  
Phone #: (888) 480-5253  
Fax #: (888) 358-0088

Invoice Number: PSIO43977  
Invoice Date: 1/30/2024

Bill  
To: Willow Walk CDD  
Rizzetta & Company  
3434 Colwell Avenue  
Tampa, FL 33614

Ship  
To: Willow Walk CDD  
Rizzetta & Company  
3434 Colwell Avenue  
Tampa, FL 33614  
United States

Ship Via		Customer ID	4952
Ship Date	1/30/2024	P.O. Number	
Due Date	2/29/2024	P.O. Date	1/30/2024
Terms	Net 30	Our Order No.	

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance January Billing 1/1/2024 - 1/31/2024 Willow Walk Cdd-Lake-All		1	1	1,785.00	1,785.00

Amount Subject to Sales Tax 0.00  
Amount Exempt from Sales Tax 1,785.00

Subtotal: 1,785.00  
Invoice Discount: 0.00  
Total Sales Tax 0.00  
Payment Amount: 0.00  
Total: 1,785.00



Spearem Enterprises, LLC

7842 Land O' Lakes Blvd. #335  
Land O' Lakes, FL 34638  
+1 8139978101  
spearem.jmb@gmail.com



INVOICE

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

INVOICE 5948  
DATE 01/14/2024  
TERMS Net 15  
DUE DATE 01/29/2024

ACTIVITY	QTY	RATE	AMOUNT
Labor clubhouse cleaning services, 4 weeks at 3 times a/week	4	175.00	700.00
Material paper goods and trash bags	1	60.00	60.00

It is anticipated that permits will not be required for the above work, and if required, the associated costs will be added to the price stated below. Any existing conditions that are not reasonably discoverable prior to the job start date, which in anyway interferes with the safe and satisfactory completion of this job, will be corrected by an additional work order and estimate for approval prior to resuming job. Spearem Enterprises, LLC is not responsible for any delays in performance of service that are due in full or in part to circumstances beyond our control. Spearem Enterprises, LLC is not responsible for damage, personal or property damage by others at the job site. Whether actual or consequential, or any claim arising out of or relating to "Acts of God". Job will Commence within 30 days of receiving signed, approved proposal-weather permitting.

BALANCE DUE **\$760.00**

**SUN STATE LANDSCAPE  
MANAGEMENT, INC.**

8920 ERIE LANE  
PARRISH, FL 34219

**INVOICE**

Invoice Number: 54306  
Invoice Date: Dec 1, 2023  
Page: 1

Voice: 941-776-2897  
Fax: 941-776-0857

**Bill To:**

WILLOW WALK CDD  
C/O Rizzetta & Company  
3434 Colwell Ave, Suite 200  
Tampa, FL 33614

**Ship to:**

WILLOW WALK - Phase 1 & 2  
MAINTENANCE

Customer ID	Customer PO	Payment Terms	
WILLOW WALK CDD		Net 45 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	N/A		1/15/24

Quantity	Item	Description	Unit Price	Amount
1.00	TURF MGMT	Phase 1 Maintenance: Turf Management - Pond A, B, C, D, E, F & G. Lift Station, Main & Second Entry, Buffer A,B,C & NE Wall.	5,036.65	5,036.65
1.00	BED MGMT	Bed Management - Liftstation, Main & Second Entry, Buffer A,B,C & NE Wall.	1,117.18	1,117.18
1.00	FERT/PEST	Fertilization & Pest Control - Floratam sod at Main & Second Entry and A, B & C buffer, Liftstation	1,032.23	1,032.23
1.00	FERT/PEST	Fertilization & Pest Control- Amenity Center	291.67	291.67
1.00	FERT/PEST	TPPD Injections	43.33	43.33
1.00	IRR MGMT	Quarterly Irrigation Inspection of Amenity Center only - \$150.00	50.00	50.00
		Phase 2 Maintenance: Buffer A, B, C, D & Main & 2nd Entry		
1.00	TURF MGMT	Turf Management - Floratam	379.09	379.09
1.00	TURF MGMT	Turf Management - Bahia	2,572.48	2,572.48
1.00	BED MGMT	Bed Management	1,454.88	1,454.88
1.00	FERT/PEST	Fertilization & Pest Control - Floratam	157.95	157.95
1.00	FERT/PEST	Fertilization & Pest Control - Beds & other	1,308.14	1,308.14
1.00	IRR MGMT	Quarterly Irrigation Management - fee	207.50	207.50
Subtotal				Continued
Sales Tax				Continued
Total Invoice Amount				Continued
Payment/Credit Applied				
<b>TOTAL</b>				<b>Continued</b>

Check/Credit Memo No:

**SUN STATE LANDSCAPE  
MANAGEMENT, INC.**

8920 ERIE LANE  
PARRISH, FL 34219

**INVOICE**

Invoice Number: 54306  
Invoice Date: Dec 1, 2023  
Page: 2

Voice: 941-776-2897  
Fax: 941-776-0857

**Bill To:**

WILLOW WALK CDD  
C/O Rizzetta & Company  
3434 Colwell Ave, Suite 200  
Tampa, FL 33614

**Ship to:**

WILLOW WALK - Phase 1 & 2  
MAINTENANCE

Customer ID	Customer PO	Payment Terms	
WILLOW WALK CDD		Net 45 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	N/A		1/15/24

Quantity	Item	Description	Unit Price	Amount
1.00	TURF MGMT	\$622.50 Phase 2 Ponds Maintenance: L01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 19 Turf Management - Bahia	2,557.58	2,557.58
Subtotal				16,208.68
Sales Tax				
Total Invoice Amount				16,208.68
Payment/Credit Applied				
<b>TOTAL</b>				<b>16,208.68</b>

Check/Credit Memo No:

**SUN STATE LANDSCAPE  
MANAGEMENT, INC.**

8920 ERIE LANE  
PARRISH, FL 34219

**INVOICE**

Invoice Number: 54005  
Invoice Date: Nov 15, 2023  
Page: 1

Voice: 941-776-2897  
Fax: 941-776-0857

**Bill To:**

WILLOW WALK CDD  
C/O Rizzetta & Company  
3434 Colwell Ave, Suite 200  
Tampa, FL 33614

**Ship to:**

Willow Walk  
Phase 2 Entry way & Buffer A,B,C,D

Customer ID	Customer PO	Payment Terms	
WILLOW WALK CDD	Christina Newsome	Net 45 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	N/A		12/30/23

Quantity	Item	Description	Unit Price	Amount
358.00		Installation of Cocoa Brown Mulch	38.50	13,783.00
135.00		Installation of Pine Straw	33.00	4,455.00
Subtotal				18,238.00
Sales Tax				
Total Invoice Amount				18,238.00
Payment/Credit Applied				
<b>TOTAL</b>				<b>18,238.00</b>

Check/Credit Memo No:

**SUN STATE LANDSCAPE  
MANAGEMENT, INC.**

8920 ERIE LANE  
PARRISH, FL 34219

**INVOICE**

Invoice Number: 54817  
Invoice Date: Jan 1, 2024  
Page: 1

Voice: 941-776-2897  
Fax: 941-776-0857

**Bill To:**

WILLOW WALK CDD  
C/O Rizzetta & Company  
3434 Colwell Ave, Suite 200  
Tampa, FL 33614

**Ship to:**

WILLOW WALK - Phase 1 & 2  
MAINTENANCE

Customer ID	Customer PO	Payment Terms	
WILLOW WALK CDD		Net 45 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	N/A		2/15/24

Quantity	Item	Description	Unit Price	Amount
1.00	TURF MGMT	Phase 1 Maintenance: Turf Management - Pond A, B, C, D, E, F & G. Lift Station, Main & Second Entry, Buffer A,B,C & NE Wall.	5,036.65	5,036.65
1.00	BED MGMT	Bed Management - Liftstation, Main & Second Entry, Buffer A,B,C & NE Wall.	1,117.18	1,117.18
1.00	FERT/PEST	Fertilization & Pest Control - Floratam sod at Main & Second Entry and A, B & C buffer, Liftstation	1,032.23	1,032.23
1.00	FERT/PEST	Fertilization & Pest Control- Amenity Center	291.67	291.67
1.00	FERT/PEST	TPPD Injections	43.33	43.33
1.00	IRR MGMT	Quarterly Irrigation Inspection of Amenity Center only - \$150.00	50.00	50.00
		Phase 2 Maintenance: Buffer A, B, C, D & Main & 2nd Entry		
1.00	TURF MGMT	Turf Management - Floratam	379.09	379.09
1.00	TURF MGMT	Turf Management - Bahia	2,572.48	2,572.48
1.00	BED MGMT	Bed Management	1,454.88	1,454.88
1.00	FERT/PEST	Fertilization & Pest Control - Floratam	157.95	157.95
1.00	FERT/PEST	Fertilization & Pest Control - Beds & other	1,308.14	1,308.14
1.00	IRR MGMT	Quarterly Irrigation Management - fee	207.50	207.50
Subtotal				Continued
Sales Tax				Continued
Total Invoice Amount				Continued
Payment/Credit Applied				
<b>TOTAL</b>				<b>Continued</b>

Check/Credit Memo No:

**SUN STATE LANDSCAPE  
MANAGEMENT, INC.**

8920 ERIE LANE  
PARRISH, FL 34219

**INVOICE**

Invoice Number: 54817  
Invoice Date: Jan 1, 2024  
Page: 2

Voice: 941-776-2897  
Fax: 941-776-0857

**Bill To:**

WILLOW WALK CDD  
C/O Rizzetta & Company  
3434 Colwell Ave, Suite 200  
Tampa, FL 33614

**Ship to:**

WILLOW WALK - Phase 1 & 2  
MAINTENANCE

Customer ID	Customer PO	Payment Terms	
WILLOW WALK CDD		Net 45 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	N/A		2/15/24

Quantity	Item	Description	Unit Price	Amount
1.00	TURF MGMT	\$622.50 Phase 2 Ponds Maintenance: L01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 19 Turf Management - Bahia	2,557.58	2,557.58
Subtotal				16,208.68
Sales Tax				
Total Invoice Amount				16,208.68
Payment/Credit Applied				
<b>TOTAL</b>				<b>16,208.68</b>

Check/Credit Memo No:



Suncoast Pool Service

P.O. Box 224  
Elfers, FL 34680

Invoice

Date	Invoice #
1/1/2024	10005

Bill To
Willow Walk CDD C/O Rizzetta & Company 3434 Colwell Ave, Suite 200 Tampa, Fl. 33614

P.O. No.	Terms	Project
Jan 2024	Net 30	

Quantity	Description	Rate	Amount
1	Swimming Pool Service including chemical balance, debris removal from surface and bottom of swimming pool, vacuuming, tile cleaning and skimming.  Operational checks of pumps, filter system, chemical feeders, flow meters and vacuum gauges. Chemicals Included.	1,593.00	1,593.00

Thank you for your business.

Phone #
(727) 271-1395

RECEIVED  
12/27/23

Total	\$1,593.00
-------	------------

Tab 8A

# Willow Walk Community Development District

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

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

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

## **Operations and Maintenance Expenditures**

**February 2024**

**For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2024 through February 29, 2024. This does not include expenditures previously approved by the Board.

The total items being presented: **\$10,981.77**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_Chairperson

\_\_\_\_\_Vice Chairperson

\_\_\_\_\_Assistant Secretary

## Willow Walk Community Development District

### Paid Operation & Maintenance Expenditures

February 1, 2024 Through February 29, 2024

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Ali Talib Mustafa	100340	AM020524	Board of Supervisors 02/05/24	\$ 200.00
Fields Consulting Group, LLC	100339	3254	Entrance Monument Repair 02/24	\$ 150.00
Frontier Florida, LLC	100335	941-722-1788-111920-5 02/24	Internet Service 02/24	\$ 216.66
Jasen Milenkovski	100341	JM020524	Board of Supervisors 02/05/24	\$ 200.00
Kathleen M Adams	100342	KA020524	Board of Supervisors 02/05/24	\$ 200.00
Manatee County Sheriff's Office	100343	558124	False Alarm Fine 11/23	\$ 25.00
Manatee County Sheriff's Office	100343	559981	False Alarm Fine 12/23	\$ 25.00
Manatee County Utilities Department	100336	277353-152145 01/24	4220 Lindever LN 01/24	\$ 1,225.00
Peace River Electric Cooperative, Inc.	ACH	Peace River Summary 01/24	Peace River Summary 01/24	\$ 1,503.85
Peter Macias Jr	100344	PM020524	Board of Supervisors 02/05/24	\$ 200.00
Rizzetta & Company, Inc.	100332	INV0000087038	District Management Fees 02/24	\$ 5,501.26
Securiteam, Inc.	100337	17888	Monthly Security Monitoring 02/24	\$ 500.00

## Willow Walk Community Development District

### Paid Operation & Maintenance Expenditures

February 1, 2024 Through February 29, 2024

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Shaun Chapdelaine	100345	SC020524	Board of Supervisors 02/05/24	\$ 200.00
Spearem Enterprise, LLC	100338	5948-WW	Restroom Cleaning Service 02/24	\$ 760.00
Sun State Landscape Manager	100346	55391	Irrigation Repairs 01/24	<u>\$ 75.00</u>
<b>Report Total</b>				<u><b>\$ 10,981.77</b></u>

**WILLOW WALK CDD****Meeting Date: February 5, 2024****SUPERVISOR PAY REQUEST**

Name of Board Supervisor	Check if paid	
<del>Vacant</del> Kathy Adams	<input checked="" type="checkbox"/>	KA020524
Shaun Chapedlaine	<input checked="" type="checkbox"/>	SC020524
Ali Mustafa	<input checked="" type="checkbox"/>	AM020524
Peter Macias	<input checked="" type="checkbox"/>	PM020524
Jasen Milenkovski	<input checked="" type="checkbox"/>	JM020524

(\*) Does not get paid

**NOTE: Supervisors are only paid if checked.****RECEIVED**  
02/08/24**EXTENDED MEETING TIMECARD**

Meeting Start Time:	4
Meeting End Time:	
Total Meeting Time:	

Time Over \_\_\_\_\_ ( 3 ) Hours:

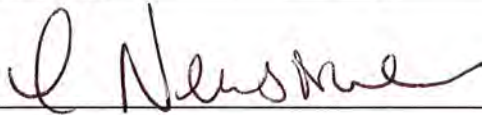
Total at \$175 per Hour:

**ADDITIONAL OR CONTINUED MEETING TIMECARD**

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

Business Mileage Round Trip	
IRS Rate per Mile	\$0.655
Mileage to Charge	

DM Signature: \_\_\_\_\_





11749 Crestridge Loop  
Trinity, FL 34655



# Invoice

Date	Invoice #
2/2/2024	3254

## Bill To

Rizzetta & Company  
Willow Walk CDD  
Attn: Christina Newsome  
3434 Colwell Ave, Suite 200  
Tampa, FL 33614

P.O. No.

