



Rizzetta & Company

Willow Walk Community Development District

**Board of Supervisors' Meeting
February 5, 2024**

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

www.willowwalkcdd.org

WILLOW WALK COMMUNITY DEVELOPMENT DISTRICT

Harrison Ranch Clubhouse, 5755 Harrison Ranch Boulevard, Parrish, Florida 34219

Board of Supervisors	Vacant Jasen Milenkovski Shaun Chapdelaine Ali Mustafa Peter Macias	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Christina Newsome	Rizzetta & Company, Inc.
District Counsel	Lauren Gentry	Killinski Van Wyk
District Engineer	Matt Morris	Morris Engineering

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

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (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

January 29, 2024

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

FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of Willow Walk Community Development District will be held on **Monday, February 5, 2024, at 4:00 p.m.** at the Harrison Ranch Clubhouse located at 5755 Harrison Ranch Boulevard, 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. Presentation of Pond 8 Water Testing ResultsTab 1
 2. Ratification of Amendment to Aquatic Management Agreement Tab 2
 3. Ratification of Wetland Management Agreement Tab 3
 - B. Landscape Inspection Report
 1. Presentation of Landscape Inspection ReportTab 4
 2. Consideration of First Addendum to the Contract for Professional Landscape Inspection Services..... Tab 5
 - C. District Counsel
 - D. District Engineer
 - E. District Manager
 1. Review of District Manager Report.....Tab 6
 2. Presentation of Website Audit.....Tab 7
 3. Review of Financial Statement..... Tab 8
4. **BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors Meeting held on December 4, 2023.....Tab 9
 - B. Consideration of the Operations and Maintenance Expenditures for November and December 2023.....Tab 10
5. **BUSINESS ITEMS**
 - A. Consideration of Resolution 2024-02, Officer Designation.....Tab 11
 - B. Presentation of Fence Repair Quotes.....USC
 - C. Presentation of Revised Mail Kiosk Proposal..... USC
 - D. Consideration of Message Center Board Proposal.....Tab 12
 - E. Review of Prospective Board Member
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,
Christina Newsome
District Manager

Tab 1

Willow Walk CDD

Enhanced Waterbody Assessment

Sample Date: 20 Oct 2023

Report Date: 31 Oct 2023

Field Biologist: Bethany O'Donnell

Lab Analyst: Haley Canady

Site #8 2

Glossary 3



SOLITUDE
LAKE MANAGEMENT

888.480.LAKE (5253)

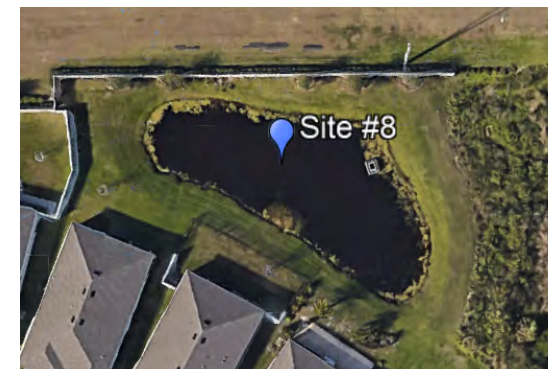
Solitudelakemanagement.com

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Enhanced Waterbody Assessment: Willow Walk CDD, Site #8

Sample Date: 20 Oct 2023

Test	Desired Range	Action Range	Surface	Bottom	This lake is
Phosphorus, Total	< 30 ppb	> 100	474	483	High
Nitrogen, Total	<1,200 ppb	> 2,000	1900	1730	Borderline
Ammonia	< 100 ppb	> 250	13	11	Healthy
Conductivity	< 1,200 uS/cm	NA	272	269	Healthy
Alkalinity, Total	> 80 ppm	<40	81	82	Healthy
Turbidity	< 5 NTU	>10	4.2	4.7	Healthy
pH	6.5 - 8.5	NA	8.1	7.8	Healthy
Secchi reading	> 4 feet	NA	2		Low



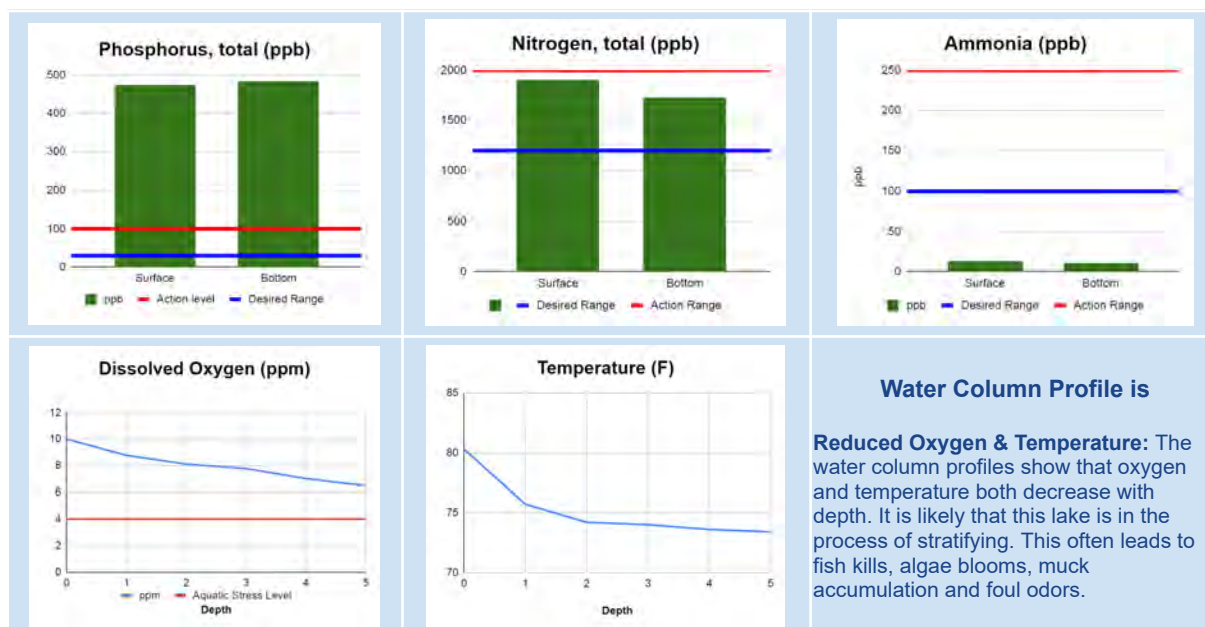
Acres: 0.17
Average Depth (feet): 3

Observations

Water quality analysis suggests that this site is experiencing elevated nutrient levels. Elevated nutrient levels often cause excessive plant and algae growth along with a cascading series of detrimental symptoms in a water body.

Recommendations

- Phosphorus reduction
- Nitrogen reduction
- Aeration for increased dissolved oxygen
- Watershed management
- Ongoing water quality monitoring



Glossary

Water Quality Parameter	Desired Range	Action Level	Non-normal results may lead to	Common causes of non-normal levels
Phosphorus, total	< 30 ppb	> 100 ppb	Excessive algae growth, muck accumulation, nuisance midge fly population, unbalanced fishery, etc.	Reclaimed water discharge, landscape fertilizer runoff and agricultural drainage, phosphorus laden bottom sediments
Nitrogen, total	< 1,200 ppb	> 2,000 ppb	Excessive algae growth, muck accumulation, nuisance midge fly population, unbalanced fishery, etc.	Reclaimed water discharge, landscape fertilizer runoff and agricultural drainage, organic material input like grass clippings and leaf litter
Ammonia	< 100 ppb	> 250 ppb	May lead to fish and wildlife becoming unhealthy or passing, especially under high pH conditions	Organic decomposition, landscape/fertilizer runoff, and anoxic conditions (low oxygen), excessive waterfowl excrement
Dissolved Oxygen	> 4 ppm	N/A	Leads to nutrient recycling from the sediments (phosphorus), may cause fish kill events, foul odors, etc.	Stratification, higher than normal biological oxygen demand
Temperature	< 4 degree difference	N/A	Often leads to low dissolved oxygen, nutrient recycling, and unbalanced ecosystems	Natural processes
Alkalinity	> 80 ppm	N/A	Drastic pH swings and an unhealthy ecosystem to grow sportfish populations	Low background levels
Conductivity	< 1,200 uS/cm	N/A	Fish kills for salt intolerant species, damage to turf through irrigation, change in algae community (golden algae)	Salt water intrusion, road salt runoff, excessive additions of reclaimed / effluent water
Hardness	> 80 ppm	N/A	Buildup of solid material in water systems and an unhealthy environment for fish populations	Leaching of soil and rocks
Turbidity	< 5 NTU	N/A	Loss of clarity in water and in extreme conditions fish kills	Sediment run-off, bottom sediment in suspension, algae blooms, etc.
Secchi Disk	> 4 feet	N/A	Loss of clarity in water	Sediment run-off, bottom sediment in suspension, algae blooms, etc.
pH reading	6.5 - 8.5	N/A	Unbalanced ecosystems and potentially fish kill events	Watershed run-off, pool discharges, algae blooms, etc.

^The above thresholds are general goals that have been determined by decades of lake management experience from our lake management team and a variety of peer reviewed journal studies.

Tab 2

**AMENDMENT TO THE AQUATIC MANAGEMENT AGREEMENT BETWEEN THE
WILLOW WALK COMMUNITY DEVELOPMENT DISTRICT AND SOLITUDE LAKE
MANAGEMENT, LLC**

This **Amendment** (the “Amendment”) is made and entered into effective the 1st day of January 2024, by and between:

Willow Walk Community Development District, a unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in the Manatee County, Florida, and whose mailing address is 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 (the “District”); and

Solitude Lake Management, LLC, a foreign limited liability company, with a mailing address of 1320 Brookwood Drive, Ste. H, Little Rock, Arkansas 72202 and a local address of 217 Apollo Beach Boulevard, Apollo Beach, Florida 33572 (the “Contractor,” and together with the District, the “Parties”).

RECITALS

WHEREAS, the District and Contractor previously entered into that certain *Aquatic Management Agreement Between the Willow Walk Community Development District and Solitude Lake Management, LLC*, dated January 1, 2023 (the “Agreement”), which is incorporated herein by this reference; and

WHEREAS, pursuant to the Agreement, the Agreement may be amended by an instrument in writing executed by both Parties; and

WHEREAS, the District and Contractor now desire to (a) renew the Agreement for an additional one-year term and, (b) further amend the Agreement to amend the compensation provided therein; and

WHEREAS, the District and Contractor each represent that it has the authority to execute this Amendment and to perform its obligations and duties hereunder, and each has satisfied all conditions precedent to the execution of this Amendment so that this Amendment constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the Parties, the receipt of which and sufficiency of which are hereby acknowledged, the District and the Contractor agree as follows:

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

SECTION 2. RENEWAL OF AGREEMENT. The Agreement, as amended, is hereby renewed for an additional one-year term, commencing as of the day and year first written above, and ending December 31, 2024.

SECTION 3. AMENDMENT OF AGREEMENT. Pursuant to the Agreement, the District and Contractor agree to amend the Agreement to provide for increased compensation. Compensation for the Work (as defined in the Agreement) shall be **One Thousand Seven Hundred Eighty-Five Dollars and 00/100 Cents (\$1,785.00)** per month, for an annual total of **Twenty-One Thousand Four Hundred and Twenty Dollars and 00/100 Cents (\$21,420.00)**.

SECTION 4. AFFIRMATION OF THE AGREEMENT. The District and Contractor agree that nothing contained herein shall alter or amend the Parties' rights and obligations under the Agreement, except to the extent set forth in this Amendment. The Agreement is hereby affirmed and continues to constitute a valid and binding agreement between the Parties.

SECTION 5. AUTHORIZATION. The execution of this Amendment has been duly authorized by the appropriate body or official of the District and the Contractor, both the District and the Contractor have complied with all the requirements of law, and both the District and the Contractor have full power and authority to comply with the terms and provisions of this Amendment.

SECTION 6. EXECUTION IN COUNTERPARTS. This Amendment may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument.

SECTION 7. EFFECTIVE DATE. This Amendment shall have an effective date as of the day and year first written above.

[Signatures on the following page]

IN WITNESS WHEREOF, the Parties hereto have signed this Amendment on the day and year first written above.

**WILLOW WALK COMMUNITY
DEVELOPMENT DISTRICT**

Chairperson, Board of Supervisors

SOLITUDE LAKE MANAGEMENT, LLC, a
Virginia limited liability company

Print Name: _____

Its: _____

Tab 3

**AMENDMENT TO THE WETLAND MANAGEMENT AGREEMENT BETWEEN THE
WILLOW WALK COMMUNITY DEVELOPMENT DISTRICT AND SOLITUDE LAKE
MANAGEMENT, LLC**

This **Amendment** (the “Amendment”) is made and entered into effective the 1st day of January 2024, by and between:

Willow Walk Community Development District, a unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in the Manatee County, Florida, and whose mailing address is 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 (the “District”); and

Solitude Lake Management, LLC, a foreign limited liability company, with a mailing address of 1320 Brookwood Drive, Ste. H, Little Rock, Arkansas 72202 and a local address of 217 Apollo Beach Boulevard, Apollo Beach, Florida 33572 (the “Contractor,” and together with the District, the “Parties”).

RECITALS

WHEREAS, the District and Contractor previously entered into that certain *Wetland Management Agreement Between the Willow Walk Community Development District and Solitude Lake Management, LLC*, dated January 1, 2023 (the “Agreement”), which is incorporated herein by this reference; and

WHEREAS, pursuant to the Agreement, the Agreement may be amended by an instrument in writing executed by both Parties; and

WHEREAS, the District and Contractor now desire to (a) renew the Agreement for an additional one-year term and, (b) further amend the Agreement to amend the compensation provided therein; and

WHEREAS, the District and Contractor each represent that it has the authority to execute this Amendment and to perform its obligations and duties hereunder, and each has satisfied all conditions precedent to the execution of this Amendment so that this Amendment constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the Parties, the receipt of which and sufficiency of which are hereby acknowledged, the District and the Contractor agree as follows:

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

SECTION 2. RENEWAL OF AGREEMENT. The Agreement, as amended, is hereby renewed for an additional one-year term, commencing as of the day and year first written above, and ending December 31, 2024.

SECTION 3. AMENDMENT OF AGREEMENT. Pursuant to the Agreement, the District and Contractor agree to amend the Agreement to provide for increased compensation. Compensation for the Work (as defined in the Agreement) shall be **One Thousand Four Hundred Twelve Dollars and 00/100 Cents (\$1,412.00)** per month, for an annual total of **Sixteen Thousand Nine Hundred and Forty-Four Dollars and 00/100 Cents (\$16,944.00)**.

SECTION 4. AFFIRMATION OF THE AGREEMENT. The District and Contractor agree that nothing contained herein shall alter or amend the Parties' rights and obligations under the Agreement, except to the extent set forth in this Amendment. The Agreement is hereby affirmed and continues to constitute a valid and binding agreement between the Parties.

SECTION 5. AUTHORIZATION. The execution of this Amendment has been duly authorized by the appropriate body or official of the District and the Contractor, both the District and the Contractor have complied with all the requirements of law, and both the District and the Contractor have full power and authority to comply with the terms and provisions of this Amendment.

SECTION 6. EXECUTION IN COUNTERPARTS. This Amendment may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument.

SECTION 7. EFFECTIVE DATE. This Amendment shall have an effective date as of the day and year first written above.

[Signatures on the following page]

IN WITNESS WHEREOF, the Parties hereto have signed this Amendment on the day and year first written above.

**WILLOW WALK COMMUNITY
DEVELOPMENT DISTRICT**

Chairperson, Board of Supervisors

SOLITUDE LAKE MANAGEMENT, LLC, a
Virginia limited liability company

Print Name: _____

Its: _____

Tab 4

Willow Walk

LANDSCAPE INSPECTION REPORT



December 19, 2023
Rizzetta & Company
Bryan Schaub – Landscape Specialist



Rizzetta & Company
Professionals in Community Management

Summary & Amenities Center

General Updates, Recent & Upcoming Maintenance Events

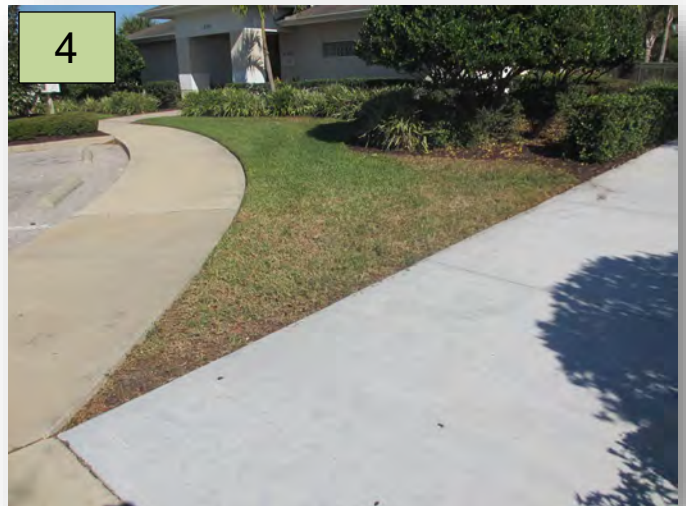
- Ongoing and Upcoming winter pruning including Ornamental Grasses.
- A fertilizer application event for turf, beds and palms was completed.
- Weed grasses in the turf will be dying off due to cold temps and will appear to be dead turf.

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 maybe an issue with the soil. Most plants are not performing in the fronts of these beds.
2. Around the parking area, remove all suckers & water shoots from all trees, especially the Live Oaks.
3. At the north end of the Amenities Center parking area, the Schillings Holly had extensive leaf drop. There is new growth, so the danger is past. Investigate & report findings. (Pic 3)



4. In the turf area in front of the pool house on the south side, remove weed turf & replace with matching sod.(Pic 4)



5. The dead palm behind the Pool Deck needs to be removed.
6. On the pool deck, continue through the cool season to prune out the dead Shell Ginger.
7. There is new leaf spot on the Ligustrum. Investigate and treat.
8. Property-wide, treat all joint crack weeds.
9. Property-wide, treat all active ant mounds.



Mossy Limb, 36th, Experimental Farm & 49th

10. 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.

11. 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. The soil testing was completed & we are awaiting results. (Pic 11)



12. At the internal gate in the median island, diagnose & treat the stressed hedge. Report the findings. (Pic 12)



13. At the internal gate in the median island, diagnose & treat the stressed hedge. Report the findings.

14. At the end of the Viburnum hedge at the internal gate, irrigation interruptions from the resident's pool installation have caused stress/declining units. Continue to monitor recovery.

15. In the south beds of the internal gate area, there is a declining palm. Diagnoses & treat as possible. Report findings. (Pic 15)



16. At the east monument at the Willow Walk entrance, continue to take any corrective actions & report findings to the DM the middle palm tree directly behind the monument. (Pic 16)



17. Along Mendoza, diagnose and treat the Ligustrum in the north ROW.

Mossy Limb, 36th, Experimental Farm & 49th

18. In the west ROW of 49th near Mendoza, diagnose & treat the turf area.

19. At the 36th entrance, diagnose and treat the Jatropha that is stressed. (Pic 19)



20. Turf was installed professionally along 36th, with the cooler temps keep an eye on it. (Pic 20)



Proposals

1. SSLM to generate a proposal to flush cut 2 dead Palms behind the internal gate area. Also, generate an additional proposal to remove, stump grind & install replacements 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 5

**FIRST ADDENDUM TO THE CONTRACT
FOR
PROFESSIONAL LANDSCAPE INSPECTION SERVICES**

This First Addendum to the Contract for Professional Landscape Inspection Services (this “**Addendum**”), is made and entered into as of the _____ day of _____, 20____ (the “**Effective Date**”), by and between **Willow Walk Community Development District**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in Manatee County, Florida (the “**District**”), and **Rizzetta & Company, Inc.**, a Florida corporation (the “**Consultant**”).

RECITALS

WHEREAS, the District and the Consultant entered into the contract for Professional Landscape Inspection Services dated **October 1, 2021** (the “**Contract**”), incorporated by reference herein; and

WHEREAS, the District and the Consultant desire to amend **Exhibit A** – Schedule of Fees of the Fees and Expenses section of the Contract as further described in this Addendum; and

WHEREAS, the District and the Consultant each has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Consultant agree to the changes to amend **EXHIBIT A** – Schedule of Fees attached.

The amended **Exhibit A** – Schedule of Fees are hereby ratified and confirmed. All other terms and conditions of the Contract remain in full force and effect.

IN WITNESS WHEREOF the undersigned have executed this Addendum as of the Effective Date.

Therefore, the Consultant and the District each intend to enter this Addendum, understand the terms set forth herein agree to those terms.

ACCEPTED BY:

RIZZETTA & COMPANY, INC.