Terms

Item	Description	Qty	Rate	Amount
Install (Signage)	"Willow Walk Dr + 37th St E" Entrance - Repair monument sign paneling	1	75.00	75.00
Install (Signage)	"Mendoza and Wafarer" Entrance - Repair monument sign paneling	1	75.00	75.00

**Subtotal** \$150.00

**Sales Tax (7.0%)** \$0.00

**Total** \$150.00

**Payments/Credits** \$0.00

**Balance Due** \$150.00

Phone #

Fax #

E-mail

(727) 480-6514

fieldsconsultinggroup@yahoo.com

**RECEIVED**  
02/02/24

**Your Monthly Invoice****Account Summary**

<b>New Charges Due Date</b>	<b>2/12/24</b>
Billing Date	1/19/24
Account Number	941-722-1788-111920-5
PIN	
Previous Balance	216.66
Payments Received Thru 1/09/24	-216.66
Thank you for your payment!	
Balance Forward	.00
New Charges	216.66
<b>Total Amount Due</b>	<b>\$216.66</b>



## ANYTIME, ANYWHERE SUPPORT

Our new MyFrontier® app makes it easy to manage your account, make a payment, track your orders and get support on the go.

[frontier.com/resources/myfrontier-mobile-app](https://frontier.com/resources/myfrontier-mobile-app)

## WAYS TO PAY YOUR BILL



[frontier.com/  
signupforautopay](https://frontier.com/signupforautopay)



800-801-6652



MyFrontier app



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

6790 0007 NO RP 19 01222024 NNNNNN 01 999484

**PAYMENT STUB****Total Amount Due****\$216.66**

New Charges Due Date

2/12/24

Account Number

941-722-1788-111920-5

**Amount Enclosed****\$****Mail Payment To:**

FRONTIER  
PO BOX 740407  
CINCINNATI, OH 45274-0407

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

7820039417221788111920000000000000000216665





Date of Bill  
Account Number

1/19/24  
941-722-1788-111920-5

## NEXT-GENERATION BUSINESS COMMUNICATIONS

Easy-to-manage HD phone system  
One simple app for phone, video,  
messaging, SMS and fax  
Includes video meetings at no  
added cost\*

Frontier® + RingCentral starting at

# \$24.99

/mo. when bundled with Frontier Fiber

[business.frontier.com/unified-communications](https://business.frontier.com/unified-communications)

\*Standard package



For help: Customer Service at [frontier.com/helpcenter](https://frontier.com/helpcenter) or chat at [frontier.com/chat](https://frontier.com/chat). Visually impaired/TTY customers, call 711.

### PAYING YOUR BILL, LATE PAYMENTS, RETURNED CHECK FEES and PAST DUE BALANCES

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

### IMPORTANT CONSUMER MESSAGES

You must pay all basic local service charges to avoid basic service disconnection. Failure to pay other charges will not cause disconnection of your basic service but this may cause other services to be terminated. Frontier Bundles may include charges for both basic and other services. Frontier periodically audits its bills to ensure accuracy which may result in a retroactive or future billing adjustment. Internet speed, if noted, is the maximum wired connection speed for selected tier; Wi-Fi speeds may vary; actual and average speed may be slower and depends on multiple factors. Performance details are at [frontier.com/internetdisclosures](https://frontier.com/internetdisclosures).

### SERVICE TERMS

Visit [frontier.com/terms](https://frontier.com/terms), [frontier.com/tariffs](https://frontier.com/tariffs) or call Customer Service for information on tariffs, price lists and other important Terms, Conditions and Policies ("Terms") related to your voice, Internet and/or video services including limitations of liability, early termination fees, the effective date of and billing for the termination of service(s) and other important information about your rights and obligations, and ours. Frontier's Terms include a binding arbitration provision to resolve customer disputes ([frontier.com/terms/arbitration](https://frontier.com/terms/arbitration)). **Video and Internet services are subscription-based and are billed one full month in advance. Video and/or Internet service subscription cancellations and any early termination fees are effective on the last day of your Frontier billing cycle. No partial month credits or refunds will be provided for previously billed service subscriptions.** By using or paying for Frontier services, you are agreeing to these Terms and that disputes will be resolved by individual arbitration. By providing personal information to Frontier you are also agreeing to Frontier's Privacy Policy posted at [frontier.com/privacy](https://frontier.com/privacy).

**IF YOU HAVE ANY QUESTIONS, BILLING CONCERN, OR RECURRING ISSUES, PLEASE CONTACT OUR FLORIDA- BASED CUSTOMER CARE TEAM AT 1-888-457-4110. OUR FLORIDA TEAM IS EAGER TO HELP YOU GET SPECIALIZED ATTENTION.**



**Date of Bill**  
**Account Number**

**1/19/24**  
**941-722-1788-111920-5**

**CURRENT BILLING SUMMARY**

Local Service from 01/19/24 to 02/18/24

Qty Description	941/722-1788.0	Charge
<b>Non Basic Charges</b>		
FiberOptic Internet 500 Static IP		130.98
Business Fiber Internet 500		64.99
1 Usable Static IP Address		19.99
FL State Sales Tax		.60
County Sales Tax		.10
<b>Total Non Basic Charges</b>		<b>216.66</b>
<b>TOTAL</b>	<b>216.66</b>	







MANATEE COUNTY SHERIFF'S OFFICE  
FALSE ALARM REDUCTION UNIT  
600 301 Blvd. West, Suite 202  
Bradenton, Florida 34205

Invoice No.

558124

# Invoice

## RESPONSIBLE

## ALARMED LOCATION

WILLOW WALK (OFFICE)  
4220 LINDEVER LN  
PALMETTO, FL 34221

WILLOW WALK COMMUNITY  
CENTER  
4220 LINDEVER LN

Account #	Invoice Date	Date Due	Balance Forwarded		
47447	11/3/2023	12/3/2023	\$0.00		
Alarm Cnt	Description	Occurred	Processed	Amount	
3	False Alarm	11/2/2023	11/3/2023	\$25.00	
Counted from Issued (M/D) Date: 10/8/2023					

Location 4220 LINDEVER LN  
Incident Date 11/2/2023  
Incident Time 22:05:21

**RECEIVED**  
02/08/24

Within 30 days, please pay by CHECK or MONEY ORDER ONLY, made out to "Manatee County Sheriff"

Account: 47447  
Invoice: 558124

Remit To: **Manatee County Sheriff's Office**  
**False Alarm Reduction Unit**  
**600 301 Blvd. West, Suite 202**  
**Bradenton, FL 34205**

FOR THIS EVENT: \$25.00  
TOTAL OUTSTANDING DUE: \$25.00

Payment \_\_\_\_\_



# RICK WELLS Sheriff

MANATEE COUNTY, FLORIDA  
600 301 Blvd. West, Suite 202  
Bradenton, Florida 34205  
Business Hours: 8:00am to 4:00pm



Telephone (941) 723-5123  
Fax number (941) 723-5101

11/3/2023

WILLOW WALK (OFFICE)  
4220 LINDEVER LN  
PALMETTO, FL 34221

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

## Account No. [47447]

On Thursday, November 2, 2023 at 10:05:21 PM your alarm company requested deputies respond to your premises because a sensor in your alarm system had actuated. This incident was in fact a false alarm as defined by Manatee Code Sec. 2-21-52, and therefore a fineable violation under Code Sec. 2-21-55(b).

Therefore, find enclosed an invoice for the appropriate false alarm fine as mandated by the Ordinance. Amounts due are payable by **check or money order only** made payable to the *Sheriff of Manatee County*; we cannot accept cash, bank cards, or any other forms of payment.

Should you have any questions as to why your alarm system activated, you will need to contact your alarm company. If you have been having problems with your alarm system, or it has been some time since a professional has serviced it, you might want to consider having a maintenance check or an update survey performed by your company.

**RICK WELLS, Sheriff**

Manatee County, Florida

*Robert L. Clark*

By: **Robert L. Clark**  
**Alarm Administrator**  
**False Alarm Reduction Unit**

Courtesy Letter #2 (sec. survey), 2017-06-05 @ 1039h.doc

**NOTE:** In order to help you protect your home or business, the Manatee County Sheriff's Office *Crime Prevention Unit* offers a free security survey. Conducted by a veteran Deputy Sheriff especially trained in crime prevention, this survey will identify any features that could make your premises an attractive target for a burglar or other criminal, and how to correct them. We are happy to do this, at no cost to you, and at your convenience. To schedule this survey please contact Ms. Pennie Polson at 747-3011, extension 2500, Mondays through Fridays, 8-11am, or 12-4pm, holidays excepted.



MANATEE COUNTY SHERIFF'S OFFICE  
FALSE ALARM REDUCTION UNIT  
600 301 Blvd. West, Suite 202  
Bradenton, Florida 34205

Invoice No.

559981

# Invoice

## RESPONSIBLE

## ALARMED LOCATION

WILLOW WALK (OFFICE)  
4220 LINDEVER LN  
PALMETTO, FL 34221

WILLOW WALK COMMUNITY  
CENTER  
4220 LINDEVER LN

Account #	Invoice Date	Date Due	Balance Forwarded		
47447	12/27/2023	1/26/2024	\$25.00		
Alarm Cnt	Description	Occurred	Processed	Amount	
4	False Alarm	12/26/2023	12/27/2023	\$25.00	
Counted from Issued (M/D) Date: 10/8/2023					

Location 4220 LINDEVER LN  
Incident Date 12/26/2023  
Incident Time 20:06:48

**RECEIVED**  
02/08/24

Within 30 days, please pay by CHECK or MONEY ORDER ONLY, made out to "Manatee County Sheriff"

Account: 47447  
Invoice: 559981

Remit To: **Manatee County Sheriff's Office**  
**False Alarm Reduction Unit**  
**600 301 Blvd. West, Suite 202**  
**Bradenton, FL 34205**

FOR THIS EVENT: \$25.00  
TOTAL OUTSTANDING DUE: \$50.00

Payment \_\_\_\_\_



# RICK WELLS Sheriff

MANATEE COUNTY, FLORIDA  
600 301 Blvd. West, Suite 202  
Bradenton, Florida 34205  
Business Hours: 8:00am to 4:00pm



Telephone (941) 723-5123  
Fax number (941) 723-5101

12/27/2023

WILLOW WALK (OFFICE)  
4220 LINDEVER LN  
PALMETTO, FL 34221

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

## Account No. [47447]

On Tuesday, December 26, 2023 at 8:06:48 PM your alarm company requested deputies respond to your premises because a sensor in your alarm system had actuated. This incident was in fact a false alarm as defined by Manatee Code Sec. 2-21-52, and therefore a fineable violation under Code Sec. 2-21-55(b).

Therefore, find enclosed an invoice for the appropriate false alarm fine as mandated by the Ordinance. Amounts due are payable by **check or money order only** made payable to the *Sheriff of Manatee County*; we cannot accept cash, bank cards, or any other forms of payment.

Should you have any questions as to why your alarm system activated, you will need to contact your alarm company. If you have been having problems with your alarm system, or it has been some time since a professional has serviced it, you might want to consider having a maintenance check or an update survey performed by your company.

**RICK WELLS, Sheriff**

Manatee County, Florida

*Robert L. Clark*

By: **Robert L. Clark**  
**Alarm Administrator**  
**False Alarm Reduction Unit**

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**MCUD**

MANATEE COUNTY UTILITIES DEPARTMENT  
P. O. BOX 25010  
BRADENTON, FL 34206-5010  
PHONE: (941) 792-8811  
www.mymanatee.org/utilities

ACCOUNT NUMBER: 277353-152145  
WILLOW WALK COMMUNITY  
DEVELOPMENT DISTRICT  
4220 LINDEVER LN

BILLING DATE: 30-JAN-2024  
DUE DATE: 01-MAR-2024

A LATE PAYMENT FEE WILL BE ASSESSED IF FULL PAYMENT IS NOT RECEIVED BY THE DUE DATE.

FROM DATE	TO DATE	DAYS	PREVIOUS READING	PRESENT READING	USAGE X 100 = GAL.	AMOUNT
Previous Balance:						637.54
Payments Received:						637.54
Balance Forward:						0.00
SolidWaste Deposit Interest Applied						-21.67
Water Deposit Interest Applied						-54.90
12/20	01/24	35	26745	27697	952	
Wtr Com. Master Mtr						
Water Usage						245.62
Cost Of Basic Service						41.05
Swr Com. Master Mtr						
Sewer Usage						543.59
Cost Of Basic Service						114.04
F2_Com. Solid Waste						
4Yd Rented Dumpster 1X Wk						325.69
F2_Com. Solid Waste						
Gate Service						31.58
Total New Charges						1,225.00
<b>Total Amount Due:</b>						<b>\$1,225.00</b>

Manatee County Utilities is working on exciting enhancements to the customer experience that will be available early Spring, 2024. More updates are coming soon!

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

MC-1250-19



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

☐ CHANGE OF MAILING ADDRESS  
(Check Box And See Reverse Side)

SERVICE ADDRESS	4220 LINDEVER LN
ACCOUNT NUMBER	277353-152145
BILLING DATE	30-JAN-2024
DUE DATE	01-MAR-2024
TOTAL AMOUNT NOW DUE:	\$1,225.00

AMOUNT PAID

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE0130A 9000000174 00.0000.0141 169/1



WILLOW WALK COMMUNITY DEVELOPMENT  
DISTRICT  
3434 COLWELL AVE SUITE 200  
TAMPA FL 33614-8390



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

000277353Z00001225000152145



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

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

#### RESIDENTIAL POTABLE QUANTITY CHARGE INDIVIDUAL RESIDENTIAL METERS

0 - 6,000 Gallons	\$ 2.58
6,000 - 15,000 Gallons	\$ 3.23
15,000 - 20,000 Gallons	\$ 7.76
Over 20,000 Gallons	\$11.66

PER 1,000 GALLONS

#### WASTE WATER (SEWER) QUANTITY RATES

0 - 10,000 Gallons	\$ 5.71
--------------------	---------

PER 1,000 GALLONS

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

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

**PAY ONLINE:** Use the Customer Web Access Program (CWA) at [www.mymanatee.org/cwa](http://www.mymanatee.org/cwa).

**PAY BY PHONE:** Call 866-257-0749 and follow prompts to pay your bill.

## Hurricane Season Hints and Reminders:

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

### RECYCLING DO's & DON'Ts

YES PLEASE	NO THANKS
<b>PAPER</b> <small>Only the following five (5) materials belong in your Manatee County recycle cart.</small> <ul style="list-style-type: none"> <li>Only clean junk mail, magazines, newspapers</li> </ul>	<b>PAPER</b> <ul style="list-style-type: none"> <li>No wrapping paper, napkins or paper towels</li> </ul>
<b>CARDBOARD</b> <ul style="list-style-type: none"> <li>Only clean flattened boxes</li> </ul>	<b>CARDBOARD</b> <ul style="list-style-type: none"> <li>No wet or spoiled cardboard</li> </ul>
<b>METAL</b> <ul style="list-style-type: none"> <li>Only clean aluminum or tin cans</li> </ul>	<b>METAL</b> <ul style="list-style-type: none"> <li>No pots/pans, auto parts, fencing or hangers</li> </ul>
<b>PLASTIC</b> <ul style="list-style-type: none"> <li>Only clean plastic bottles and jugs</li> </ul>	<b>PLASTIC</b> <ul style="list-style-type: none"> <li>No Styrofoam, plastic bags, hangers or garden hoses</li> </ul>
<b>GLASS</b> <ul style="list-style-type: none"> <li>Only clean glass bottles and jars</li> </ul>	<b>GLASS</b> <ul style="list-style-type: none"> <li>No broken glass, drinking glasses, light bulbs or mirrors</li> </ul>

ALL ITEMS SHOULD BE CLEAN AND DRY

#### PAYMENT LOCATIONS

**Manatee County  
Utilities Department  
LOBBY CLOSED**

24 Hour Drive-Thru Drop Box  
4410 66th St. W.  
Bradenton, FL 34210

**Pay by phone 24/7**  
866-257-0749

**Amscot Locations - Cash only**  
There is a convenience fee for using this service

**Walmart Locations**  
There is a convenience fee for using this service

**For other convenient payment options visit:**  
[www.mymanatee.org/utilities](http://www.mymanatee.org/utilities)

**Manatee County  
Tax Collector  
24 Hour Drop Box Location**

819 301 Blvd. W.  
Bradenton, FL 34205

The Utilities Department is hard at work to bring you an improved experience when managing your account, including a new self-service portal and additional payment options, coming early 2024. We are excited and hope you will be too! Stay tuned for more information.