BY:

PRINTED NAME:

William J. Rizzetta

TITLE:

President

DATE:

COMMUNITY:

WILLOW WALK COMMUNITY DEVELOPMENT DISTRICT

BY:

PRINTED NAME:

TITLE:

DATE:

EXHIBIT A

Schedule of Fees

STANDARD ON-GOING SERVICES:

Standard On-Going Services will be billed in advance monthly pursuant to the following schedule:

MONTHLY

\$800

ADDITIONAL AND LITIGATION SUPPORT SERVICES:

Additional and Litigation Support Services will be billed hourly pursuant to the current hourly rates shown below:

Job Title:	Hourly Rate:
Principal	\$500.00
VP/CFO/COO	\$450.00
Director	\$250.00
Information Technology Manager	\$225.00
Regional District Manager	\$225.00
Financial Services Manager	\$225.00
Accounting Manager	\$225.00
Regional Licensed Community Association Manager	\$200.00
District Manager	\$175.00
Licensed Community Association Manager	\$175.00
Amenity Services Manager	\$175.00
Clubhouse Manager	\$175.00
Senior Helpdesk Support Engineer	\$175.00
Financial Analyst	\$150.00
Division Manager Landscape Inspection Services	\$150.00
Senior Accountant	\$150.00
Collections Manager	\$125.00
Landscape Specialist	\$125.00
Financial Associate	\$125.00
Community Association Coordinator	\$100.00
Staff Accountant	\$100.00
Information Technology	\$100.00
Accounting Clerk	\$85.00
Administrative Assistant	\$85.00

Tab 6



Rizzetta & Company

February 5

District Manager's Report

2024

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UPCOMING DATES TO REMEMBER

- **Next Meeting:** April 1, 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:** December 2023 - MTD: 1 YTD: 3

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<u>FINANCIAL SUMMARY</u>		<u>12/31/2023</u>
General Fund Cash & Investment Balance:		\$662,543
Reserve Fund Cash & Investment Balance:		\$100,000
Debt Service Fund Investment Balance:		<u>\$1,173,127</u>
Total Cash and Investment Balances:		\$1,935,670
General Fund Expense Variance: \$31,880		Under Budget

Tab 7



Quarterly Compliance Audit Report

Willow Walk

Date: December 2023 - 4th 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

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

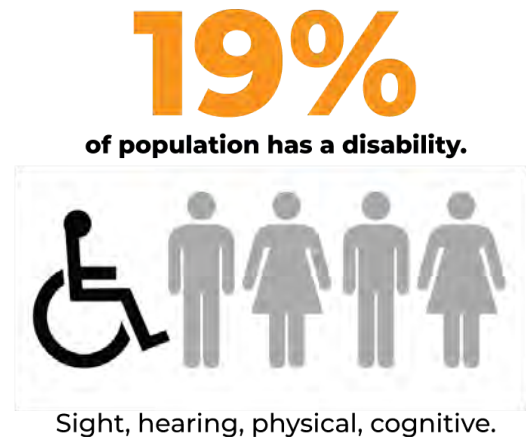
Compliance Criteria

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

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 8



Rizzetta & Company

Willow Walk Community Development District

**Financial Statements
(Unaudited)**

December 31, 2023

Prepared by: Rizzetta & Company, Inc.

**willowwalkcdd.org
rizzetta.com**

Willow Walk Community Development District

Balance Sheet

As of 12/31/2023

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets						
Cash In Bank	610,863	100,000	0	710,863	0	0
Investments	51,680	0	1,173,127	1,224,807	0	0
Accounts Receivable	34,661	0	30,231	64,892	0	0
Refundable Deposits	3,040	0	0	3,040	0	0
Fixed Assets	0	0	0	0	7,890,723	0
Amount Available in Debt Service	0	0	0	0	0	1,203,358
Amount To Be Provided Debt Service	0	0	0	0	0	7,506,642
Total Assets	700,244	100,000	1,203,358	2,003,602	7,890,723	8,710,000
Liabilities						
Accounts Payable	17,000	0	0	17,000	0	0
Accrued Expenses	2,550	0	0	2,550	0	0
Other Current Liabilities	92	0	0	92	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
Total Liabilities	22,102	0	0	22,102	0	8,710,000
Fund Equity & Other Credits						
Beginning Fund Balance	166,592	50,000	778,138	994,731	0	0
Investment In General Fixed Assets	0	0	0	0	7,890,723	0
Net Change in Fund Balance	511,550	50,000	425,220	986,769	0	0
Total Fund Equity & Other Credits	678,142	100,000	1,203,358	1,981,500	7,890,723	0
Total Liabilities & Fund Equity	700,244	100,000	1,203,358	2,003,602	7,890,723	8,710,000

See Notes to Unaudited Financial Statements

Willow Walk Community Development District

Statement of Revenues and Expenditures

As of 12/31/2023

(In Whole Numbers)

	Year Ending 09/30/2024	Through 12/31/2023	Year To Date 12/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	403	(403)
Special Assessments				
Tax Roll	655,675	655,675	659,905	(4,230)
Total Revenues	655,675	655,675	660,308	(4,633)
Expenditures				
Legislative				
Supervisor Fees	6,000	1,500	1,800	(300)
Total Legislative	6,000	1,500	1,800	(300)
Financial & Administrative				
Accounting Services	20,651	5,163	5,163	0
Administrative Services	5,163	1,291	1,291	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	0	0	0
District Engineer	15,000	3,750	5,400	(1,650)
District Management	24,551	6,138	6,138	0
Dues, Licenses & Fees	500	500	175	325
Financial & Revenue Collections	4,130	1,033	1,033	0
Legal Advertising	700	175	615	(440)
Miscellaneous Mailings	500	125	0	125
Public Officials Liability Insurance	3,006	3,006	2,829	177
Trustees Fees	11,500	3,500	0	3,500
Website Hosting, Maintenance, Backup & E	3,653	913	868	45
Total Financial & Administrative	107,640	31,329	29,247	2,082
Legal Counsel				
District Counsel	15,000	3,750	1,607	2,143
Total Legal Counsel	15,000	3,750	1,607	2,143
Electric Utility Services				
Utility - Recreation Facilities	20,000	5,000	2,522	2,478
Utility Services	10,000	2,500	2,150	350
Total Electric Utility Services	30,000	7,500	4,672	2,828
Water-Sewer Combination Services				
Amenity Center - Water/Trash Utility Ser	15,000	3,750	1,892	1,858
Total Water-Sewer Combination Services	15,000	3,750	1,892	1,858

See Notes to Unaudited Financial Statements

Willow Walk Community Development District

Statement of Revenues and Expenditures

As of 12/31/2023

(In Whole Numbers)

	Year Ending 09/30/2024	Through 12/31/2023	Year To Date 12/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Stormwater Control				
Aerator Maintenance	3,920	980	500	480
Lake/Pond Bank Maintenance & Repair	20,592	5,148	4,082	1,066
Midge Fly Treatments	14,000	3,500	0	3,500
Mitigation Area Monitoring & Maintenance	16,608	4,152	4,583	(431)
Total Stormwater Control	55,120	13,780	9,164	4,616
Other Physical Environment				
Entry & Walls Maintenance & Repair	2,500	625	0	625
General Liability Insurance	3,675	3,675	3,458	217
Irrigation Maintenance & Repair	10,000	2,500	5,983	(3,483)
Landscape - Mulch	36,000	9,000	10,010	(1,010)
Landscape Inspection Services	9,600	2,400	2,400	0
Landscape Maintenance	194,504	48,626	52,254	(3,628)
Landscape Replacement Plants, Shrubs, Tr	30,000	7,500	0	7,500
Property Insurance	12,726	12,726	12,063	663
Total Other Physical Environment	299,005	87,052	86,168	884
Parks & Recreation				
Access Control Maintenance & Repair	3,000	750	0	750
Clubhouse Maintenance & Repair	30,000	7,500	3,951	3,550
HVAC Maintenance Contract	294	74	0	73
Playground Mulch	3,000	750	0	750
Playground Repairs	2,000	500	0	500
Pool Furniture Replacement	10,000	2,500	0	2,500
Pool Maintenance	19,116	4,779	3,186	1,593
Pool Repairs	7,500	1,875	0	1,875
Pressure Washing	3,000	750	0	750
Security Camera Clubhouse	30,000	7,500	2,117	5,383
Total Parks & Recreation	107,910	26,978	9,254	17,724
Contingency				
Miscellaneous Contingency	20,000	5,000	4,955	45
Total Contingency	20,000	5,000	4,955	45
Total Expenditures	655,675	180,639	148,758	31,880
Total Excess of Revenues Over(Under) Expenditures	0	475,036	511,550	(36,513)
Fund Balance, Beginning of Period	0	0	166,592	(166,592)
Total Fund Balance, End of Period	0	475,036	678,142	(203,105)

See Notes to Unaudited Financial Statements

Willow Walk Community Development District

Statement of Revenues and Expenditures

As of 12/31/2023

(In Whole Numbers)

	Year Ending 09/30/2024	Through 12/31/2023	Year To Date 12/31/2023	
	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	12,500	0	12,500
Total Contingency	50,000	12,500	0	12,500
Total Expenditures	50,000	12,500	0	12,500
Total Excess of Revenues Over(Under) Expenditures	0	37,500	50,000	(12,500)
Fund Balance, Beginning of Period	0	0	50,000	(50,000)
Total Fund Balance, End of Period	0	37,500	100,000	(62,500)

Willow Walk Community Development District

Statement of Revenues and Expenditures

As of 12/31/2023

(In Whole Numbers)

	Year Ending 09/30/2024	Through 12/31/2023	Year To Date 12/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	5,053	(5,053)
Special Assessments				
Tax Roll	257,163	257,163	258,703	(1,541)
Total Revenues	<u>257,163</u>	<u>257,163</u>	<u>263,756</u>	<u>(6,594)</u>
Expenditures				
Debt Service				
Interest	177,163	177,163	89,062	88,101
Principal	80,000	80,000	0	80,000
Total Debt Service	<u>257,163</u>	<u>257,163</u>	<u>89,062</u>	<u>168,101</u>
Total Expenditures	<u>257,163</u>	<u>257,163</u>	<u>89,062</u>	<u>168,101</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>174,694</u>	<u>(174,694)</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>589,692</u>	<u>(589,692)</u>

Willow Walk Community Development District

Statement of Revenues and Expenditures

As of 12/31/2023

(In Whole Numbers)

	Year Ending 09/30/2024	Through 12/31/2023	Year To Date 12/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	2,282	(2,282)
Special Assessments				
Tax Roll	193,806	193,806	194,968	(1,162)
Total Revenues	<u>193,806</u>	<u>193,806</u>	<u>197,250</u>	<u>(3,444)</u>
Expenditures				
Debt Service				
Interest	133,806	133,806	65,972	67,835
Principal	60,000	60,000	0	60,000
Total Debt Service	<u>193,806</u>	<u>193,806</u>	<u>65,972</u>	<u>127,835</u>
Total Expenditures	<u>193,806</u>	<u>193,806</u>	<u>65,972</u>	<u>127,835</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>131,278</u>	<u>(131,278)</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>327,176</u>	<u>(327,176)</u>

Willow Walk Community Development District

Statement of Revenues and Expenditures

As of 12/31/2023

(In Whole Numbers)

	Year Ending 09/30/2024	Through 12/31/2023	Year To Date 12/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	1,928	(1,928)
Special Assessments				
Tax Roll	177,219	177,219	178,281	(1,062)
Total Revenues	<u>177,219</u>	<u>177,219</u>	<u>180,209</u>	<u>(2,990)</u>
Expenditures				
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>119,248</u>	<u>(119,248)</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>286,491</u>	<u>(286,491)</u>

Willow Walk CDD
Investment Summary
December 31, 2023

<u>Account</u>	<u>Investment</u>	<u>Balance as of December 31, 2023</u>
The Bank of Tampa	Money Market	\$ 3,392
The Bank of Tampa ICS: Park National Bank	Money Market	48,288
Total General Fund Investments		\$ 51,680
Regions Bank Series 2015 Reserve	Fidelity Investments Money Market Government Class I	\$ 273,851
Regions Bank Series 2015 Revenue	Fidelity Investments Money Market Government Class I	300,848
Regions Bank Series 2015 Interest	Fidelity Investments Money Market Government Class I	271
Regions Bank Series 2015 Sinking Fund	Fidelity Investments Money Market Government Class I	250
Regions Bank Series 2015 Prepayment	Fidelity Investments Money Market Government Class I	2,096
Regions Bank Series 2017 Reserve	Fidelity Investments Money Market Government Class I	102,802
Regions Bank Series 2017 Revenue	Fidelity Investments Money Market Government Class I	214,643
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	201
Regions Bank Series 2017 Principal	Fidelity Investments Money Market Government Class I	200
Regions Bank Series 2019 Revenue	Fidelity Investments Money Market Government Class I	182,493
Regions Bank Series 2019 Reserve	Fidelity Investments Money Market Government Class I	95,067
Regions Bank Series 2019 Interest	Fidelity Investments Money Market Government Class I	133
Regions Bank Series 2019 Sinking Fund	Fidelity Investments Money Market Government Class I	183
Regions Bank Series 2019 Prepayment	Fidelity Investments Money Market Government Class I	86
Total Debt Service Fund Investments		\$ 1,173,127

Willow Walk Community Development District
Summary A/R Ledger
From 12/01/2023 to 12/31/2023

Fund_ID	Fund Name	Customer	Invoice Number	AR Account	Date	Balance Due
167, 2157						
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	33,960.80
Sum for 167, 2157						34,660.80
167, 2158						
167-200	167 Debt Service Fund S2015	Manatee County Tax Collector	AR00001327	12110	10/01/2023	12,375.98
Sum for 167, 2158						12,375.98
167, 2159						
167-201	167 Debt Service Fund S2017	Manatee County Tax Collector	AR00001327	12110	10/01/2023	9,326.94
Sum for 167, 2159						9,326.94
167, 2160						
167-202	167 Debt Service Fund S2019	Manatee County Tax Collector	AR00001327	12110	10/01/2023	8,528.68
Sum for 167, 2160						8,528.68
Sum for 167						64,892.40
Sum Total						64,892.40

See Notes to Unaudited Financial Statements

Willow Walk Community Development District
Summary A/P Ledger
From 12/1/2023 to 12/31/2023

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
167, 2157						
	167 General Fund	12/18/2023	ADT Commercial	153254946	Security Services 01/24	154.26
	167 General Fund	12/28/2023	Manatee County Utili- ties Department	277353-152145	12/23 4220 Lindever LN 12/23	637.54
	167 General Fund	12/01/2023	Sun State Landscape Management, Inc.	54306	Landscape Mainte- nance Phase 1 & 2 12/23	15,951.18
	167 General Fund	12/01/2023	Sun State Landscape Management, Inc.	54306	Landscape Mainte- nance Phase 1 & 2 12/23	257.50
Sum for 167, 2157						17,000.48
Sum for 167						17,000.48
Sum Total						17,000.48

**Willow Walk Community Development District
Notes to Unaudited Financial Statements
December 31, 2023**

Balance Sheet

1. Trust statement activity has been recorded through 12/31/23.
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 9

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, December 4, 2023, at 4:08 p.m.** at the Harrison Ranch Clubhouse, located at 5755 Harrison Ranch Boulevard, Parrish, Florida 34219.

Present and constituting a quorum were:

Michelle Watts	Board Supervisor, Chairman
Jasen Milenkovski	Board Supervisor, Vice Chairman
Ali Mustafa	Board Supervisor, Assistant Secretary
Shaun Chapdelaine	Board Supervisor, Assistant Secretary
Peter Macias	Board Supervisor, Assistant Secretary

Also present were:

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

Audience	Not Present
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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

There were no audience members present; however, a comment was made to suggest having the Willow Walk community sign, amended to say Willow Walk North.

THIRD ORDER OF BUSINESS

Review of Board Vacancy

On a Motion by Mr. Milenkovski seconded by Mr. Mustafa, with all in favor, the Board approved to amend the agenda to allow the Review of Board Vacancy to be discussed earlier in the meeting, for the Willow Walk Community Development District.
--

On a Motion by Mr. Milenkovski seconded by Mr. Chapedlain, with all in favor, the Board appointed Peter Macias to Seat 3 of the Board of Supervisors for Willow Walk Community Development District, for the Willow Walk Community Development District.

Ms. Maggiano presented the new board member information to Mr. Macias after he completed the Oath of Office.

FOURTH ORDER OF BUSINESS

Staff Reports

A. Landscape Inspection Services

1. Presentation of Landscape Inspection Report

Mr. Schaub presented his report to the Board and suggested that the District does soil testing in some areas where landscaping is struggling.

On a Motion by Mr. Mustafa seconded by Mr. Milenkovski, with all in favor, the Board approved to have soil testing in selected areas and authorized the Chair to sign proposals outside of the meeting, for the Willow Walk Community Development District.

B. District Counsel

Molly Maggiano was present. Ms. Maggiano informed the Board that Staff will review the properties required to move backyard fencing from CDD easements. If the issue is not corrected, legal action will be taken.

C. District Engineer

Not present, no report was given.

D. District Manager

Ms. Newsome advised the next meeting of the Board of Supervisors is scheduled for **Monday, February 5, 2023, 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. 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
October 2, 2023**

Ms. Newsome presented the Minutes of the Regular Meeting held on October 2, 2023, to the Board.

On a Motion by Ms. Watts seconded by Mr. Milenkovski, with all in favor, the Board approved the Minutes of the Regular Meeting held on September 12, 2023, for the Willow Walk Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of the Operations and Maintenance Expenditures for September and October 2023

Ms. Newsome presented the Operation and Maintenance Expenditures for September and October 2023.

On a Motion by Ms. Watts, seconded by Mr. Milenkovski, with all in favor, the Board approved the Operation and Maintenance Expenditures for September 2023 (\$63,015.90), and October 2023 (\$26,788.59), for the Willow Walk Community Development District.

SEVENTH ORDER OF BUSINESS

Presentation of Website Audit

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

EIGHTH ORDER OF BUSINESS

Acceptance of Resignation

On a motion by Mr. Milenkovski, seconded by Mr. Chapedlain, with all in favor, the Board accepted the resignation of Michelle Watts, Seat 5, of the Willow Walk CDD, starting after he conclusion of the meeting, for the Willow Walk Community Development District.

NINTH ORDER OF BUSINESS

Supervisor Requests

During the meeting, Mr. Milenkovski mentioned that the Homeowners Association (HOA) had requested to install signage close to or on meeting dates to inform the residents of the community. The bulb wattage of the Mail Kiosk is out and needs to be replaced. Additionally, the entrance to the amenity area needs to be pressure washed.

The Board discussed adding a concrete slab to the school bus stop area, which could include a bench and bike rack.

TENTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Watts, seconded by Mr. Milenkovski, with all in favor, the Board adjourned the meeting at 4:51 p.m., for the Willow Walk Community Development District.

114
115
116 Secretary / Assistant Secretary Chairman / Vice Chairman

Tab 10

Willow Walk Community Development District

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

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

www.willowwalkcdd.org

Operations and Maintenance Expenditures

November 2023

For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from November 1, 2023 through November 30, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$43,080.02**

Approval of Expenditures:

_____Chairperson

_____Vice Chairperson

_____Assistant Secretary

Willow Walk Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2023 Through November 30, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
ADT Commercial	100273	152542488	Security Services 11/23	\$ 154.26
Affordable Backflow Testing	100274	110323ABT	Backflowing Testing 11/23	\$ 70.00
Florida Department of Commerce	100283	89176	Special District Fee FY23/24	\$ 175.00
Frontier Florida, LLC	100275	941-722-1788-111920-5 11/23	Internet Service 11/23	\$ 216.66
Harrison Ranch CDD	100284	WW1123-1	Meeting Rental - 10/02/23	\$ 100.00
Jerry Richardson-Mobile	100285	1827	Monthly Wildlife Services 11/23	\$ 1,500.00
Kilinski / Van Wyk, PLLC	100286	8005	Legal Services 10/23	\$ 1,152.91
Manatee County Utilities Department	100276	277353-152145 10/23	4220 Lindever LN 10/23	\$ 602.47
Marlin Business Bank	100288	20888872	Access Control System Payment 36 of 38	\$ 535.15
McClatchy Company, LLC	100278	212955 08/23	Acct #39500 Legal Advertising 08/23	\$ 525.00
McClatchy Company, LLC	100278	215866 09/23	Acct #39500 Legal Advertising 09/23	\$ 90.09
Morris Engineering and Consulting, LLC	100287	INV-6370	Engineering Services 10/23	\$ 3,200.00

Willow Walk Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2023 Through November 30, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Peace River Electric Cooperative, Inc.	PREC11282023	Peace River Summary 10/23	Peace River Summary 10/23	\$ 1,502.00
Rizzetta & Company, Inc.	100272	INV0000084896	District Management Fees 11/23	\$ 5,401.26
Securiteam, Inc.	100279	17501	Monthly Security Monitoring 11/23	\$ 500.00
Solitude Lake Management, LLC	100277	PSI021733	Water Testing 10/23	\$ 650.00
Solitude Lake Management, LLC	100280	PSI023524	Lake & Pond Management 11/23	\$ 1,716.00
Solitude Lake Management, LLC	100280	PSI027481	Wetland Mitigation Maintenance 11/23	\$ 1,277.54
Spearem Enterprise, LLC	100289	5901	Restroom Cleaning Service 11/23	\$ 760.00
Stantec Consulting Services, Inc.	100290	2156900	Quarterly Lake Management 10/23	\$ 750.00
Sun State Landscape Management, Inc.	100281	53256	Removal & Installation of St. Augustine Sod 10/23	\$ 4,400.00
Sun State Landscape Management, Inc.	100282	53057	Landscape Maintenance Phase 1 & 2 10/23	\$ 16,208.68
Suncoast Pool Service, Inc.	100291	9841	Monthly Pool Maintenance 11/23	<u>\$ 1,593.00</u>
Report Total				<u>\$ 43,080.02</u>

ADT[®] Commercial

Invoice 152542488

adtcommercial.com

Account Number	Invoice Date	Payment Due Date	PO Number	Amount Due
70097365	10/18/2023	11/12/2023		\$154.26

Take action now
with eSuite

See reverse side
for details.