#### MAILING ADDRESS CHANGE

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

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

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

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

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

**Willow Walk CDD**  
**Peace River Electric Summary**  
**Month: 01/24 Electric: 01/24 Dated: 02/07/24**  
**For: 12/3023 to 01/30/24 Due: 02/28/24**

<u>Account</u>	<u>Location</u>	<u>Service Address</u>	<u>Code</u>	<u>Amount</u>
152609001	Electric	Irrigation Pump	53100-4301	\$ 141.00
152609002	Electric	4220 Lindever LN Amenity Center	53100-4302	\$ 796.00
152609003	Electric	4110 41st St E IRR Pump	53100-4301	\$ 83.00
152609004	Electric	3707 Willow Walk Dr. Entry Sign	53100-4301	\$ 36.00
152609005	Electric	4541 Lindever LN Pond Aerator	53100-4301	\$ 113.00
152609006	Electric	3703 Wayfarer	53100-4301	\$ 31.00
152609007	Electric	4150 Mossy Limb Ct	53100-4301	\$ 149.00
152609008	Electric	4854 Ellenton Gillette	53100-4301	\$ 89.00
152609009	Electric	4705 Birdsong Dr	53100-4301	\$ 65.85

**Summary**

<b>001 53100-4301</b>	<b>\$ 707.85</b>
<b>001 53100-4302</b>	<b>\$ 796.00</b>
<b>Total</b>	<b>\$ 1,503.85</b>

**RECEIVED**  
02/08/24



**Peace River Electric  
Cooperative, Inc.**

Your Touchstone Energy® Cooperative

**Customer Care** 800-282-3824 8am - 5pm M-F  
**Pay by Phone** 855-386-9924 24/7  
**Outage** 800-282-3824 24/7  
**Website** www.preco.coop



**WILLOW WALK COMM DEV DIST  
RIZZETTA & COMPANY**

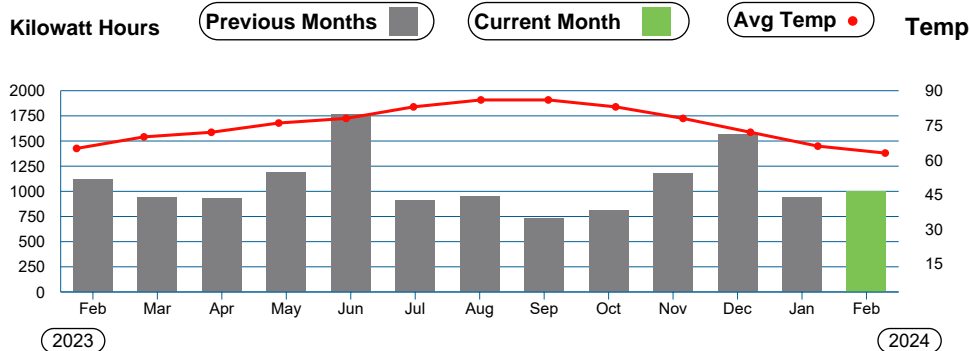
Bill Date 02/07/2024  
 Account # 152609001  
 Member # 152353

**TOTAL  
AMOUNT DUE**

**\$141.00**

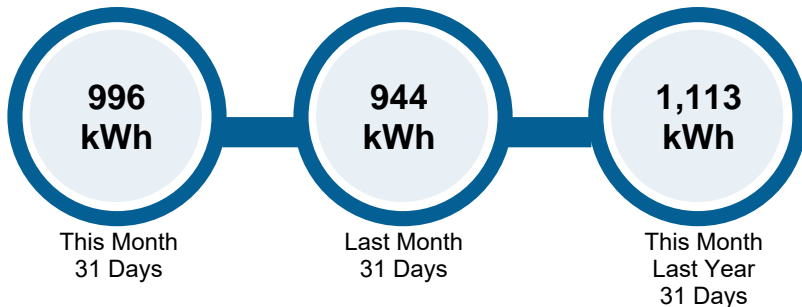
Bank Draft is  
scheduled for  
02/28/2024

## Monthly Energy Use

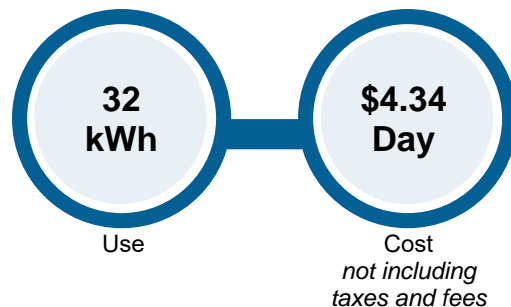


Detailed usage information is available on the SmarHub App or www.preco.coop

## Monthly Energy Use Comparison



## Your Average Daily Use



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



**Peace River Electric  
Cooperative, Inc.**

Your Touchstone Energy® Cooperative

PO Box 1310  
 210 Metheny Road  
 Wauchula, Florida 33873  
 800.282.3824

Account #

152609001

**Bank Draft Amount \$141.00**  
 is scheduled for 02/28/2024

☐ Check here to indicate address or phone # change on back.



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

4 2961

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



110260152609001000014100000015100020720242

Account  
152609001

Service Description  
PUMP

Board District  
8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
From	To	Previous	Present				
32804344	12/30/2023	01/30/2024	58,859	59,855	1.0	996	5.606
<b>Account Summary</b>				<b>Current Charges</b>			
Previous Balance				Facilities Use Charge			
Payment(s) Made				Energy Charge			
<b>Balance Forward</b>				CPA			
Current Charges				Property Tax Recovery Fee			
<b>Total Amount Due</b>				Gross Receipts Tax			
				Operation Round Up			
				<b>Total Current Charges</b>			
				<b>Bank Draft Amount</b>			



**\$100,000**  
**College Scholarships available**  
**Application deadline is February 28.**  
[www.preco.coop/community/scholarships](http://www.preco.coop/community/scholarships)

- ☐ Mailing Address or Phone Number Changes
- ☐ Permanent ☐ Temporary (from \_\_\_/\_\_\_/\_\_\_ to \_\_\_/\_\_\_/\_\_\_)

Mailing Address \_\_\_\_\_

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

Home Phone \_\_\_\_\_ Cell Phone \_\_\_\_\_



**Online**  
Pay your bill at  
[www.preco.coop](http://www.preco.coop)



**Mobile App**  
Download the  
SmarterHub App from  
the App Store  
or Google Play.



**By Phone**  
Call 855-386-9924  
to make a payment.



**Locations**  
**Wauchula**  
210 Metheny Rd  
**Lakewood Ranch**  
14505 Arbor Green Trail



**Peace River Electric  
Cooperative, Inc.**

Your Touchstone Energy® Cooperative

**Customer Care** 800-282-3824 8am - 5pm M-F  
**Pay by Phone** 855-386-9924 24/7  
**Outage** 800-282-3824 24/7  
**Website** www.preco.coop



**WILLOW WALK COMM DEV DIST  
RIZZETTA & COMPANY**

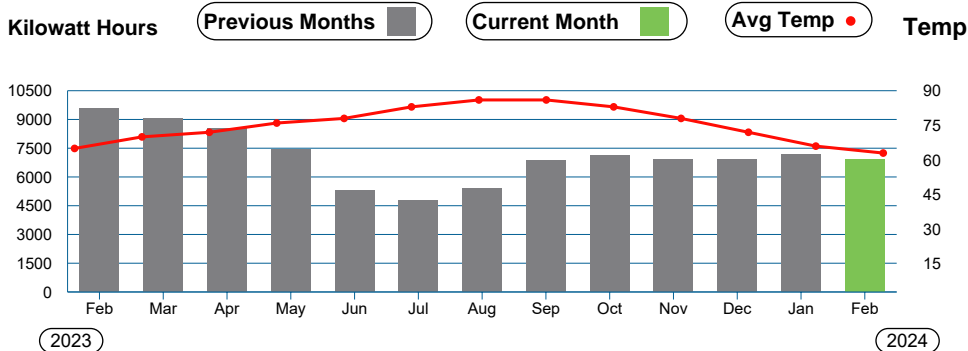
Bill Date 02/07/2024  
 Account # 152609002  
 Member # 152353

**TOTAL  
AMOUNT DUE**

**\$796.00**

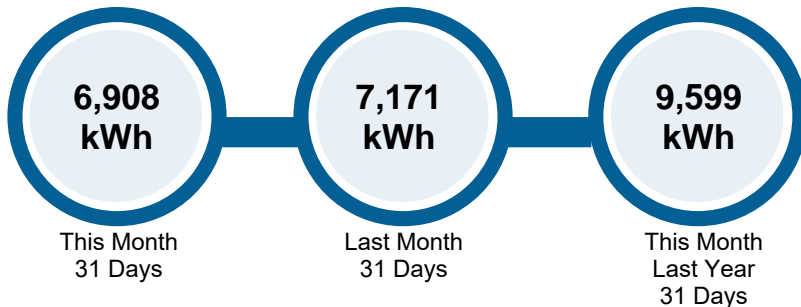
Bank Draft is  
scheduled for  
02/28/2024

## Monthly Energy Use

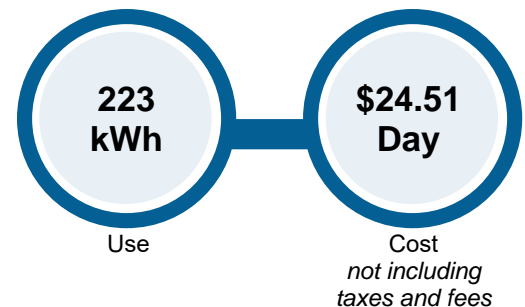


Detailed usage information is available on the SmarHub App or www.preco.coop

## Monthly Energy Use Comparison



## Your Average Daily Use



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



**Peace River Electric  
Cooperative, Inc.**

Your Touchstone Energy® Cooperative

PO Box 1310  
 210 Metheny Road  
 Wauchula, Florida 33873  
 800.282.3824

Account # 152609002  
 Service Address 4220 LINDEVER LN

**Bank Draft Amount \$796.00**  
 is scheduled for 02/28/2024

☐ Check here to indicate address or phone # change on back.



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

4 2962

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



110260152609002000079600000081988020720245

**Account**  
152609002

**Service Address**  
4220 LINDEVER LN

**Service Description**  
AMENITY CENTER

**Board District**  
8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
918572612	12/30/2023	01/30/2024	817,561	824,469	1.0	6,908	11.502
Account Summary				Current Charges			
Previous Balance			\$823.00	Facilities Use Charge			GSD \$110.00
Payment(s) Made			-\$823.00	Energy Charge			6,908 kWh @ 0.083 \$573.36
Balance Forward			\$0.00	CPA			6,908 kWh @ -0.014 -\$96.71
Current Charges			\$796.00	Billed Demand			20.000 kW @ 8.660 \$173.20
Total Amount Due			\$796.00	Property Tax Recovery Fee			\$15.84
				Gross Receipts Tax			\$19.89
				Operation Round Up			\$0.42
				Total Current Charges			\$796.00
				Bank Draft Amount			
				\$796.00			



# \$100,000

## College Scholarships available

### Application deadline is February 28.

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

☐ Mailing Address or Phone Number Changes

☐ Permanent ☐ Temporary (from \_\_\_/\_\_\_/\_\_\_ to \_\_\_/\_\_\_/\_\_\_)

Mailing Address \_\_\_\_\_

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

Home Phone \_\_\_\_\_ Cell Phone \_\_\_\_\_



**Online**  
Pay your bill at  
[www.preco.coop](http://www.preco.coop)



**Mobile App**  
Download the  
SmarterHub App from  
the App Store  
or Google Play.



**By Phone**  
Call 855-386-9924  
to make a payment.



**Locations**  
**Wauchula**  
210 Metheny Rd  
**Lakewood Ranch**  
14505 Arbor Green Trail





**Peace River Electric  
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Your Touchstone Energy® Cooperative

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**Website** www.preco.coop



**WILLOW WALK COMM DEV DIST  
RIZZETTA & COMPANY**

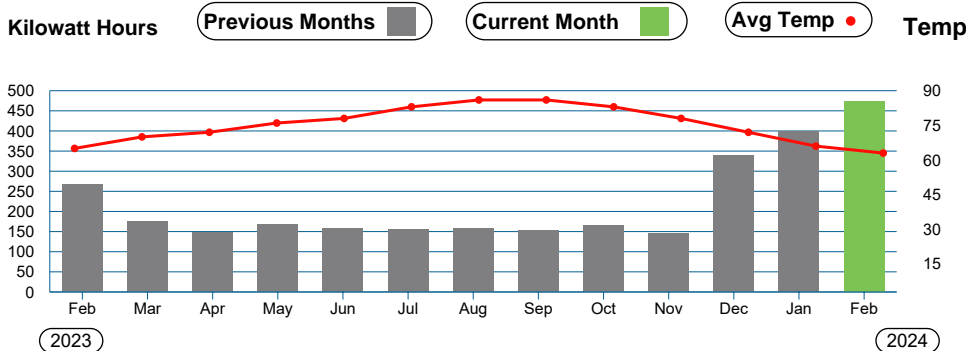
Bill Date 02/07/2024  
 Account # 152609003  
 Member # 152353

**TOTAL  
AMOUNT DUE**

**\$83.00**

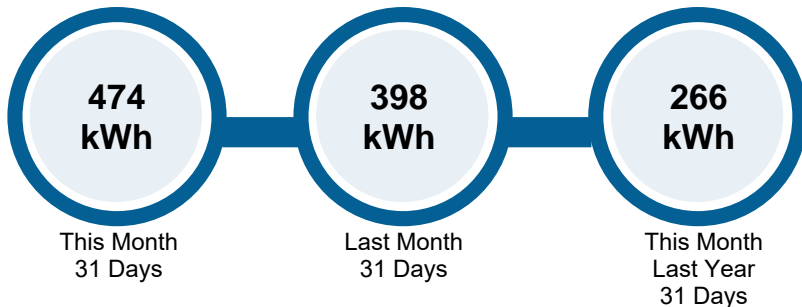
Bank Draft is  
scheduled for  
02/28/2024

## Monthly Energy Use

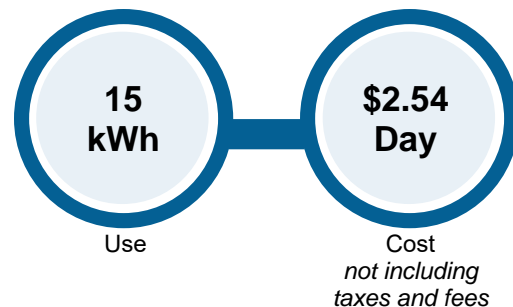


Detailed usage information is available on the SmarHub App or www.preco.coop

## Monthly Energy Use Comparison



## Your Average Daily Use



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**Peace River Electric  
Cooperative, Inc.**

Your Touchstone Energy® Cooperative

PO Box 1310  
 210 Metheny Road  
 Wauchula, Florida 33873  
 800.282.3824

Account # 152609003  
 Service Address 4110 41ST ST E

**Bank Draft Amount \$83.00**  
 is scheduled for 02/28/2024

☐ Check here to indicate address or phone # change on back.



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

4 2963

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



110260152609003000008300000009300020720240

**Account**  
152609003

**Service Address**  
4110 41ST ST E

**Service Description**  
IRRIGATION PUMP

**Board District**  
8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
918572591	12/30/2023	01/30/2024	19,983	20,457	1.0	474	5.178
<b>Account Summary</b>				<b>Current Charges</b>			
Previous Balance				Facilities Use Charge			
Payment(s) Made				Energy Charge			
<b>Balance Forward</b>				CPA			
Current Charges				Property Tax Recovery Fee			
<b>Total Amount Due</b>				Gross Receipts Tax			
				Operation Round Up			
				<b>Total Current Charges</b>			
				<b>Bank Draft Amount</b>			



**\$100,000**

**College Scholarships available**

**Application deadline is February 28.**

**[www.preco.coop/community/scholarships](http://www.preco.coop/community/scholarships)**

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**Locations**  
**Wauchula**  
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**Lakewood Ranch**  
14505 Arbor Green Trail





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**Pay by Phone** 855-386-9924 24/7  
**Outage** 800-282-3824 24/7  
**Website** www.preco.coop



**WILLOW WALK COMM DEV DIST  
RIZZETTA & COMPANY**

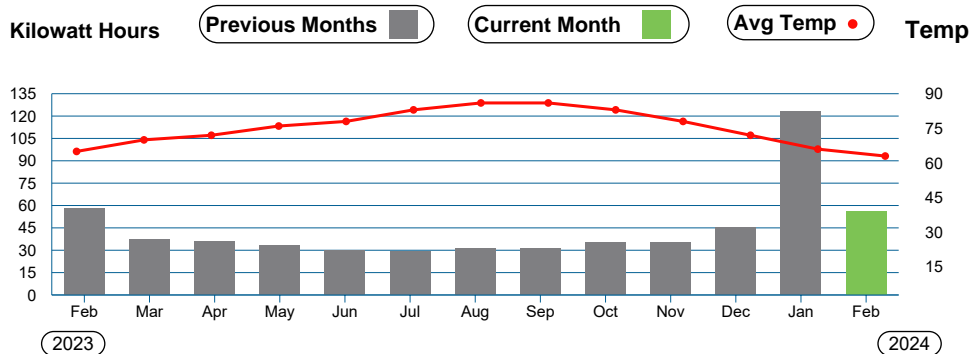
Bill Date 02/07/2024  
 Account # 152609004  
 Member # 152353

**TOTAL  
AMOUNT DUE**

**\$36.00**

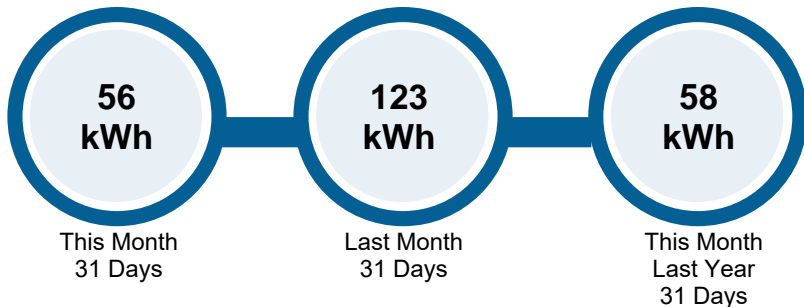
Bank Draft is  
scheduled for  
02/28/2024

## Monthly Energy Use

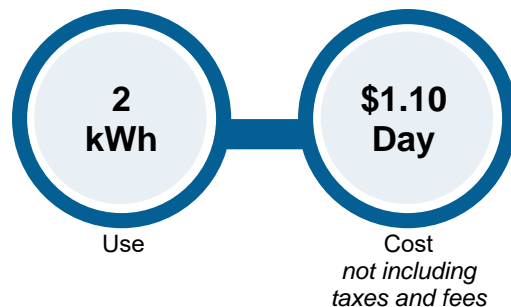


Detailed usage information is available on the SmarHub App or [www.preco.coop](http://www.preco.coop)

## Monthly Energy Use Comparison



## Your Average Daily Use



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PO Box 1310  
 210 Metheny Road  
 Wauchula, Florida 33873  
 800.282.3824

Account # 152609004  
 Service Address 3707 WILLOW WALK DR

**Bank Draft Amount \$36.00**  
 is scheduled for 02/28/2024

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WILLOW WALK COMM DEV DIST  
 RIZZETTA & COMPANY  
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4 2964

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



110260152609004000003600000004600020720241

**Account**  
152609004

**Service Address**  
3707 WILLOW WALK DR

**Service Description**  
SIGN LIGHTING

**Board District**  
8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
33848765	12/30/2023	01/30/2024	5,035	5,091	1.0	56	0.282
<b>Account Summary</b>				<b>Current Charges</b>			
Previous Balance				Facilities Use Charge			
Payment(s) Made				Energy Charge			
<b>Balance Forward</b>				CPA			
Current Charges				Property Tax Recovery Fee			
<b>Total Amount Due</b>				Gross Receipts Tax			
				Operation Round Up			
				<b>Total Current Charges</b>			
				<b>Bank Draft Amount</b>			



**\$100,000**  
**College Scholarships available**  
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[www.preco.coop/community/scholarships](http://www.preco.coop/community/scholarships)

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Mailing Address \_\_\_\_\_

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**Locations**  
**Wauchula**  
210 Metheny Rd  
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**Outage** 800-282-3824 24/7  
**Website** [www.preco.coop](http://www.preco.coop)



**WILLOW WALK COMM DEV DIST  
RIZZETTA & COMPANY**

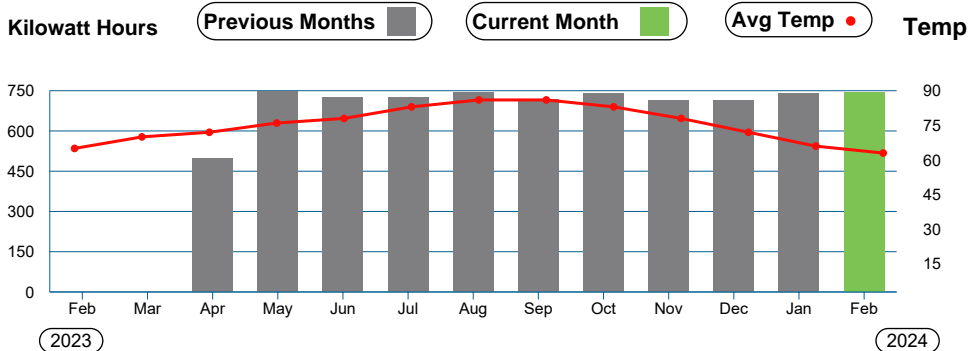
Bill Date 02/07/2024  
 Account # 152609005  
 Member # 152353

**TOTAL  
AMOUNT DUE**

**\$113.00**

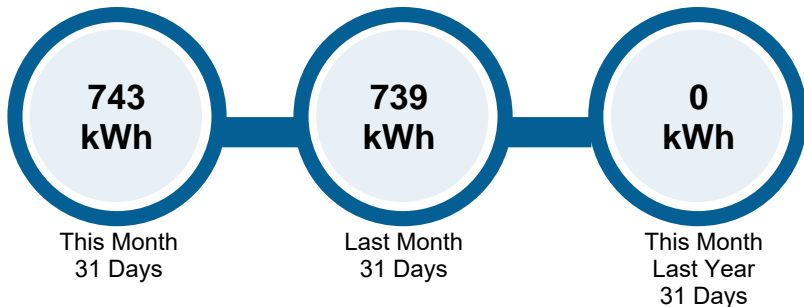
Bank Draft is  
scheduled for  
02/28/2024

## Monthly Energy Use

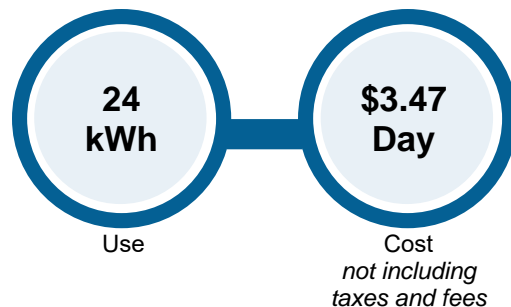


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## Monthly Energy Use Comparison



## Your Average Daily Use



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 210 Metheny Road  
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 800.282.3824

Account # 152609005  
 Service Address 4541 LINDEVER LN

**Bank Draft Amount \$113.00**  
 is scheduled for 02/28/2024

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4 2965

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 PO BOX 1547  
 WAUCHULA FL 33873-1547



110260152609005000011300000012300020720242

**Account**  
152609005

**Service Address**  
4541 LINDEVER LN

**Service Description**  
POND AERATOR

**Board District**  
8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
34710836	12/30/2023	01/30/2024	36,521	37,264	1.0	743	1.012
<b>Account Summary</b>				<b>Current Charges</b>			
Previous Balance				Facilities Use Charge			
Payment(s) Made				Energy Charge			
<b>Balance Forward</b>				CPA			
Current Charges				Property Tax Recovery Fee			
<b>Total Amount Due</b>				Gross Receipts Tax			
				Operation Round Up			
				<b>Total Current Charges</b>			
				<b>Bank Draft Amount</b>			



**\$100,000**  
**College Scholarships available**  
**Application deadline is February 28.**  
[www.preco.coop/community/scholarships](http://www.preco.coop/community/scholarships)

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**Locations**  
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**Lakewood Ranch**  
14505 Arbor Green Trail



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



**WILLOW WALK COMM DEV DIST  
RIZZETTA & COMPANY**

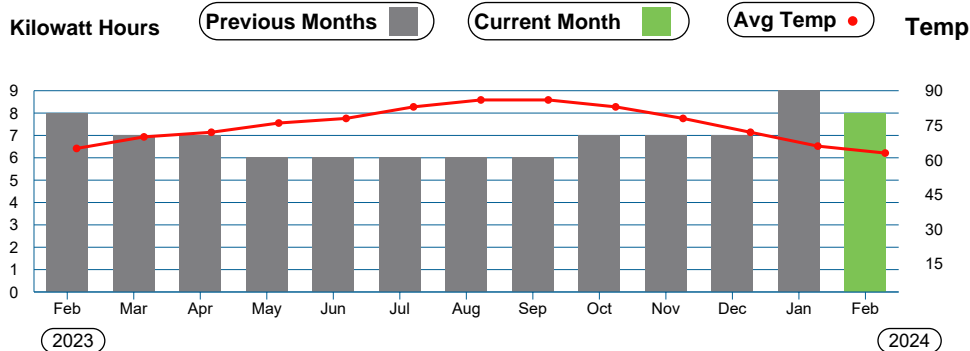
Bill Date 02/07/2024  
 Account # 152609006  
 Member # 152353

**TOTAL  
AMOUNT DUE**

**\$31.00**

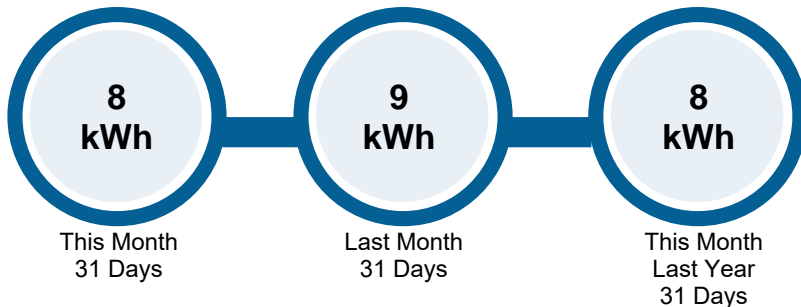
Bank Draft is  
scheduled for  
02/28/2024

## Monthly Energy Use

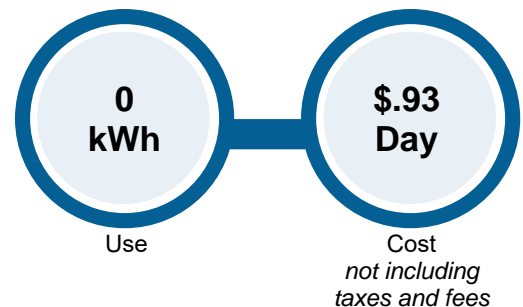


Detailed usage information is available on the SmarHub App or www.preco.coop

## Monthly Energy Use Comparison



## Your Average Daily Use



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 800.282.3824

Account # 152609006  
 Service Address 3703 WAYFARER WAY

**Bank Draft Amount \$31.00**  
 is scheduled for 02/28/2024

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4 2966

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 PO BOX 1547  
 WAUCHULA FL 33873-1547



110260152609006000003100000004100020720241



**Account**  
152609006

**Service Address**  
3703 WAYFARER WAY

**Service Description**  
SIGN LIGHTING

**Board District**  
8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
34330437	12/30/2023	01/30/2024	902	910	1.0	8	0.02
<b>Account Summary</b>				<b>Current Charges</b>			
Previous Balance				\$31.00			
Payment(s) Made				-\$31.00			
<b>Balance Forward</b>				<b>\$0.00</b>			
Current Charges				\$31.00			
<b>Total Amount Due</b>				<b>\$31.00</b>			
				<b>Current Charges</b>			
				Facilities Use Charge			
				\$28.00			
				Energy Charge			
				8 kWh @ 0.121			
				\$0.97			
				CPA			
				8 kWh @ -0.014			
				-\$0.11			
				Property Tax Recovery Fee			
				\$0.60			
				Gross Receipts Tax			
				\$0.76			
				Operation Round Up			
				\$0.78			
				<b>Total Current Charges</b>			
				<b>\$31.00</b>			
				<b>Bank Draft Amount</b>			
				<b>\$31.00</b>			



**\$100,000**  
**College Scholarships available**  
**Application deadline is February 28.**  
[www.preco.coop/community/scholarships](http://www.preco.coop/community/scholarships)

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Home Phone \_\_\_\_\_ Cell Phone \_\_\_\_\_



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**Locations**  
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**Pay by Phone** 855-386-9924 24/7  
**Outage** 800-282-3824 24/7  
**Website** [www.preco.coop](http://www.preco.coop)



**WILLOW WALK COMM DEV DIST  
RIZZETTA & COMPANY**

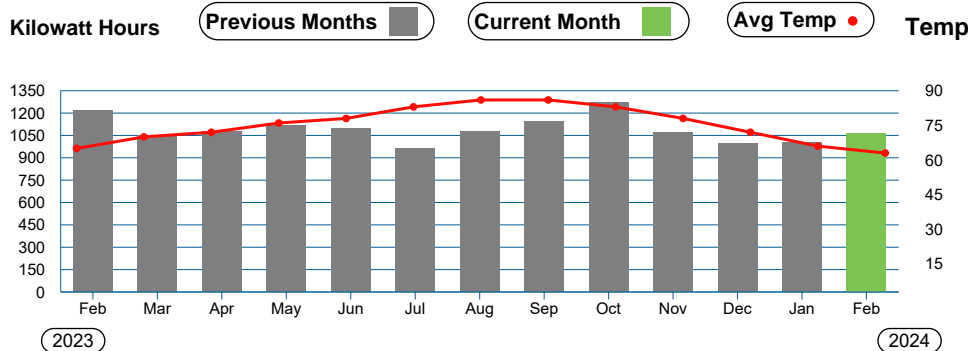
Bill Date 02/07/2024  
 Account # 152609007  
 Member # 152353