Payment Options

Pay online 24/7

esuite.adt.com/ExpressPay

Pay by phone

1.800.606.3535

Mail by check

Include the section below

Manage Your Account

Update billing information,
view past invoices and more

esuite.adt.com

Questions?

adtcommercial.com

Email: ComCare@adt.com

1.855.238.2666

in fi

Description

WILLOW WALK CDD 4220 LINDEVER LN

Services Provided (11/17/23 - 12/16/23)

Includes: Extended Service Plan, Secure Access

Sub Total

INVOICE AMOUNT DUE

Amount

\$154.26

\$154.26

\$154.26

OCT 30 2023



Thank you for choosing ADT Commercial

You will be charged a \$25.00 fee for any payment returned.

Make checks payable to ADT Commercial and please include your account number.

Please detach this portion and send with your payment.

ADT[®] Commercial

P.O. Box 49292 | Wichita, KS 67201

Invoice Number 152542488
Account Number 70097365
Invoice Date 10/18/2023
Payment Due Date 11/12/2023
Amount Due \$154.26

Amount Enclosed \$

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

Powered by Experience. Driven by Excellence.™

1oz - #10 - 1965 - 2208

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

ADT COMMERCIAL
PO BOX 219044
KANSAS CITY MO 64121-9044



0000 01 070097365 00000015426 & 152542488 1

Log in or register for eSuite to manage most account and service needs without picking up the phone.

eSuiteSM provides immediate, user-friendly access to your ADT Commercial systems and services

Gain real-time, actionable insight into your organization and take control of your account management—all from your browser or mobile device.

Save time by logging in to eSuite to manage a variety of system-based and administrative functions, including:

- ✓ Place your system on test
- ✓ View, export, or email test and alarm event history
- ✓ Submit a service request
- ✓ Pay invoices and update billing info
- ✓ Review technician service notes

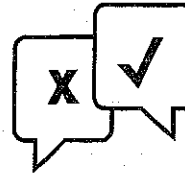
With eSuite, you also have the ability to*:

- ✓ Arm and disarm your system remotely†
- ✓ View and update system schedules
- ✓ Manage service and installations in real-time
- ✓ Manage contact lists and keypad codes



Scan this QR code with your phone's camera to log in or register, or visit esuite.adt.com

Quickly and easily manage your contact list with eSuite



Contacts are authorized employees who will be notified in the event of an alarm or have an elevated level of permission at your location. Use authority level

permissions to designate the type of account access each contact should be assigned.

eSuite allows you to perform routine tasks like adding and removing contacts or changing the order of your contact notify list—all without placing a phone call!

ADT[®] Commercial

*Some services may require additional charges. †Feature available only with compatible systems.

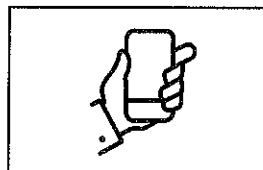
© 2022 ADT Commercial LLC. All rights reserved. The product/service names listed in this document are marks and/or registered marks of their respective owners and used under license. Unauthorized use strictly prohibited. License information available at www.adt.com/commercial/licenses.

Payment Options: ADT Commercial may convert your payments by check to an electronic Automated Clearinghouse (ACH) debit transaction. The debit transaction will appear on your bank statement, although your check will not be presented to your financial institution or returned to you. This ACH debit transaction will not enroll you in any ADT Commercial automatic debit process and will only occur each time a check is received.

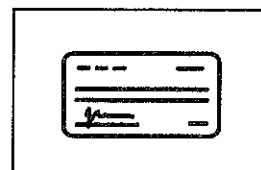
Payment Options



Pay online 24/7
esuite.adt.com/ExpressPay



Pay by phone
1.800.606.3535



Pay by check
P.O. Box 872987
Kansas City, MO 64187

Stay connected with us on LinkedIn and Facebook for news and updates.





Backflow Prevention Assembly Test and Maintenance Report Form
Manatee County Utilities Department

This Report Produced By

AFFORDABLE BACKFLOW TESTING/LETO PLUMBING
State License # CFC1426580
3423 HOLLAND DRIVE BRANDON, FL 33511
(813) 684-3386

Customer Information

Customer Name:
Address: 4220 LINDEVER LN PALMETTO FL 34221-9061
Premise Number: 152145
Meter Number: 60954467

Backflow Prevention Device Information

Serial Number: 04131222
Line Size: 1.5
Line Type: potable
Manufacturer: WILKINS
Model: 975XL2
Location: SE CRN

Test Results

Test Date: Nov 3, 2023
Tester's Certification: N/A
Tester's Company: N/A
Valve Type Code: RPV
Relief Valve PSI: 2.5
Valve 1 PSI: 8.2
Valve 2 PSI: 2.2
Test Result: PASSED
Repairs, Parts, Materials & Components:
Next Test Date: Nov 3, 2024

Florida Department of Economic Opportunity, Special District Accountability Program

Fiscal Year 2023 - 2024 Special District State Fee Invoice and Profile Update

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code.

Date Invoiced: 10/02/2023				Invoice No: 89176
Annual Fee: \$175.00	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/01/2023: \$175.00

STEP 1: Review the following profile and make any needed changes.

1. Special District's Name, Registered Agent's Name and Registered Office Address:

001919

Willow Walk Community Development District

Mr. William J. Rizzetta

3434 Colwell Avenue, Suite 200

Tampa, Florida 33614

OCT - 5 2023



2. Telephone: 813-514-0400 Ext:
3. Fax: 813-514-0401
4. Email: brizzetta@rizzetta.com
5. Status: Independent
6. Governing Body: Elected
7. Website Address: willowwalkcdd.org
8. County(ies): Manatee
9. Special Purpose(s): Community Development
10. Boundary Map on File: 07/13/2015
11. Creation Document on File: 07/13/2015
12. Date Established: 02/26/2015
13. Creation Method: Local Ordinance
14. Local Governing Authority: Manatee County
15. Creation Document(s): County Ordinance 15-11
16. Statutory Authority: Chapter 190, Florida Statutes
17. Authority to Issue Bonds: Yes
18. Revenue Source(s): Assessments

STEP 2: Sign and date to certify accuracy and completeness.

By signing and dating below, I do hereby certify that the profile above (changes noted if necessary) is accurate and complete:

Registered Agent's Signature: William J. Rizzetta Date 11/13/23

STEP 3: Pay the annual state fee or certify eligibility for zero annual fee.

a. Pay the Annual Fee: Pay the annual fee online by following the instructions at www.FloridaJobs.org/SpecialDistrictFee or by check payable to the Florida Department of Economic Opportunity.

b. Or, Certify Eligibility for the Zero Fee: By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **BOTH** of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.

1. ___ This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,

2. ___ This special district is in compliance with its Fiscal Year 2023 - 2024 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2023 - 2024 AFR with DFS and has included an income statement with this document verifying \$3,000 or less in revenues for the current fiscal year.

Department Use Only: Approved: ___ Denied: ___ Reason: _____

STEP 4: Make a copy of this document for your records.

STEP 5: Mail this document and payment (if paying by check) to the Florida Department of Economic Opportunity, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to (850) 717-8430.

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

New Charges Due Date	11/13/23
Billing Date	10/19/23
Account Number	941-722-1788-111920-5
PIN	
Previous Balance	206.66
Payments Received Thru 10/08/23	-206.66
Thank you for your payment!	
Balance Forward	.00
New Charges	216.66
Total Amount Due	\$216.66



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

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 10202023 NNNNNN 01 999466

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

New Charges Due Date

11/13/23

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

10/19/23
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

*Standard package



For help: Customer Service at frontier.com/helpcenter or chat at 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.

SERVICE TERMS

Visit frontier.com/terms, 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). **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.

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

10/19/23
941-722-1788-111920-5

CURRENT BILLING SUMMARY

Local Service from 10/19/23 to 11/18/23

Qty Description	941/722-1788.0	Charge
Non Basic Charges		
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
Total Non Basic Charges		216.66
TOTAL	216.66	





Harrison Ranch

Community Development District

3434 Colwell Avenue, Suite 200
Tampa, FL 33614
Phone 813.533.2950

INVOICE

DATE: November 7, 2023

Bill To:

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

INVOICE: WW1123-1

Type	DESCRIPTION	AMOUNT
Rent	Rent - Meeting 10/02/23	100.00
TOTAL		\$100.00

Make all checks payable to Harrison Ranch CDD.

If you have any questions please contact Hanna Yi at 813-533-2950 or hyi@rizzetta.com.

RECEIVED
11/07/23

Invoice Payment Terms:

Due Date: December 7, 2023

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

SHIP TO
Willow Walk CDD

INVOICE # 1827
DATE 11/15/2023
DUE DATE 11/30/2023
TERMS Net 15

ACTIVITY	QTY	RATE	AMOUNT
State Wildlife Trapping Monthly service for November 2023	1	1,500.00	1,500.00
2 Cameras/1 Trap on property			
YTD Hog removal: 2			
MTD Hog Removal: 2			
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			\$1,500.00



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

WWKCDD-01

Willow Walk CDD - General

Type	Professional	Date	Notes	Quantity	Rate	Total
Service	MM	10/02/2023	Travel to and attend Board of Supervisors meeting.	2.60	\$265.00	\$689.00
Expense	AL	10/02/2023	Mileage: Travel- MM	122.00	\$0.655	\$79.91
Service	MM	10/03/2023	Post-meeting follow up relating to proposals approved at 10/3 meeting.	0.10	\$265.00	\$26.50
Service	MM	10/16/2023	Prepare Additional Service Order with Sun State re: for landscape and irrigation services approved at October board meeting; Prepare agreement for hog removal services with Jerry Richardson as approved at October board meeting.	1.00	\$265.00	\$265.00
Service	LW	10/25/2023	Prepare updated Fee Agreement.	0.50	\$185.00	\$92.50
					Total	\$1,152.91

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
----------------	--------	------------	-------------------	-------------

8005	12/12/2023	\$1,152.91	\$0.00	\$1,152.91
Outstanding Balance				\$1,152.91
Total Amount Outstanding				\$1,152.91

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

Please pay within 30 days.

MCUD

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

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

BILLING DATE: 30-OCT-2023
DUE DATE: 20-NOV-2023

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:				513.38
			Payments Received:				513.38
			Balance Forward:				0.00
09/22	10/19	27	Wtr Com. Master Mtr	26266	26425	159	
			Water Usage				41.02
			Cost Of Basic Service				41.05
			Swr Com. Master Mtr			159	
			Sewer Usage				90.79
			Cost Of Basic Service				114.04
			F2_Com. Solid Waste				
			4Yd Rented Dumpster 1X Wk				58.49
			4Yd Rented Dumpster 1X Wk				229.19
			F2_Com. Solid Waste				
			Gate Service				5.67
			Gate Service				22.22
			Total New Charges				602.47
Total Amount Due:							\$602.47

No residential garbage and/or recycling collection on Thursday, November 23rd due to the Thanksgiving Holiday. Collection services will be delayed one day during that week. Call 941.792.8811 or visit mymanatee.org/garbage for more information.
Our records indicate a backflow on this property is due for annual testing.

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-OCT-2023
DUE DATE	20-NOV-2023
TOTAL AMOUNT NOW DUE:	\$602.47

AMOUNT PAID

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE1030A 9000000179 00.0000.0143 173/1



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

000277353Z000000602470152145

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

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.

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.
- If a storm is approaching or hits; monitor 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
PAPER <small>Only the following five (5) materials belong in your Manatee County recycle cart.</small> <ul style="list-style-type: none"> Only clean junk mail, magazines, newspapers 	PAPER <ul style="list-style-type: none"> No wrapping paper, napkins or paper towels
CARDBOARD <ul style="list-style-type: none"> Only clean flattened boxes 	CARDBOARD <ul style="list-style-type: none"> No wet or spoiled cardboard
METAL <ul style="list-style-type: none"> Only clean aluminum or tin cans 	METAL <ul style="list-style-type: none"> No pots/pans, auto parts, fencing or hangers
PLASTIC <ul style="list-style-type: none"> Only clean plastic bottles and jugs 	PLASTIC <ul style="list-style-type: none"> No Styrofoam, plastic bags, hangers or garden hoses
GLASS <ul style="list-style-type: none"> Only clean glass bottles and jars 	GLASS <ul style="list-style-type: none"> 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

**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



PO Box 13604
Philadelphia PA 19101-3604

INVOICE

Address Service Requested

ATTN: ACCOUNTS PAYABLE
WILLOW WALK COMMUNITY DEVELOPMENT DISTRICT
3434 COLWELL AVE SUITE 200
TAMPA FL 33614-8390

☐ Please check here if your address has changed.
Provide new address on reverse side.

Remittance Section

Customer Account Number: 1701783
Invoice Number: 20888872
Invoice Date: 11/13/2023
Invoice Due Date: **Upon Receipt**
Total Due: **\$1,000.50**

Amount Paid: \$ _____

Use enclosed envelope and make check payable to:

MARLIN LEASING CORPORATION
PO BOX 13604
PHILADELPHIA PA 19101-3604



09001002088887270000010005043

For faster processing, please remove the check skirt.

Keep lower portion for your records - Please return upper portion with your payment

Important Messages

YOUR ACCOUNT IS DELINQUENT
URGENT REMINDER! This invoice includes unpaid items from your last bill.

Please call **888-308-4403** and talk to your Account Representative about payment options. We offer check by phone payment options.

You can also manage your account and pay online at: www.PEACconnect.com.

CUSTOMER ACCOUNT NUMBER		INVOICE DATE	INVOICE NUMBER	DUE DATE		LAST PAYMENT RECEIVED	
1701783		11/13/2023	20888872	Upon Receipt		09/28/2023 Thank You	
CONTRACT NUMBER	DESCRIPTION	CURRENT	PAST DUE 30 DAYS	PAST DUE 60 DAYS	PAST DUE 90 DAYS	PAST DUE 120 DAYS	TOTAL DUE
403-1701783-001	Access Control System and Accessories						
	CONTRACT PAYMENT	465.35	465.35				930.70
	LATE CHARGES	69.80					69.80
	BALANCE DUE:	535.15	465.35				1,000.50

If utilizing your Bank's Online Bill Service, please enter each contract number and payment separately. If you do not, the payment will not be transmitted EFT. Your bank will cut and mail a check to our lock box for processing. We are not responsible for postal delays. Processing delays may result if checks are received without contract numbers notated on them. Marlin Leasing Corporation dba PEAC Solutions.

See REVERSE SIDE for important information regarding the above charges and fees.

If you have questions regarding your bill, please give us a call and we will be happy to assist you * (888) 478-1610



Contract Numbers listed on invoice:

403-1701783-001

Have you moved or changed your phone number?

- ☐ **Billing Address Change** ☐ **Both**
☐ **Equipment location change**

Please provide your new address or telephone number and return this portion with your payment. Your records will be updated on request.

Effective Date: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone Number: _____

Fax Number: _____

Email Address: _____

Important Note:

If utilizing your Bank's Online Bill Service, please enter each contract number and payment separately. If you do not, the payment will not be transmitted EFT. Your bank will cut and mail a check to our lock box for processing. We are not responsible for postal delays. Processing delays may result if checks are received without contract numbers notated on them.

Thank you for your business! Customer Service hours are M-F 9:00am to 5:00pm, Eastern.

- By Phone: (888) 478-1610
- For Inquiries by mail: PO Box 637, Mount Laurel, NJ 08054
- For Payments by check: PO Box 13604, Philadelphia, PA 19101-3604
- For Inquiries online: www.peacsolutions.com

Information about charges that may appear on your invoice:**Contract Payment:**

This is the regular monthly/quarterly/annual payment amount. If you (i) do not return the upper portion of this invoice with your payment, (ii) do not use the envelope provided, (iii) send multiple or folded checks, (iv) include cash, check skirts or extra correspondence and/or (v) include staples or paper clips the application of your payment to your account may be delayed and may result in the assessment of late fees.

Payment Application:

If you have any questions about how your payments are applied to your contract(s), please visit www.peacsolutions.com/help-center.

One-Time Documentation Fee:

We may charge a fee to compensate us for processing the documents and reimburse us for the fees incurred with filing UCC-1 financing statements that may be required.

Interim Rent:

After we confirm that the equipment has been delivered and we've received all of the required documents, your equipment supplier is paid. We then set up the contract on our billing system and an invoice is sent to you for the first payment due. This payment covers the following full 30-day period. Included on the first invoice is a charge for interim rent which covers the period between when we pay your vendor and when the first contract payment is due.

Insurance:

Your agreement requires the equipment to be insured against all liability and risks of loss. Our policy covers our financial interest in the equipment. If you already have coverage, please have your agent send us evidence of insurance listing us as the Loss Payee and Additional Insured. Your contract number must be on the certificate for identification purposes. The certificate can be faxed to 856-813-2880. Upon receipt of evidence of acceptable insurance maintained by your company, we will no longer bill you under our insurance program. For insurance questions, please call 877-733-4433.

Sales/Use Tax:

In most states and some local jurisdictions, we are required to collect sales/use tax on each monthly payment. Since the contract payment was calculated in advance, and tax rates can change periodically, this amount is billed separately. In certain states, the full amount of tax is due at the inception of the contract. In these situations, the tax is added to the equipment cost to calculate the monthly payment.

Property Tax:

For leases only: Many local jurisdictions assess an annual tax on tangible personal property. The lessor, as owner of the equipment, pays this tax to the appropriate taxing authority. (Our lease rate does not include this tax.) We pass this tax on to you on an annual basis. Again, these taxes change periodically and are not included in the calculation for the base monthly payment. We may bill you our estimate of the taxes, and reconcile your account when the actual tax figures are received from the applicable jurisdiction. The billed amount may also include an annual property tax administration fee of up to \$25.

Late Charge:

If we receive your payment after the due date on the invoice, you may be assessed a late charge. The amount is calculated as a percentage of the invoice amount past due, less taxes, or may be a flat charge, depending on the terms of the contract you signed. You will receive a one-time waiver of the first late charge assessed if you call customer service at the number on the reverse side of this invoice and request it.

Returned Check Fee:

If your payment is returned from your bank for any reason, we may charge you a fee.

Convenience Fee:

If you choose to (1) make a payment over the phone, either through direct contact with a representative or through our Interactive Voice Response system (IVR), or (2) make a payment by credit card, either through direct contact with a Representative, IVR, or through your PEAC Connect account (formerly MyMarlin), then you may be assessed a convenience fee up to \$20 to compensate us for costs incurred to process your payment. This fee will apply to all payments made over the phone or made by credit card.