**TOTAL  
AMOUNT DUE**

**\$149.00**

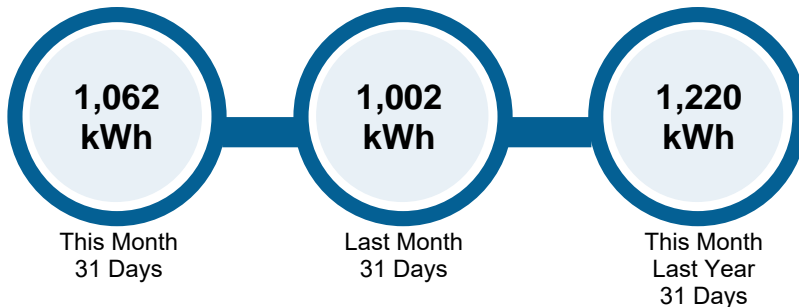
Bank Draft is  
scheduled for  
02/28/2024

## Monthly Energy Use

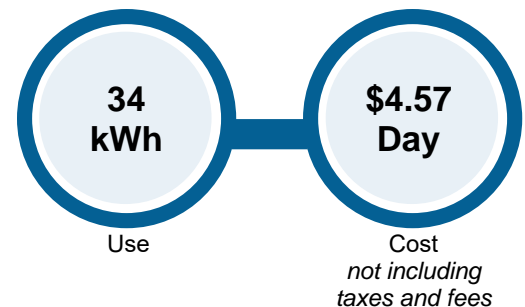


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## Monthly Energy Use Comparison



## Your Average Daily Use



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Account # 152609007  
 Service Address 4150 MOSSY LIMB CT

**Bank Draft Amount \$149.00**  
 is scheduled for 02/28/2024

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4 2967

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 PO BOX 1547  
 WAUCHULA FL 33873-1547



110260152609007000014900000015900020720240

**Account**  
152609007

**Service Address**  
4150 MOSSY LIMB CT

**Service Description**  
IRRIGATION PUMP

**Board District**  
8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
35778358	12/30/2023	01/30/2024	43,495	44,557	1.0	1,062	6.856
Account Summary					Current Charges		
Previous Balance			\$143.00		Facilities Use Charge		\$28.00
Payment(s) Made			-\$143.00		Energy Charge		1,062 kWh @ 0.121 \$128.50
Balance Forward			\$0.00		CPA		1,062 kWh @ -0.014 -\$14.87
Current Charges			\$149.00		Property Tax Recovery Fee		\$2.95
Total Amount Due			\$149.00		Gross Receipts Tax		\$3.71
					Operation Round Up		\$0.71
					Total Current Charges		\$149.00
					Bank Draft Amount		
					\$149.00		





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**Customer Care** 800-282-3824 8am - 5pm M-F  
**Pay by Phone** 855-386-9924 24/7  
**Outage** 800-282-3824 24/7  
**Website** [www.precio.coop](http://www.precio.coop)



**WILLOW WALK COMM DEV DIST  
RIZZETTA & COMPANY**

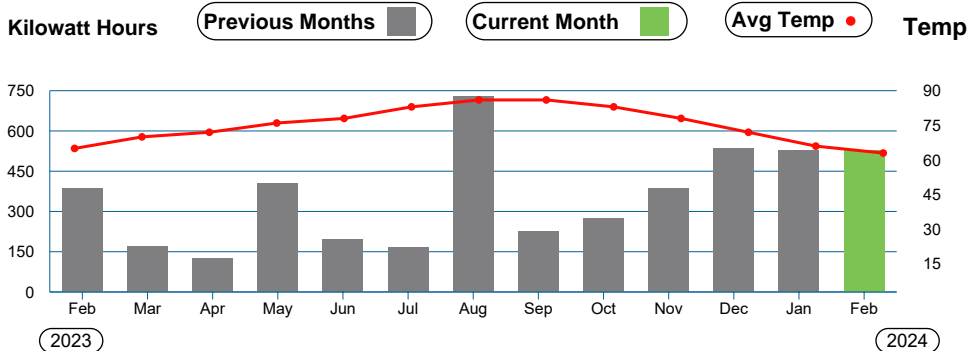
Bill Date 02/07/2024  
 Account # 152609008  
 Member # 152353

**TOTAL  
AMOUNT DUE**

**\$89.00**

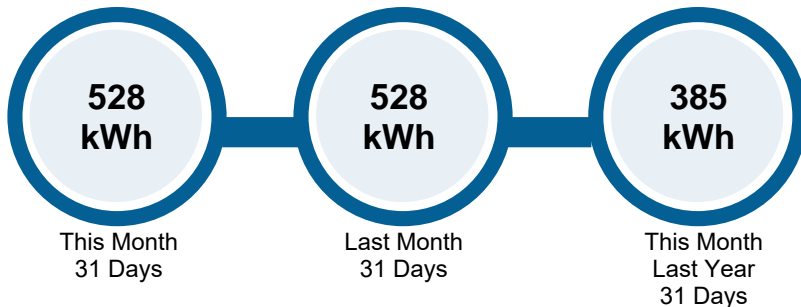
Bank Draft is  
scheduled for  
02/28/2024

## Monthly Energy Use

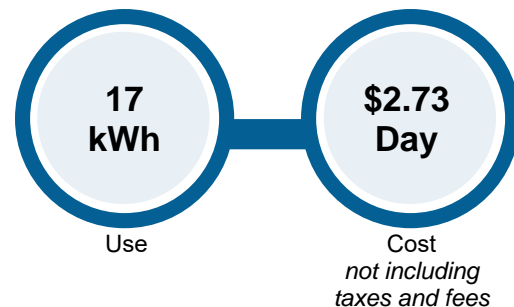


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## Monthly Energy Use Comparison



## Your Average Daily Use



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Account # 152609008  
 Service Address 4854 ELLENTON GILLETTE RD

**Bank Draft Amount \$89.00**  
 is scheduled for 02/28/2024

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4 2968

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 PO BOX 1547  
 WAUCHULA FL 33873-1547



110260152609008000008900000009900020720245

**Account**  
152609008

**Service Address**  
4854 ELLENTON GILLETTE RD

**Service Description**  
PUMP

**Board District**  
8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
36334890	12/30/2023	01/30/2024	20,356	20,884	1.0	528	7.684
Account Summary					Current Charges		
Previous Balance			\$90.00		Facilities Use Charge		\$28.00
Payment(s) Made			-\$90.00		Energy Charge		528 kWh @ 0.121 \$63.89
Balance Forward			\$0.00		CPA		528 kWh @ -0.014 -\$7.39
Current Charges			\$89.00		Property Tax Recovery Fee		\$1.76
Total Amount Due			\$89.00		Gross Receipts Tax		\$2.21
					Operation Round Up		\$0.53
					Total Current Charges		\$89.00
					Bank Draft Amount		
					\$89.00		



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**Outage** 800-282-3824 24/7  
**Website** [www.preco.coop](http://www.preco.coop)



**WILLOW WALK COMM DEV DIST  
RIZZETTA & COMPANY**

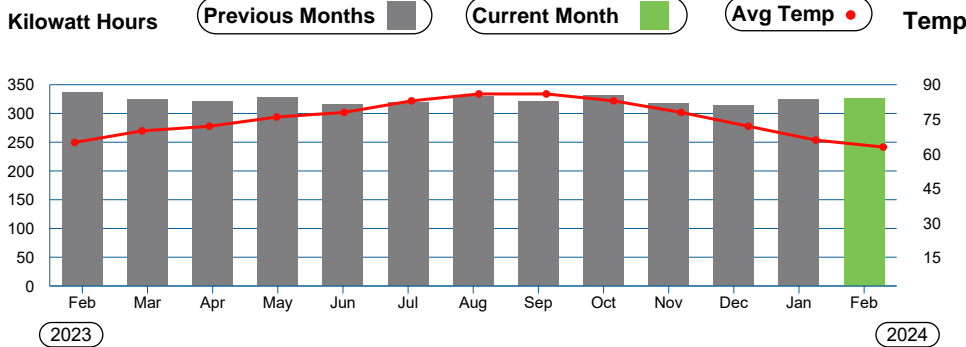
Bill Date 02/07/2024  
 Account # 152609009  
 Member # 152353

**TOTAL  
AMOUNT DUE**

**\$65.85**

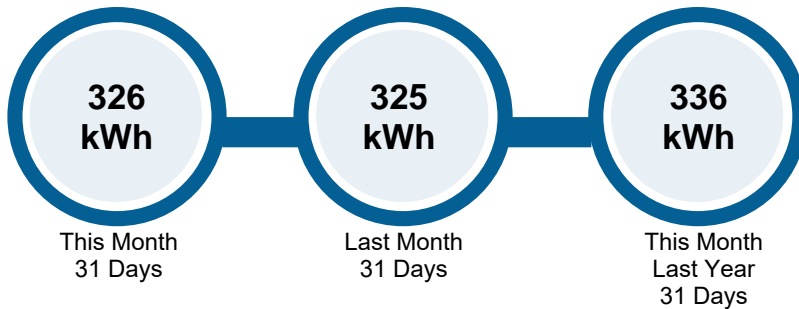
Bank Draft is  
scheduled for  
02/28/2024

## Monthly Energy Use

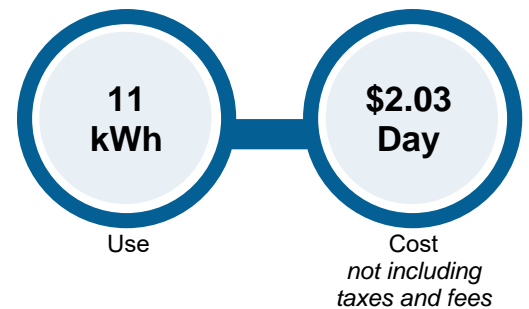


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## Monthly Energy Use Comparison



## Your Average Daily Use



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PO Box 1310  
 210 Metheny Road  
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Account # 152609009  
 Service Address 4705 BIRDSONG DR

**Bank Draft Amount \$65.85**  
 is scheduled for 02/28/2024

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2501 1 MB 0.571  
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5 2501  
 C-10

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



110260152609009000006585000007585020720248

**Account**  
152609009

**Service Address**  
4705 BIRDSONG DR

**Service Description**  
AERATOR

**Board District**  
8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
From	To	Previous	Present				
38345643	12/30/2023	01/30/2024	6,268	6,594	1.0	326	0.448
Account Summary				Current Charges			
Previous Balance			\$66.07	Facilities Use Charge			GS-S \$28.00
Payment(s) Made			-\$66.07	Energy Charge			326 kWh @ 0.121 \$39.45
Balance Forward			\$0.00	CPA			326 kWh @ -0.014 -\$4.56
Current Charges			\$65.85	Property Tax Recovery Fee			\$1.31
Total Amount Due			\$65.85	Gross Receipts Tax			\$1.65
				Total Current Charges			\$65.85
				Bank Draft Amount			\$65.85



# \$100,000

## College Scholarships available

### Application deadline is February 28.

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

☐ Mailing Address or Phone Number Changes

☐ Permanent ☐ Temporary (from \_\_\_/\_\_\_/\_\_\_ to \_\_\_/\_\_\_/\_\_\_)

Mailing Address \_\_\_\_\_

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

Home Phone \_\_\_\_\_ Cell Phone \_\_\_\_\_



**Online**  
Pay your bill at  
[www.preco.coop](http://www.preco.coop)



**Mobile App**  
Download the  
SmarterHub App from  
the App Store  
or Google Play.



**By Phone**  
Call 855-386-9924  
to make a payment.



**Locations**  
**Wauchula**  
210 Metheny Rd  
**Lakewood Ranch**  
14505 Arbor Green Trail

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

# Invoice

Date	Invoice #
2/1/2024	INV0000087038

**Bill To:**

Willow Walk CDD  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

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

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,720.92	\$1,720.92
Administrative Services	1.00	\$430.25	\$430.25
Email Accounts, Admin & Maintenance	3.00	\$20.00	\$60.00
Financial & Revenue Collections	1.00	\$344.17	\$344.17
Landscape Consulting Services	1.00	\$800.00	\$800.00
Management Services	1.00	\$2,045.92	\$2,045.92
Website Compliance & Management	1.00	\$100.00	\$100.00
	Subtotal		\$5,501.26
	Total		\$5,501.26

RECEIVED  
01/29/24



Tampa, FL 33613  
Phone: 813-909-7775

# Invoice

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

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

P.O. No.	Date	Invoice #	Due Date	Acct #
	02/01/2024	17888	03/02/2024	VID0643

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

<div>RECEIVED 02/01/24</div>	<b>Subtotal</b>	\$500.00
	<b>Sales Tax (0.0%)</b>	\$0.00
	<b>Total</b>	\$500.00
	<b>Balance Due</b>	\$500.00

Spearem Enterprises, LLC

7842 Land O' Lakes Blvd. #335  
Land O' Lakes, FL 34638  
+1 8139978101  
spearem.jmb@gmail.com



INVOICE

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

INVOICE 5948  
DATE 01/14/2024  
TERMS Net 15  
DUE DATE 01/29/2024

ACTIVITY	QTY	RATE	AMOUNT
Labor clubhouse cleaning services, 4 weeks at 3 times a/week	4	175.00	700.00
Material paper goods and trash bags	1	60.00	60.00

It is anticipated that permits will not be required for the above work, and if required, the associated costs will be added to the price stated below. Any existing conditions that are not reasonably discoverable prior to the job start date, which in anyway interferes with the safe and satisfactory completion of this job, will be corrected by an additional work order and estimate for approval prior to resuming job. Spearem Enterprises, LLC is not responsible for any delays in performance of service that are due in full or in part to circumstances beyond our control. Spearem Enterprises, LLC is not responsible for damage, personal or property damage by others at the job site. Whether actual or consequential, or any claim arising out of or relating to "Acts of God". Job will Commence within 30 days of receiving signed, approved proposal-weather permitting.

BALANCE DUE \$760.00

RECEIVED  
02/01/24

SUN STATE LANDSCAPE  
MANAGEMENT, INC.

8920 ERIE LANE  
PARRISH, FL 34219

INVOICE

Invoice Number: 55391  
Invoice Date: Jan 31, 2024  
Page: 1

Voice: 941-776-2897  
Fax: 941-776-0857

Bill To:

WILLOW WALK CDD  
C/O Rizzetta & Company  
3434 Colwell Ave, Suite 200  
Tampa, FL 33614

Ship to:

Willow Walk  
Irrigation Repairs Done in January

Customer ID	Customer PO	Payment Terms	
WILLOW WALK CDD		Net 45 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	N/A		3/16/24

Quantity	Item	Description	Unit Price	Amount
1.50	Labor- Recurring	Checked on no water at Phase 2 reset well. Labor Recurring Customer	50.00	75.00
Subtotal				75.00
Sales Tax				
Total Invoice Amount				75.00
Payment/Credit Applied				
TOTAL				75.00

Check/Credit Memo No:

RECEIVED  
02/09/24



Tab 9



# FLORIDA INSURANCE ALLIANCE



## Willow Walk Community Development District

<b>Date of Visit:</b>	Friday, January 5, 2024, at 10:00 AM
<b>District Manager:</b>	Christina Newsome, CNewsome@Rizzetta.com
<b>Address:</b>	4220 Lindever Lane, Palmetto, FL 34221
<b>Egis Attendees:</b>	Brett Crecco, Loss Control Consultant

## Visit Overview & District Summary

The purpose of the visit on the above referenced date was to allow our team to gain a better understanding of the Willow Walk Community Development District which consists of approximately 272 acres and includes 16 ponds. District owned amenities include a pool house with restrooms and pool, and playground. Additional district owned property includes entry features, pool equipment, street lights, access control system, and fencing.