PO Box 13604
Philadelphia PA 19101-3604



Beaufort Gazette
Belleville News-Democrat
Bellingham Herald
Bradenton Herald
Centre Daily Times
Charlotte Observer
Columbus Ledger-Enquirer
Fresno Bee

The Herald - Rock Hill
Herald Sun - Durham
Idaho Statesman
Island Packet
Kansas City Star
Lexington Herald-Leader
Merced Sun-Star
Miami Herald

el Nuevo Herald - Miami
Modesto Bee
Raleigh News & Observer
The Olympian
Sacramento Bee
Fort Worth Star-Telegram
The State - Columbia
Sun Herald - Biloxi

Sun News - Myrtle Beach
The News Tribune Tacoma
The Telegraph - Macon
San Luis Obispo Tribune
Tri-City Herald
Wichita Eagle

Rizzetta and Company
Attn: Accounts Payable
3434 Colwell Ave, Suite 200
Tampa, Florida 33614

AUGUST INVOICE

Invoice No.:	212955
Invoice Date:	08/31/2023
Due Date:	09/25/2023
Bill-To Account:	130450
Sales Rep:	Sherry Chasteen

Print

Date	Ad No.	PO	Description	Size	Notes	Net Amount
08/16/2023	1636720	Abbey Jones	BRD-Bradenton Herald - Legal Legals & Public Notices	B-Quarter Page V		\$175.00
08/23/2023	1651887	Willow Walk CDD	BRD-Bradenton Herald - Legal Legals & Public Notices	B-Quarter Page V		\$175.00
08/30/2023	1651901	Willow Walk CDD	BRD-Bradenton Herald - Legal Legals & Public Notices	B-Quarter Page V		\$175.00

August Summary

Amount Due:	\$525.00
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Please Return This Portion With Your Payment (Thank You)

McClatchy Company LLC
PO Box 510150
Livonia MI 48151

ADVERTISING INVOICE

Rizzetta and Company
Attn: Accounts Payable
3434 Colwell Ave, Suite 200
Tampa, Florida 33614

AUGUST INVOICE

Invoice No.:	212955
Account No.:	130450
Account Name:	Rizzetta and Company
Amount Due:	\$525.00

Email questions to ssccreditandcollections@mcclatchy.com

McClatchy Company LLC
PO Box 510150
Livonia MI 48151

0000130450 0000212955 000052500 2



The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer

Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald

The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
130450	458456	RESTATED Notice of O&M Assessments FY 23/24	Willow Walk CDD	\$175.00	3	10.18 in

Attention: Abbey Jones

Rizzetta and Company
3434 Colwell Ave, Suite 200
Tampa, Florida 33614

AJones@rizzetta.com

Copy of ad content
is on the next page

THE STATE OF TEXAS COUNTY OF DALLAS

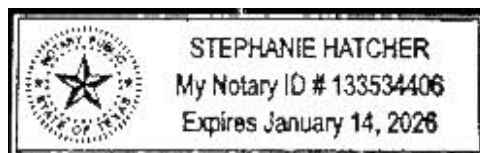
Before the undersigned authority personally appeared Crystal Trunick, who, on oath, says that she is a Legal Advertising Representative of The Bradenton Herald, a daily newspaper published at Bradenton in Manatee County, Florida; that the attached copy of the advertisement, being a Legal Advertisement in the matter of Public Notice, was published in said newspaper in the issue(s) of:
1 insertion(s) published on:
08/23/23

THE STATE OF FLORIDA COUNTY OF MANATEE

Affidavit further says that the said publication is a newspaper published at Bradenton, in said Manatee County, Florida, and that the said newspaper has heretofore been continuously published in said Manatee County, Florida, each day and has been entered as second-class mail matter at the post office in Bradenton, in said Manatee County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this 7th day of
November in the year of 2023

Notary Public in and for the state of Texas, residing in
Dallas County



Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!

WILLOW WALK COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF UNINCORPORATED PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR BUDGET, BUDGET ADJUSTS OR UNINCORPORATED PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE BUDGETS OF THE DISTRICTS AND BUDGETS OF THE DISTRICTS, ADOPTION OF AN ADDITIONAL BILL, AND THE LAY, COLLECTION, AND ENFORCEMENT OF THE TAXES AND FEES OF THE DISTRICTS OF SUPERVISORY DISTRICTS.

Unincorporated Public Hearings, and Budget Meeting

The Board of Supervisors (Board) for the Willow Walk Community Development District ("District") will hold two unincorporated public hearings and a regular meeting of the following date, time, and location:

DATE: September 12, 2023
TIME: 4:00 p.m.
LOCATION: Harrison Ranch Clubhouse
8745 Harrison Ranch Boulevard
Parrot, Florida 34288

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the Fiscal Year beginning October 1, 2023, and ending September 30, 2024 ("Fiscal Year 2023/2024"). The second public hearing is being held pursuant to Chapters 190 and 192, Florida Statutes, to consider the imposition of assessments and unincorporated special assessments ("OAM Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2023/2024; to consider the adoption of an assessment roll; and, to provide for the lay, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and lay OAM Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District levies OAM Assessments on land within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A description of the services is set forth by the OAM Assessments, and the properties to be assessed are listed in the OAM Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property partially subject to the proposed OAM Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed OAM Assessments, which are subject to change at the hearing:

Unit Type/Land Use	Total # of Units	EAU Factor	Proposed Gross OAM Assessment (including collection costs/early payment discounts)
Single Family 40'	324	1.00	\$1,000.73
Single Family 80'	428	1.00	\$1,000.73

The proposed OAM Assessments as stated include collective costs and/or early payment discounts, which include County ("County") may impose on assessments that are collected on the County tax bill. However, pursuant to Section 197.203(4), Florida Statutes, the tax amount shall serve as the "maximum rate" authorized by law for OAM Assessments, such that no assessment levied shall be held or action provided in future years unless the assessments are proposed to be increased or another criteria within Section 197.203(4), Florida Statutes, is met. Note that the OAM Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2023/2024.

For Fiscal Year 2023/2024, the District intends to have the County tax collector collect the assessments. Any directly collected assessments will be collected by sending out a bill prior to, or during, November 2023. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the office of the District Manager, located at Ricco's & Company, Inc., 8700 G. Palmetto Road, Suite 1245, Riverdale, Florida 33074, Ph: 954-933-8200 ("District Manager's Office"), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record of the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TDD/1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Christine Rousseau
District Manager





The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer

Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
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The Kansas City Star
Lexington Herald-Leader
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The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
130450	458461	RESTATED Notice of O&M Assessments FY 23/24	Willow Walk CDD	\$175.00	3	10.18 in

Attention: Abbey Jones

Rizzetta and Company
3434 Colwell Ave, Suite 200
Tampa, Florida 33614

AJones@rizzetta.com

Copy of ad content
is on the next page

THE STATE OF TEXAS COUNTY OF DALLAS

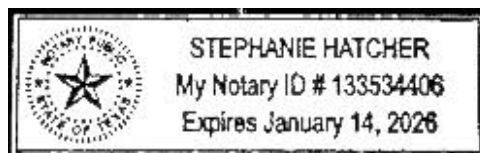
Before the undersigned authority personally appeared Crystal Trunick, who, on oath, says that she is a Legal Advertising Representative of The Bradenton Herald, a daily newspaper published at Bradenton in Manatee County, Florida; that the attached copy of the advertisement, being a Legal Advertisement in the matter of Public Notice, was published in said newspaper in the issue(s) of:
1 insertion(s) published on:
08/30/23

THE STATE OF FLORIDA COUNTY OF MANATEE

Affidavit further says that the said publication is a newspaper published at Bradenton, in said Manatee County, Florida, and that the said newspaper has heretofore been continuously published in said Manatee County, Florida, each day and has been entered as second-class mail matter at the post office in Bradenton, in said Manatee County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this 7th day of
November in the year of 2023

Notary Public in and for the state of Texas, residing in
Dallas County



Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!

WILLOW WALK COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF RESCHEDULED PUBLIC HEARINGS TO CONSIDER THE ADOPTION OF THE FISCAL YEAR BUDGET; NOTICE OF RESCHEDULED PUBLIC HEARINGS TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS; ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING.

Reschedule Public Hearings and Board Meeting

The Board of Supervisors ("Board") for the Willow Walk Community Development District ("District") will hold two ~~rescheduled~~ public hearings and a regular meeting at the following date, time, and location:

DATE: September 12, 2023
HOUR: 4:00 p.m.
LOCATION: Harrison Ranch Clubhouse
8765 Harrison Ranch Boulevard
Palm Beach, Florida 33418

The first public hearing is being held pursuant to Chapter 160, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the Fiscal Year beginning October 1, 2023, and ending September 30, 2024 ("Fiscal Year 2023/2024"). The second public hearing is being held pursuant to Chapters 190 and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("OM Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2023/2024; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy OM Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes OM Assessments on benefited property within the District for the purpose of funding the District's general maintenance, operations, and maintenance budget. A description of the services to be funded by the OM Assessments, and the properties to be improved and benefited from the OM Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed OM Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed OM Assessments, which are subject to change at the hearing:

Unit Type/Land Use	Total # of Units	BAU Factor	Proposed Gross OM Assessment (including collection cost/recovery payment discounts)
Single Family 40'	274	1.00	\$1,088.72
Single Family 60'	438	1.00	\$1,088.72

The proposed OM Assessments as stated include collection costs ~~and/or~~ early payment discounts, which Monroe County ("County") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.363(4), Florida Statutes, the tax amount shall serve as the "maximum rate" authorized by law for OM Assessments, such that no assessment hearing shall be held or action provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.363(4), Florida Statutes, is met. Note that the OM Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2023/2024.

For Fiscal Year 2023/2024, the District intends to have the County tax collector collect the assessments. Any directly collected assessments will be collected by sending out a bill prior to, or during, November 2023. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later deciding to collect these or other assessments in a different manner at a later time.

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the office of the District Manager, located at Flazzetta & Company, Inc., 2793 S. Palmetto Road, Suite 2748, Riverview, Florida 33578, Ph: 813-682-3000 ("District Manager's Office"), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Manager's Office at least ~~two~~ ^{eight} (8) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY: 1-888-688-8773 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty days of publication of the notice. Each person who desires to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Christina Newsome
District Manager



The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer

Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald

The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
130450	454868	RESTATED Notice of PH on FY 23-24 Budget	Abbey Jones	\$175.00	3	10.18 in

Attention: Abbey Jones

Rizzetta and Company
3434 Colwell Ave, Suite 200
Tampa, Florida 33614

AJones@rizzetta.com

Copy of ad content
is on the next page

THE STATE OF TEXAS COUNTY OF DALLAS

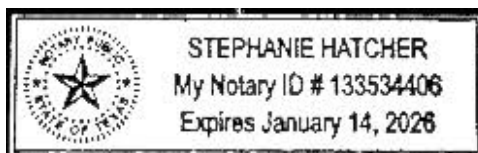
Before the undersigned authority personally appeared Crystal Trunick, who, on oath, says that she is a Legal Advertising Representative of The Bradenton Herald, a daily newspaper published at Bradenton in Manatee County, Florida; that the attached copy of the advertisement, being a Legal Advertisement in the matter of Public Notice, was published in said newspaper in the issue(s) of:
1 insertion(s) published on:
08/16/23

THE STATE OF FLORIDA COUNTY OF MANATEE

Affidavit further says that the said publication is a newspaper published at Bradenton, in said Manatee County, Florida, and that the said newspaper has heretofore been continuously published in said Manatee County, Florida, each day and has been entered as second-class mail matter at the post office in Bradenton, in said Manatee County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this 7th day of
November in the year of 2023

Notary Public in and for the state of Texas, residing in
Dallas County



Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!