The visit also allowed us to support the district's loss control efforts by identifying any hazards that could lead to accidents and claims and discuss recommendations to remediate any loss producing conditions. Those recommendations are included in this letter. While we did not have the opportunity to observe all areas owned and/or maintained by the district, we feel that the areas we were able to observe are representative of the general condition of the property.

## Strengths

Strengths highlight some of the existing risk mitigation strategies in place. Consistent application is important to the District's overall risk management program.

- CCTV camera system monitors areas in and around the pool area.
- No Lifeguard on Duty is posted at entry of pool area.
- Playground signage properly raises awareness to risks, rules and policies.

## Critical Recommendations

Critical recommendations are associated with exposures and hazards that can represent a significant danger or risk warranting immediate attention. While follow-up for all recommendations is encouraged, items in the critical category may require documented resolution (i.e. photos) and review by FIA's Risk Services team if indicated in the recommendation description.

- No critical recommendations at this time.

## Important Recommendations

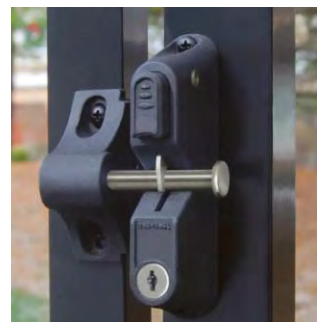
**Important** recommendations are provided to address exposures that if not corrected, have the potential to result in moderate injury or property/liability losses. Some of these recommendations have been proposed from prior visits.

- Access to Pool Chemicals
- Access to Storage Garage
- Fire Extinguishers
- Outdoor Shower
- Playground Inspection & Maintenance
- Pond Signage
- Patio Furniture
- Pool Lift Chair
- Pool Safety Equipment
- Vegetation Encroachment
- Patio Drain
- Unsecured Outlet

**Access to Pool Chemicals** – The gate to the pool equipment area is unlocked and allows unauthorized access to hazardous chemicals.



Please consult with the district pool vendor to verify that the lock on the gate is always engaged to prevent unauthorized access to this area.



**Access to Storage Garage** – Access to the storage garage was unlocked at the time of the visit. No other personnel were onsite. Unauthorized access may lead to property damage or injury.



Unauthorized access to district storage space should be prevented. Any vendors with access to this area should always lock this area when not in use. Signage may be useful as a reminder.





**Fire Extinguishers** – Fire extinguisher in the storage area has not been inspected in 6 years. Extinguishers are a first line of defense to mitigate fire damage. Other extinguishers have a 2021 inspection tag.



Annual licensed contractor inspections of fire extinguishers help assure equipment is ready in an emergency. Consider also conducting monthly documented self-inspections between annual visits.



**Outdoor Shower** – The outdoor shower area has a recessed paver near the drain that can trip patrons and cause injury.



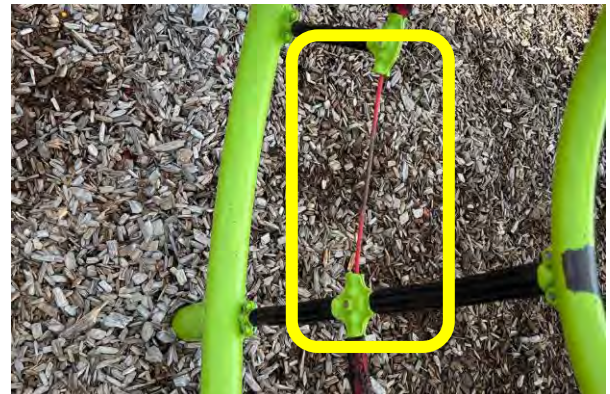
Please investigate the recessed paver and reset, repair as needed so that the elevation change is less than ¼" to minimize trips and falls.





**Playground Inspection & Maintenance** – The playground does not have sufficient fall surfacing mulch to help mitigate fall injuries. The wire climbing equipment is missing protective coatings in some areas and may cause injury.

Attached is a playground handout that has useful information on surfacing depth, playground maintenance, and inspection best practices. Please consider repair of the wire climbing equipment and increased surfacing depth.



**Pond Signage** – There is no current signage warning pedestrians of wildlife hazards at ponds such as alligators and snakes. Additionally, if in alignment with district policy, signage should also address swimming, boating and fishing in ponds.

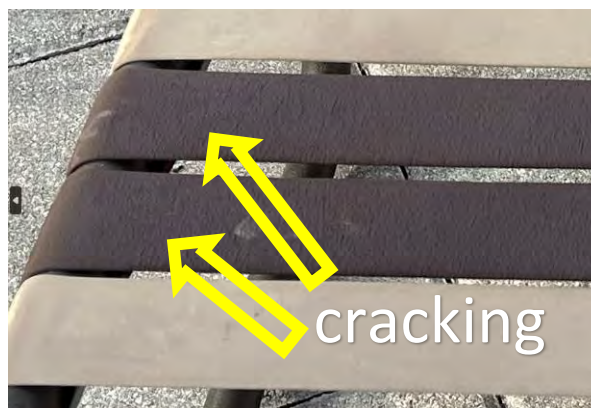
Please consider adding signage to ponds where there is pedestrian traffic nearby. Warning of wildlife such as alligators and snakes is a best practice to increase awareness as well as addressing swimming, boating and fishing.





**Patio Furniture** – Several pieces of patio furniture have cracked straps or missing straps which may result in a patron falling and incurring injury.

Monthly self-inspections are a great way to spot aging or damaged furniture before an incident occurs. Please consider repair or replacement as needed.



**Pool Lift Chair** – The pool lift chair is missing the required second part of the seat restraint belt. Without the full seat restraint, users may fall and injure themselves.

Please consider acquiring and installing a full seat restraint per the pool lift chair manufacturer's requirements and instructions.



**Pool Safety Equipment** – One of the life rings does not have the required 50 feet of rope attached and therefor may not be an effective life-saving tool in an emergency. Both life rings are in one area, where one should be on either side of the pool with a life hook for easy access.

Please inspect all life-saving equipment monthly and please attach the proper length of rope to the life ring for use.



*Broken pool maintenance equipment should be removed from service.*

*Patio furniture should not obstruct easy access to life saving equipment.*





**Vegetation Encroachment** – The palm trees and other vegetation in the pool patio area is encroaching in the areas frequented by patrons. The sometimes-sharp-edged vegetation may cause injury to patrons.



Please consider reviewing this area with the landscaper to have the vegetation trimmed to reduce or eliminate or greatly reduce any encroachment onto the pool paver area.



**Patio Drain** – The patio area drain grate is sunken more than ¼” and may present a trip hazard for patrons walking in this area.

Please consider having this drain evaluated to determine if it can be reset or repaired to be raised to having less than ¼” of elevation change compared to the rest of the surrounding pavers.



<b>Unsecured Outlet</b> – A patio electrical outlet is unsecured and allows patrons to contact the electrical conductors.	Please have a qualified contractor reinstall or repair the outlet box and outlet such that the outlet is secured to the box and to the wall/pillar.
	

### Advisory Recommendations

**Advisory** recommendations are provided to address exposures that while having the potential for loss, would not normally result in a significant or severe loss. These recommendations are typically provided to share best practices.

- No advisory recommendations at this time.

Tab 10

## Construction Quote



### Owner/ GC Information

Name Christine Newsome  
CDD District Manager, Willow Walk

Address Willow Walk Dr.

City, State ZIP Palmetto, FL 34221

Phone 813.533.2950 x 6582

Email cnewsome@rizzetta.com

Project name Bench and bike rack on concrete pads

### Contractor Information

Company Infinity Construction and Concrete Services LLC

Name Rojean Williams

Address PO Box 20012

City, State ZIP Bradenton, FL 34204

Phone 941.920.1025

Email rwilliams@infinity-construction.ca

Completion date TBD

### Scope of Work

Excavate, grade, form, pour and finish approximately 8 x 4 (32 SF) concrete pad 4" thick and supply and install on concrete pad, a 6" park bench similar to existing bench in Willow Walk community.  
Lump Sum Price: \$5,834.88

Excavate, grade, form, pour and finish approximately 8 x 10 (80 SF) concrete pad 4" thick and supply and install on concrete pad, a 5' 3" - 5 loop bike rack similar to existing bench in Willow Walk community.  
Lump Sum Price: \$4,258.08

Total: \$10,092.96.

#### Materials:

Concrete: 3000 PSI;

Bench: 6 lpe Brazilian hardwood slats and powder coated steel (silver) arms/legs;

Bike Rack: 5' 3" long double sided bike rack (black) with five loops to house up to five bikes.

### Not Included

Not responsible for landscape reinstatement or maintenance. Relocating & capping of irrigation. Sod replacement. Traffic management

### Company Proposal

Mobilization of equipment is included in price.

Ensure all irrigation in construction areas are shut off. This is important for the concrete to set and cure.

We are not responsible for spoiled concrete due to irrigation/water issues.

Representatives of Willow Walk are responsible to let owners/members know construction work is being completed in various areas and to take caution around construction sites especially while our employees are working.

Commencement of project is a date agreed upon by both parties.

W9 and Certificate of Insurance, including workers compensation will be provided upon signing of contract.

Any changes to the scope of work will be agreed upon by both parties and signed via change order for the project.

### Payment Terms

Invoice is due and payable upon receipt.

Owner agrees that should the account become more than 30 days past due, they will pay all costs of collection, including reasonable attorney's fees whether collected through suit or otherwise. After 30 days, interest will be charged on all money due at the highest legal rate.

Prices quoted are valid for 30 days at which time we reserve the right to adjust our price.

Sales tax is included in the prices quoted.

*R Williams*

Submitted by Rojean Williams

03.26.2024

Date

### Owner Acceptance

I, \_\_\_\_\_, on behalf of Harbourage, I accept the above scope of work and company proposal.

Representative Name/Signature

Date

#### Accounts Payable

##### Contact:

Name:

Email:

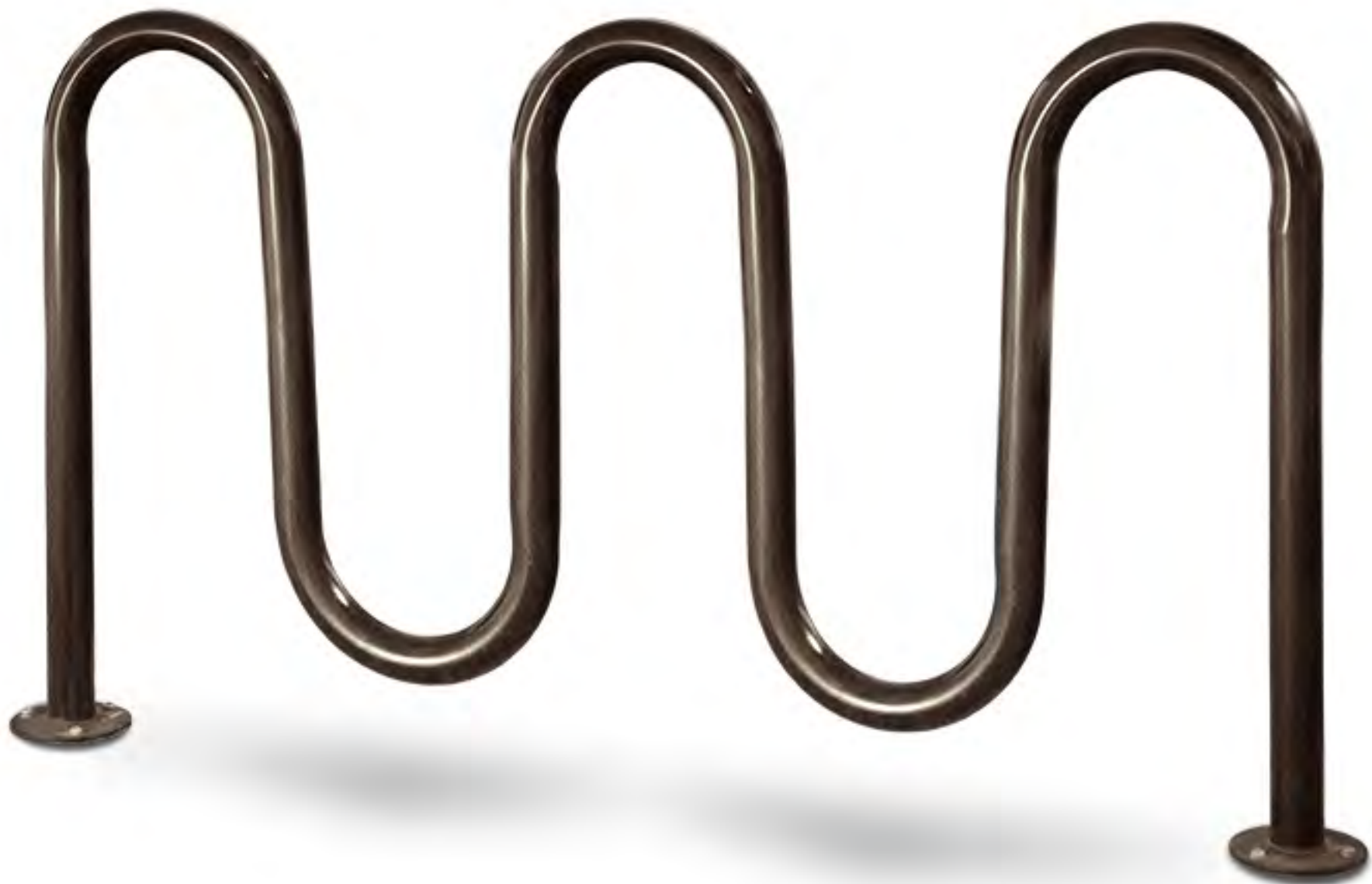
Phone:

Tab 11



Tab 12







Tab 13

# GLUE LETTER STUDS + TOUCH UP PAINT LOGOS

Entrance @ "36th Ave E + 46th St E" (Right side)



2nd Entrance off "Mendoza"



Entrance @ "36th Ave E + 46th St E" (Left side)



3rd Entrance off "Mendoza"



## WHAT COLOR FOR THE FADED LOGOS?

Need swatches

Gray or Black?  
Green?

Colors used for pool signs



Entrance @ "36th Ave E + 46th St E"



2nd Entrance off "Mendoza"



3rd Entrance off "Mendoza"





## GLUE LETTER STUDS + PATCH PANELING GAPS

Pg. 2/2

Entrance @ "36th Ave E + 46th St E" (Left side)



**LEFTT SIDE SIGN (GAPS)**

**TOP**



**BOTTOM**



**RIGHT SIDE SIGN (NO GAP)**



A

WHAT I HAVE ON FILE FOR TRAFFIC SIGNAGE

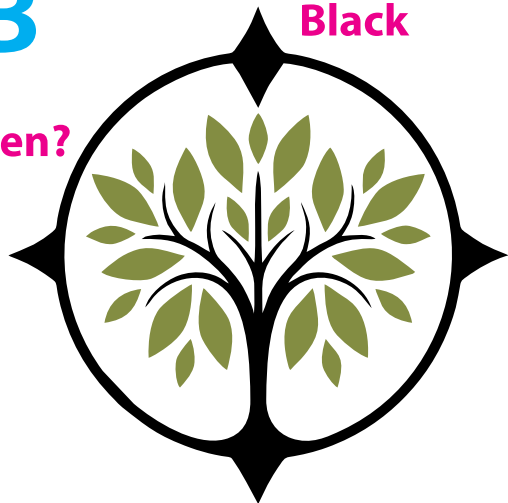


WILLOW  
WALK

B

Black

Green?



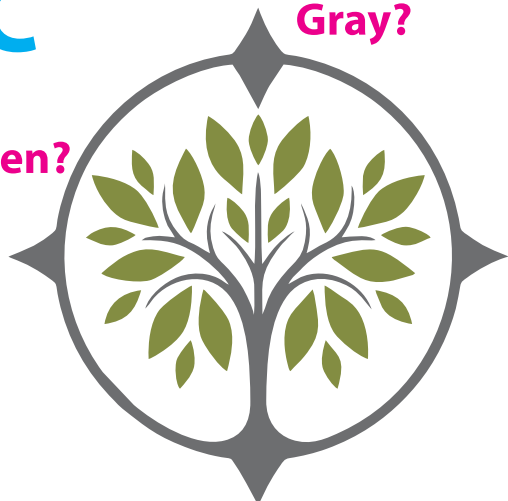
Black

WILLOW  
WALK

C

Gray?

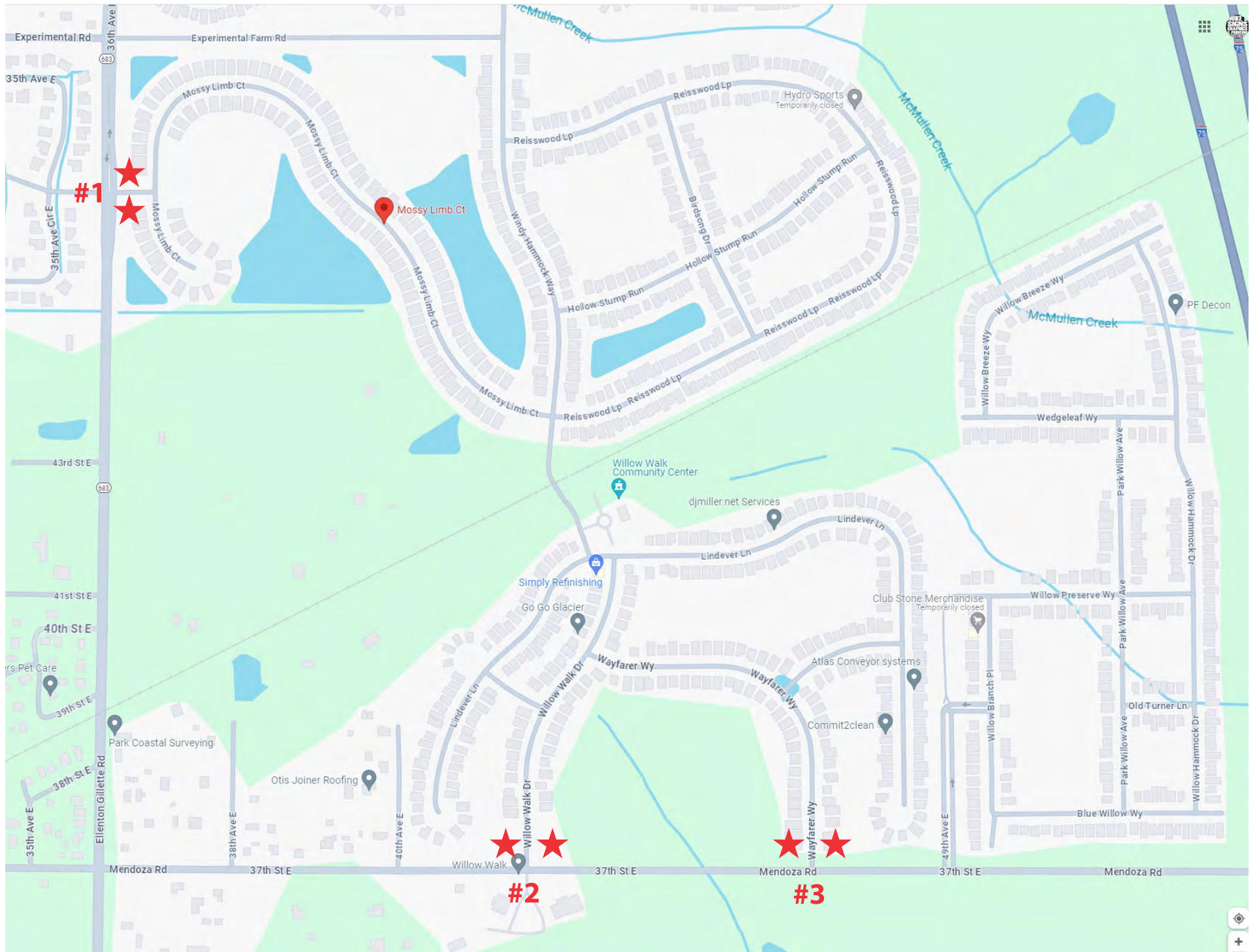
Green?



Black

WILLOW  
WALK





Tab 14

## RESOLUTION 2024-03

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WILLOW WALK COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED PRELIMINARY 2024/2025 BUDGET AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Willow Walk Community Development (“District”) was established by the Manatee County Commission, Florida; and

**WHEREAS**, the District Manager has prepared and submitted to the Board of Supervisors of the Willow Walk Community Development District (the “Board”) the proposed operating budget for the Fiscal Year 2024/2025 (“Proposed Budget”); and

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

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager to the District Budget to provide a budget for the operation, maintenance, and capital improvement of the District for Fiscal Year 2024/2025 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

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

DATE: \_\_\_\_\_, 2024

HOUR: \_\_\_\_:\_\_\_\_ p.m., or as soon thereafter as may be heard

LOCATION: Harrison Ranch Clubhouse  
5755 Harrison Ranch Blvd  
Parrish, FL 34219

3. **TRANSMITTAL OF PROPOSED BUDGET AMENDMENT TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Manatee County in accordance with Chapter 189, Florida Statutes.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2, shall be posted within five (5) days after adoption, and shall remain on the website for at least two (2) years. If the District does not have its own website, the District's Secretary is directed to transmit the approved budget to the manager or administrator of Manatee County for posting on the County website.

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

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

**PASSED AND ADOPTED THIS 30th DAY OF APRIL 2024.**

ATTEST:

**WILLOW WALK COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary

By: \_\_\_\_\_  
Its: \_\_\_\_\_



# Exhibit A



Rizzetta & Company

# **Willow Walk Community Development District**

**[WillowWalkCDD.org](http://WillowWalkCDD.org)**

---

**Proposed Budget  
Fiscal Year 2024-2025**

## TABLE OF CONTENTS

	<u>Page</u>
<b>General Fund Budget for Fiscal Year 2024-2025</b>	<b>1</b>
<b>Reserve Fund Budget for Fiscal Year 2024-2025</b>	<b>3</b>
<b>Debt Service Fund Budget for Fiscal Year 2024-2025</b>	<b>4</b>
<b>Assessments Charts for Fiscal Year 2024-2025</b>	<b>5</b>
<b>General Fund Budget Account Category Descriptions</b>	<b>7</b>
<b>Reserve Fund Budget Account Category Descriptions</b>	<b>14</b>
<b>Debt Service Fund Budget Account Category Descriptions</b>	<b>15</b>

**Proposed Budget**  
**Willow Walk Community Development District**  
**General Fund**  
**Fiscal Year 2024/2025**

	Chart of Accounts Classification	Actual YTD through 02/29/24	Projected Annual Totals 2023/2024	Annual Budget for 2023/2024	Projected Budget variance for 2023/2024	Budget for 2024/2025	Budget Increase (Decrease) vs 2023/2024	Comments
1	<b>REVENUES</b>							
2								
3	Interest Earnings							
4	Interest Earnings	\$ 1,106	\$ 1,106	\$ -	\$ 1,106	\$ -	\$ -	
5	Special Assessments							
6	Tax Roll	\$ 660,983	\$ 660,983	\$ 655,675	\$ 5,308	\$ 655,679	\$ 4	
7	Misc. Income							
8	Misc. Revenue	\$ 47	\$ 47	\$ -	\$ 47	\$ -	\$ -	keyfobs
9								
10	<b>TOTAL REVENUES</b>	<b>\$ 662,136</b>	<b>\$ 661,030</b>	<b>\$ 655,675</b>	<b>\$ 6,461</b>	<b>\$ 655,679</b>	<b>\$ 4</b>	
11								
12	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
13								
14	<b>TOTAL REVENUES &amp; BALANCE FORWARD</b>	<b>\$ 662,136</b>	<b>\$ 661,030</b>	<b>\$ 655,675</b>	<b>\$ 6,461</b>	<b>\$ 655,679</b>	<b>\$ 4</b>	
15								
16	<b>EXPENDITURES - ADMINISTRATIVE</b>							
17								
18	Legislative							
19	Supervisor Fees	\$ 2,800	\$ 6,720	\$ 6,000	\$ -	\$ 6,000	\$ -	5 supervisors x 6 meetings annually
20	Financial & Administrative							
28	Accounting Services	\$ 8,605	\$ 20,651	\$ 20,651	\$ -	\$ 20,651	\$ -	contract price
21	Administrative Services	\$ 2,151	\$ 5,163	\$ 5,163	\$ -	\$ 5,163	\$ -	contract price
30	Arbitrage Rebate Calculation	\$ -	\$ 4,050	\$ 4,050	\$ -	\$ 4,050	\$ -	contract price
26	Assessment Roll	\$ 5,736	\$ 5,736	\$ 5,736	\$ -	\$ 5,736	\$ -	contract price
29	Auditing Services	\$ -	\$ 4,000	\$ 4,000	\$ -	\$ 4,000	\$ -	contract price for 22/23/24
24	Disclosure Report	\$ 4,500	\$ 4,500	\$ 4,500	\$ -	\$ 4,500	\$ -	contract price
23	District Engineer	\$ 9,500	\$ 22,800	\$ 15,000	\$ (7,800)	\$ 15,000	\$ -	current projection based on spending
22	District Management	\$ 10,230	\$ 24,551	\$ 24,551	\$ -	\$ 24,551	\$ -	contract price
34	Dues, Licenses & Fees	\$ 175	\$ 175	\$ 500	\$ 325	\$ 500	\$ -	
27	Financial and Revenue Collections	\$ 1,721	\$ 4,130	\$ 4,130	\$ -	\$ 4,130	\$ -	contract price
32	Legal Advertising	\$ -	\$ 700	\$ 700	\$ -	\$ 700	\$ -	
33	Misc. Mailings	\$ -	\$ 500	\$ 500	\$ -	\$ 500	\$ -	
31	Public Officials Liability Insurance	\$ 2,829	\$ 2,829	\$ 3,006	\$ 177	\$ 3,006	\$ -	EGIS
25	Trustees Fees	\$ 7,000	\$ 7,000	\$ 11,500	\$ 4,500	\$ 15,000	\$ 3,500	3 bonds 2015, 2017, 2019
35	Website Hosting, Maintenance, Backup (and Email)	\$ 1,576	\$ 3,653	\$ 3,653	\$ -	\$ 3,653	\$ -	contract price
36	Legal Counsel							
37	District Counsel	\$ 4,331	\$ 10,394	\$ 15,000	\$ 4,606	\$ 15,000	\$ -	
38								
39	<b>Administrative Subtotal</b>	<b>\$ 61,154</b>	<b>\$ 127,552</b>	<b>\$ 128,640</b>	<b>\$ 1,808</b>	<b>\$ 132,140</b>	<b>\$ 3,500</b>	
40								
41	<b>EXPENDITURES - FIELD OPERATIONS</b>							
42								
43	Electric Utility Services							
45	Utility - Amenity Center	\$ 4,056	\$ 9,734	\$ 20,000	\$ 10,266	\$ 20,000	\$ -	
44	Utility Services	\$ 3,548	\$ 8,515	\$ 10,000	\$ 1,485	\$ 10,000	\$ -	
46	Water-Sewer Combination Services							
47	Water/Trash Utility Services - Amenity Center	\$ 4,272	\$ 10,253	\$ 15,000	\$ 4,747	\$ 15,000	\$ -	
48	Stormwater Control							
51	Fountains and Aeration Maintenance	\$ 999	\$ 2,398	\$ 3,920	\$ 1,522	\$ 3,920	\$ -	contract price + repairs
49	Lake Maintenance	\$ 9,368	\$ 22,483	\$ 20,592	\$ (1,891)	\$ 21,420	\$ 828	contract price - renewed Jan 2024
52	Midge Fly - Control	\$ -	\$ 14,000	\$ 14,000	\$ -	\$ 14,000	\$ -	as needed
50	Wetland Mitigation	\$ 8,157	\$ 19,577	\$ 16,608	\$ (2,969)	\$ 16,944	\$ 336	contract price - renewed Jan 2024
53	Other Physical Environment							
	Entry & Walls Maintenance	\$ 150	\$ 360	\$ 2,500	\$ 2,140	\$ 2,500	\$ -	
55	General Liability Insurance	\$ 3,458	\$ 3,458	\$ 3,675	\$ 217	\$ 3,675	\$ -	EGIS
	Irrigation Maintenance and Repair	\$ 5,515	\$ 13,236	\$ 10,000	\$ (3,236)	\$ 10,000	\$ -	
61	Landscape Mulch	\$ 28,248	\$ 28,248	\$ 36,000	\$ 7,752	\$ 36,000	\$ -	budget price in contract
60	Landscape Inspection Services	\$ 4,000	\$ 9,600	\$ 9,600	\$ -	\$ 10,800	\$ 1,200	contract price
57	Landscape Maintenance	\$ 84,156	\$ 201,974	\$ 194,504	\$ (7,470)	\$ 194,504	\$ -	contract price - includes fert.

**Proposed Budget**  
**Willow Walk Community Development District**  
**General Fund**  
**Fiscal Year 2024/2025**

	Chart of Accounts Classification	Actual YTD through 02/29/24	Projected Annual Totals 2023/2024	Annual Budget for 2023/2024	Projected Budget variance for 2023/2024	Budget for 2024/2025	Budget Increase (Decrease) vs 2023/2024	Comments
59	Landscape Plant Replacement and Tree Trimming	\$ -	\$ 30,000	\$ 30,000	\$ -	\$ 30,000	\$ -	
54	Property Insurance	\$ 12,063	\$ 12,063	\$ 12,726	\$ 663	\$ 12,726	\$ -	EGIS
62	Parks and Recreation							
72	Access Control	\$ -	\$ 3,000	\$ 3,000	\$ -	\$ 3,000	\$ -	ADT (996/yr) + repairs
67	Clubhouse - Maintenance	\$ 5,144	\$ 12,346	\$ 30,000	\$ 17,654	\$ 30,000	\$ -	
64	HVAC Maintenance	\$ -	\$ 294	\$ 294	\$ -	\$ 294	\$ -	contract price
70	Playground Mulch	\$ -	\$ 3,000	\$ 3,000	\$ -	\$ 3,000	\$ -	cost about \$2,300 last time 12/2020
71	Playground Repairs	\$ -	\$ 2,000	\$ 2,000	\$ -	\$ 2,000	\$ -	\$0 spent last FY
69	Pool Furniture	\$ -	\$ 10,000	\$ 10,000	\$ -	\$ 10,000	\$ -	
65	Pool Maintenance	\$ 6,372	\$ 15,293	\$ 19,116	\$ 3,823	\$ 19,116	\$ -	contract price - inc. Jan 2023
68	Pool Repairs	\$ -	\$ 7,500	\$ 7,500	\$ -	\$ 7,500	\$ -	\$16,205 spent last FY
66	Pressure Washing	\$ -	\$ 3,000	\$ 3,000	\$ -	\$ 3,000	\$ -	entrance monuments or amenity
63	Clubhouse Security	\$ 3,601	\$ 8,642	\$ 30,000	\$ 21,358	\$ 26,000	\$ (4,000)	Securiteam Monitoring (6k/yr) + full time
73	Contingency							
74	Misc. Contingency	\$ 11,580	\$ 27,792	\$ 20,000	\$ (7,792)	\$ 18,140	\$ (1,860)	unforeseen expenses
75	Capital Outlay	\$ -	\$ 64,446	\$ -	\$ (64,446)	\$ -	\$ -	pond 9 aeration (~22k) / dog park (~30-50k)
77	<b>Field Operations Subtotal</b>	<b>\$ 190,631</b>	<b>\$ 533,478</b>	<b>\$ 527,035</b>	<b>\$ 38,003</b>	<b>\$ 523,539</b>	<b>\$ (3,496)</b>	
78	<b>Contingency for County TRIM Notice</b>							
79								
80	<b>TOTAL EXPENDITURES</b>	<b>\$ 251,782</b>	<b>\$ 661,030</b>	<b>\$ 655,675</b>	<b>\$ 39,811</b>	<b>\$ 655,679</b>	<b>\$ 4</b>	
81								
82	<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$ 410,354</b>	<b>\$ (0)</b>	<b>\$ -</b>	<b>\$ (33,350)</b>	<b>\$ -</b>	<b>\$ -</b>	
83								

**Proposed Budget**  
**Willow Walk Community Development District**  
**Reserve Fund**  
**Fiscal Year 2024/2025**

	Chart of Accounts Classification	Actual YTD through 02/29/24	Projected Annual Totals 2023/2024	Annual Budget for 2023/2024	Projected Budget variance for 2023/2024	Budget for 2024/2025	Budget Increase (Decrease) vs 2023/2024	Comments
1								
2	<b>REVENUES</b>							
3								
4	Special Assessments							
5	Tax Roll	\$ 50,000	\$ 50,000	\$ 50,000	\$ -	\$ 50,000	\$ -	
6								
7	<b>TOTAL REVENUES</b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>	<b>\$ -</b>	<b>\$ 50,000</b>	<b>\$ -</b>	
8								
9	Balance Forward from Prior Year		\$ -	\$ -	\$ -	\$ -	\$ -	
8								
9	<b>TOTAL REVENUES AND BALANCE FORWARD</b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>	<b>\$ -</b>	<b>\$ 50,000</b>	<b>\$ -</b>	
10								
11	<b>EXPENDITURES</b>							
12								
13	Contingency							
14	Capital Reserves	\$ -	\$ 50,000	\$ 50,000	\$ -	\$ 50,000	\$ -	
15								
16	<b>TOTAL EXPENDITURES</b>	<b>\$ -</b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>	<b>\$ -</b>	<b>\$ 50,000</b>	<b>\$ -</b>	
17								
18	<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$ 50,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	

<div>Willow Walk Community Development District</div> <div>Debt Service</div> <div>Fiscal Year 2024/2025</div>				
4				
Chart of Accounts Classification	Series 2015	Series 2017	Series 2019	Budget for 2024/2025
<b>REVENUES</b>				
Special Assessments				
Net Special Assessments <sup>(1)</sup>	\$257,162.76	\$193,806.00	\$177,219.00	\$628,187.76
<b>TOTAL REVENUES</b>	<b>\$257,162.76</b>	<b>\$193,806.00</b>	<b>\$177,219.00</b>	<b>\$628,187.76</b>
<b>EXPENDITURES</b>				
<b>Administrative</b>				
Debt Service Obligation	\$257,162.76	\$193,806.00	\$177,219.00	\$628,187.76
<b>Administrative Subtotal</b>	<b>\$257,162.76</b>	<b>\$193,806.00</b>	<b>\$177,219.00</b>	<b>\$628,187.76</b>
<b>TOTAL EXPENDITURES</b>	<b>\$257,162.76</b>	<b>\$193,806.00</b>	<b>\$177,219.00</b>	<b>\$628,187.76</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

Manatee County Collection Costs (3%) and Early Payment Discounts (4%) :	7.0%
<b>GROSS ASSESSMENTS</b>	<b>\$674,956.60</b>

**Notes:**

Tax Roll Collection Costs (3%) and Early Payment Discount (4%) is a total 7.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

<sup>(1)</sup>Maximum Annual Debt Service less Prepaid Assessments received.

WILLOW WALK COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2024/2025 O&M SERVICE AND DEBT ASSESSMENT SCHEDULE

2024/2025 O&M Budget:		\$705,679.00	2023/2024 O&M Budget:	\$705,675.00
Manatee County Collection Costs:	3%	\$22,763.84	2024/2025 O&M Budget:	\$705,679.00
Early Payment Discounts:	4%	\$30,351.78		
2024/2025 Total:		<u>\$758,794.62</u>	Total Difference:	<u>\$4.00</u>

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2023/2024	2024/2025	\$	%
Single Family - South	Series 2015 Debt Service	\$966.85	\$966.85	\$0.00	0.00%
	Operations/Maintenance	\$1,065.72	\$1,065.72	\$0.00	0.00%
	Total	\$2,032.57	\$2,032.57	\$0.00	0.00%
Single Family - North Phase 1	Series 2017 Debt Service	\$937.50	\$937.50	\$0.00	0.00%
	Operations/Maintenance	\$1,065.72	\$1,065.72	\$0.00	0.00%
	Total	\$2,003.22	\$2,003.22	\$0.00	0.00%
Single Family - North Phase 2	Series 2019 Debt Service	\$937.50	\$937.50	\$0.00	0.00%
	Operations/Maintenance	\$1,065.72	\$1,065.72	\$0.00	0.00%
	Total	\$2,003.22	\$2,003.22	\$0.00	0.00%



TOTAL BUDGET		\$705,679.00
COLLECTION COSTS @	3%	\$22,763.84
EARLY PAYMENT DISCOUNT @	4%	\$30,351.78
TOTAL O&M ASSESSMENT		\$758,794.62

UNITS ASSESSED				
LOT SIZE	O&M	SERIES 2015 DEBT SERVICE <sup>(1)</sup>	SERIES 2017 DEBT SERVICE <sup>(1)</sup>	SERIES 2019 DEBT SERVICE <sup>(1)</sup>
Single Family - South	287	286	0	0
Single Family - North Phase 1	222	0	222	0
Single Family - North Phase 2	203	0	0	203
Total Community	712	286	222	203

ALLOCATION OF O&M ASSESSMENT			
EAU	TOTAL EAUs	% TOTAL EAUs	TOTAL O&M BUDGET
1.00	287.00	40.31%	\$305,862.44
1.00	222.00	31.18%	\$236,590.46
1.00	203.00	28.51%	\$216,341.73
	712.00	100.00%	\$758,794.62

PER UNIT ASSESSMENTS				
O&M	SERIES 2015 DEBT SERVICE <sup>(2)</sup>	SERIES 2017 DEBT SERVICE <sup>(2)</sup>	SERIES 2019 DEBT SERVICE <sup>(2)</sup>	TOTAL <sup>(3)</sup>
\$1,065.72	\$966.85	\$0.00	\$0.00	\$2,032.57
\$1,065.72	\$0.00	\$937.50	\$0.00	\$2,003.22
\$1,065.72	\$0.00	\$0.00	\$937.50	\$2,003.22

LESS: Manatee County Collection Costs (3%) and Early Payment Discount Costs (4%):	(\$53,115.62)
Net Revenue to be Collected:	\$705,679.00

<sup>(1)</sup> Reflects the number of total lots with Series 2015, Series 2017 and Series 2019 debt outstanding.

<sup>(2)</sup> Annual debt service assessment per lot adopted in connection with the Series 2015, Series 2017 and Series 2019 bond issues. Annual assessment includes principal, interest, Manatee County collection costs and early payment discount costs.

<sup>(3)</sup> Annual assessment that will appear on November 2024 Manatee County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

## **GENERAL FUND BUDGET** **ACCOUNT CATEGORY DESCRIPTION**

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

### **REVENUES:**

**Interest Earnings:** The District may earn interest on its monies in the various operating accounts.

**Tax Roll:** The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County. The second way is by Off Roll collection.

**Off Roll:** For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

**Developer Contributions:** The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

**Event Rental:** The District may receive monies for event rentals for such things as weddings, birthday parties, etc.

**Miscellaneous Revenues:** The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

**Facilities Rentals:** The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants etc.

### **EXPENDITURES – ADMINISTRATIVE:**

**Supervisor Fees:** The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.

**Administrative Services:** The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles and phone calls.

**District Management:** The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day needs. These services include the conducting of board meetings, workshops, overall administration of District functions, all required state and local filings, preparation of annual budget, purchasing, risk management, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

**District Engineer:** The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

**Disclosure Report:** The District is required to file quarterly and annual disclosure reports, as required in the District's Master Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

**Trustee's Fees:** The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

**Assessment Roll:** The District will contract with a firm to maintain the assessment roll and annually levy a Non-Ad Valorem assessment for operating and debt service expenses.

**Financial & Revenue Collections:** Services include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a Collection Agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

**Accounting Services:** Services include 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.

**Auditing Services:** The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

**Arbitrage Rebate Calculation:** The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

**Travel:** Each Board Supervisor and the District Staff are entitled to reimbursement for travel expenses per Florida Statutes 190.006(8).

**Public Officials Liability Insurance:** The District will incur expenditures for public officials' liability insurance for the Board and Staff.

**Legal Advertising:** The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

**Bank Fees:** The District will incur bank service charges during the year.

**Dues, Licenses & Fees:** The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

**Miscellaneous Fees:** The District could incur miscellaneous fees throughout the year, which may not fit into any standard categories.

**Website Hosting, Maintenance and Email:** The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

**District Counsel:** The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

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## **EXPENDITURES - FIELD OPERATIONS:**

**Deputy Services:** The District may wish to contract with the local police agency to provide security for the District.

**Security Services and Patrols:** The District may wish to contract with a private company to provide security for the District.

**Electric Utility Services:** The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

**Streetlights:** The District may have expenditures relating to streetlights throughout the community. These may be restricted to main arterial roads or in some cases to all streetlights within the District's boundaries.

**Utility - Recreation Facility:** The District may budget separately for its recreation and or amenity electric separately.

**Gas Utility Services:** The District may incur gas utility expenditures related to district operations at its facilities such as pool heat etc.

**Garbage - Recreation Facility:** The District will incur expenditures related to the removal of garbage and solid waste.

**Solid Waste Assessment Fee:** The District may have an assessment levied by another local government for solid waste, etc.

**Water-Sewer Utility Services:** The District will incur water/sewer utility expenditures related to district operations.

**Utility - Reclaimed:** The District may incur expenses related to the use of reclaimed water for irrigation.

**Aquatic Maintenance:** Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

**Fountain Service Repairs & Maintenance:** The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

**Lake/Pond Bank Maintenance:** The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

**Wetland Monitoring & Maintenance:** The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.

**Mitigation Area Monitoring & Maintenance:** The District may be required to provide for certain types of monitoring and maintenance activities for various mitigation areas by other governmental entities.

**Aquatic Plant Replacement:** The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

**General Liability Insurance:** The District will incur fees to insure items owned by the District for its general liability needs

**Property Insurance:** The District will incur fees to insure items owned by the District for its property needs

**Entry and Walls Maintenance:** The District will incur expenditures to maintain the entry monuments and the fencing.

**Landscape Maintenance:** The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

**Irrigation Maintenance:** The District will incur expenditures related to the maintenance of the irrigation systems.

**Irrigation Repairs:** The District will incur expenditures related to repairs of the irrigation systems.

**Landscape Replacement:** Expenditures related to replacement of turf, trees, shrubs etc.

**Field Services:** The District may contract for field management services to provide landscape maintenance oversight.

**Miscellaneous Fees:** The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

**Gate Phone:** The District will incur telephone expenses if the District has gates that are to be opened and closed.

**Street/Parking Lot Sweeping:** The District may incur expenses related to street sweeping for roadways it owns or are owned by another governmental entity, for which it elects to maintain.

**Gate Facility Maintenance:** Expenses related to the ongoing repairs and maintenance of gates owned by the District if any.

**Sidewalk Repair & Maintenance:** Expenses related to sidewalks located in the right of way of streets the District may own if any.

**Roadway Repair & Maintenance:** Expenses related to the repair and maintenance of roadways owned by the District if any.

**Employees - Salaries:** The District may incur expenses for employees/staff members needed for the recreational facilities such as Clubhouse Staff.

**Employees - P/R Taxes:** This is the employer's portion of employment taxes such as FICA etc.

**Employee - Workers' Comp:** Fees related to obtaining workers compensation insurance.

**Management Contract:** The District may contract with a firm to provide for the oversight of its recreation facilities.

**Maintenance & Repair:** The District may incur expenses to maintain its recreation facilities.

**Facility Supplies:** The District may have facilities that required various supplies to operate.

**Gate Maintenance & Repairs:** Any ongoing gate repairs and maintenance would be included in this line item.

**Telephone, Fax, Internet:** The District may incur telephone, fax and internet expenses related to the recreational facilities.

**Office Supplies:** The District may have an office in its facilities which require various office related supplies.

**Clubhouse - Facility Janitorial Service:** Expenses related to the cleaning of the facility and related supplies.

**Pool Service Contract:** Expenses related to the maintenance of swimming pools and other water features.

**Pool Repairs:** Expenses related to the repair of swimming pools and other water features.

**Security System Monitoring & Maintenance:** The District may wish to install a security system for the clubhouse

**Clubhouse Miscellaneous Expense:** Expenses which may not fit into a defined category in this section of the budget

**Athletic/Park Court/Field Repairs:** Expense related to any facilities such as tennis, basketball etc.

**Trail/Bike Path Maintenance:** Expenses related to various types of trail or pathway systems the District may own, from hard surface to natural surfaces.

**Special Events:** Expenses related to functions such as holiday events for the public enjoyment

**Miscellaneous Fees:** Monies collected and allocated for fees that the District could incur throughout the year, which may not fit into any standard categories.

**Miscellaneous Contingency:** Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

**Capital Outlay:** Monies collected and allocated for various projects as they relate to public improvements.



## **RESERVE FUND BUDGET** **ACCOUNT CATEGORY DESCRIPTION**

The Reserve Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Reserve Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

### **REVENUES:**

**Tax Roll:** The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County. The second way is by Off Roll collection.

**Off Roll:** For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

**Developer Contributions:** The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

**Miscellaneous Revenues:** The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

### **EXPENDITURES:**

**Capital Reserve:** Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.

**Capital Outlay:** Monies collected and allocated for various projects as they relate to public improvements.

## **DEBT SERVICE FUND BUDGET** **ACCOUNT CATEGORY DESCRIPTION**

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

### **REVENUES:**

**Special Assessments:** The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

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### **EXPENDITURES – ADMINISTRATIVE:**

**Bank Fees:** The District may incur bank service charges during the year.

**Debt Service Obligation:** This would be a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.