EAGLE POINTE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARINGS TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2023/2024 BUDGET; NOTICE OF PUBLIC HEARINGS TO CONSIDER THE REFORMATION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS; ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING.

Announce Public Hearings, and Board Meeting

The Board of Supervisors ("Board") for the Eagle Pointe Community Development District ("District") will hold the following two public hearings and a regular meeting on Thursday, September 14, 2023, at 9:00 a.m., and at Eagle Pointe Clubhouse, 11488 Monson Drive, Fortis, Florida 32614. (By way of explanation, the District originally held its annual budget and assessment hearings on August 3, 2023, in an abundance of caution, and to ensure that proper notice was provided, the District is holding an additional meeting and hearings, as detailed herein, and in order to advise the District's annual budget and assessments for Fiscal Year 2024.)

The first public hearing is being held pursuant to Chapter 186, Florida Statute, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("Fiscal Year 2023/2024"). The second public hearing is being held pursuant to Chapters 180, 187, and/or 170, Florida Statute, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2023/2024; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Establishment of Assessments

The District imposes O&M Assessments on land within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units	Equivalent Assessment Unit Factor	Annual O&M Assessment ⁽¹⁾
Platted & Sold Single Family Unit	Up to 280	1.5	\$1,697.57

(1) Annual O&M Assessment may also include County collector costs and early payment discounts.

The O&M Assessments may be collected on the County tax roll or by direct bill from the District's Manager. The O&M Assessments will only be imposed on lots sold to third parties, including lots sold during the Fiscal Year 2023/2024, and any portion of the District's Proposed Budget not funded by the O&M Assessments will be funded by a developer funding agreement. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2023/2024. IT IS IMPORTANT TO PAY YOUR ASSESSMENT REGARDS FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DEFECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Rizzoli & Company, Inc., 8404 colwell ave ste 100, Tampa, Florida 33614 P.O. Box 893-8960 ("District Manager's Office"). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-805-6771 (TTY) / 1-800-805-6770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. If you have any questions, please do not hesitate to contact the District Manager's Office.

Mark O'Holten
District Manager





Beaufort Gazette
Belleville News-Democrat
Bellingham Herald
Bradenton Herald
Centre Daily Times
Charlotte Observer
Columbus Ledger-Enquirer
Fresno Bee

The Herald - Rock Hill
Herald Sun - Durham
Idaho Statesman
Island Packet
Kansas City Star
Lexington Herald-Leader
Merced Sun-Star
Miami Herald

el Nuevo Herald - Miami
Modesto Bee
Raleigh News & Observer
The Olympian
Sacramento Bee
Fort Worth Star-Telegram
The State - Columbia
Sun Herald - Biloxi

Sun News - Myrtle Beach
The News Tribune Tacoma
The Telegraph - Macon
San Luis Obispo Tribune
Tri-City Herald
Wichita Eagle

WILLOW WALK CDD
Attn: Accounts Payable
C/O Rizzetta & Company
3434 Colwell Ave. Suite 200
Tampa, Florida 33614

SEPTEMBER INVOICE

Invoice No.: 215866
Invoice Date: 09/30/2023
Due Date: 10/30/2023
Bill-To Account: 39500
Sales Rep: Christy Habony

Dates	Order No.	Description	Product	Size	Billed Units	Times Run	Net Amount
09/20/2023 - 09/20/2023	467660	Print Legal Ad-IPL01400030 IPL0140003	BRD-Bradenton Herald Legal Legals & Public Notices CLS	1 x 76 L	76 L	1	\$90.09

September Summary

Amount Due: \$90.09

Please Return This Portion With Your Payment (Thank You)

McClatchy Company LLC
PO Box 510150
Livonia MI 48151

ADVERTISING INVOICE

WILLOW WALK CDD
Attn: Accounts Payable
C/O Rizzetta & Company
3434 Colwell Ave. Suite 200
Tampa, Florida 33614

SEPTEMBER INVOICE

Invoice No.: 215866
Account No.: 39500
Account Name: WILLOW WALK CDD
Amount Due: \$90.09

Email questions to ssccreditandcollections@mcclatchy.com

McClatchy Company LLC
PO Box 510150
Livonia MI 48151

0000039500 0000215866 000009009 2



Beaufort Gazette
Belleville News-Democrat
Bellingham Herald
Bradenton Herald
Centre Daily Times
Charlotte Observer
Columbus Ledger-Enquirer
Fresno Bee

The Herald - Rock Hill
Herald Sun - Durham
Idaho Statesman
Island Packet
Kansas City Star
Lexington Herald-Leader
Merced Sun-Star
Miami Herald

el Nuevo Herald - Miami
Modesto Bee
Raleigh News & Observer
The Olympian
Sacramento Bee
Fort Worth Star-Telegram
The State - Columbia
Sun Herald - Biloxi

Sun News - Myrtle Beach
The News Tribune Tacoma
The Telegraph - Macon
San Luis Obispo Tribune
Tri-City Herald
Wichita Eagle

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
39500	467660	Print Legal Ad-IPL01400030 - IPL0140003		\$90.09	1	76 L

Attention: Nicole Kustes

WILLOW WALK CDD

C/O Rizzetta & Company

3434 Colwell Ave. Suite 200

cddinvoice@rizzetta.com

**NOTICE OF PUBLIC MEETING
DATES
WILLOW WALK
COMMUNITY DEVELOPMENT
DISTRICT**

The Board of Supervisors of Willow Walk Community Development District will hold its regular monthly meetings for the Fiscal Year 2023/2024 on the dates as follows:

October 2, 2023
December 4, 2023
February 5, 2024
April 1, 2024
June 3, 2024
August 5, 2024

All meetings will convene at 4:00 p.m. and will be held at the Harrison Ranch Clubhouse, located at 5755 Harrison Ranch Boulevard, Parrish, Florida 34219. The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts.

A copy of the agenda for these meetings and workshops may be obtained by contacting the District Office, Rizzetta & Company, Inc., by mail at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, or by phone at (813) 533-2950, or by visiting the District's website: www.WillowWalk-CDD.org.

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that any person can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication. Each meeting may be continued in progress without additional notice to a time, date, and location stated on the record.

Any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (239) 936-0913, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting 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.

Christina Newsome
District Manager
IPL0140003
Sep 20 2023

THE STATE OF TEXAS COUNTY OF DALLAS

Before the undersigned authority personally appeared Crystal Trunick, who, on oath, says that she is a Legal Advertising Representative of The Bradenton Herald, a daily newspaper published at Bradenton in Manatee County, Florida; that the attached copy of the advertisement, being a Legal Advertisement in the matter of Public Notice, was published in said newspaper in the issue(s) of:

1 insertion(s) published on:

09/20/23

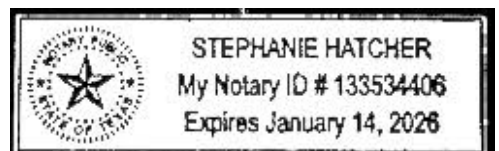
THE STATE OF FLORIDA COUNTY OF MANATEE

Affidavit further says that the said publication is a newspaper published at Bradenton, in said Manatee County, Florida, and that the said newspaper has heretofore been continuously published in said Manatee County, Florida, each day and has been entered as second-class mail matter at the post office in Bradenton, in said Manatee County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this 1st day of November in the year of 2023

Stephanie Hatcher

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!



6997 Professional Parkway East
Suite B
Sarasota, FL 34240

INVOICE

Invoice #: INV-6370
Invoice Date: 11/06/2023
Service Period Ended: 10/31/2023
Due Date: 12/06/2023

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

PROJECT	COMMENTS
Willow Walk CDD	

ITEM	UNIT PRICE	QTY	EXTENDED PRICE
Miscellaneous Consulting Coordinate with District Manager and contractor for repairs to stormwater infrastructure for final certification by SWFWMD	200.00	16.00	3,200.00
TOTAL			\$3,200.00
TOTAL PAID			\$0.00
TOTAL DUE			\$3,200.00

RECEIVED
11/14/23

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

Willow Walk CDD
Peace River Electric Summary
Month: Electric 10/23 Dated: 11/09/23
For: 09/30/23 to 10/30/23 Due: 11/23/23

<u>Account</u>	<u>Location</u>	<u>Service Address</u>	<u>Code</u>	<u>Amount</u>
152609001	Electric	Irrigation Pump	53100-4301	\$ 165.00
152609002	Electric	4220 Lindever LN Amenity Center	53100-4302	\$ 820.00
152609003	Electric	4110 41st St E IRR Pump	53100-4301	\$ 47.00
152609004	Electric	3707 Willow Walk Dr. Entry Sign	53100-4301	\$ 34.00
152609005	Electric	4541 Lindever LN Pond Aerator	53100-4301	\$ 112.00
152609006	Electric	3703 Wayfarer	53100-4301	\$ 31.00
152609007	Electric	4150 Mossy Limb Ct	53100-4301	\$ 153.00
152609008	Electric	4854 Ellenton Gillette	53100-4301	\$ 74.00
152609009	Electric	4705 Birdsong Dr	53100-4301	\$ 66.00
Summary				
001 53100-4301				\$ 682.00
001 53100-4302				\$ 820.00
Total				\$ 1,502.00



**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**

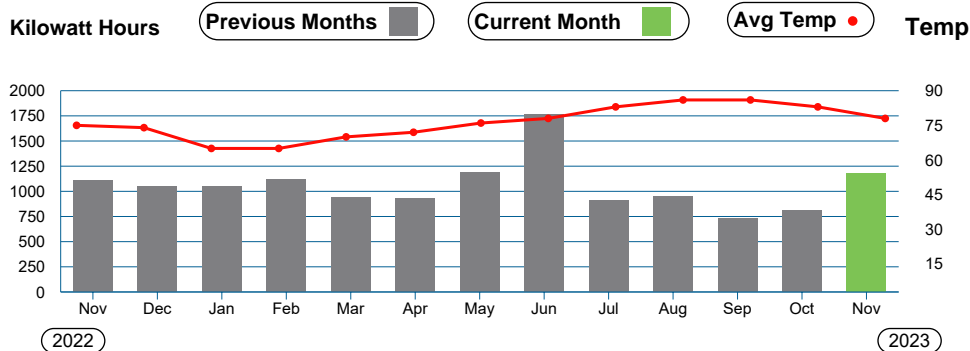
Bill Date 11/07/2023
 Account # 152609001
 Member # 152353

**TOTAL
AMOUNT DUE**

\$165.00

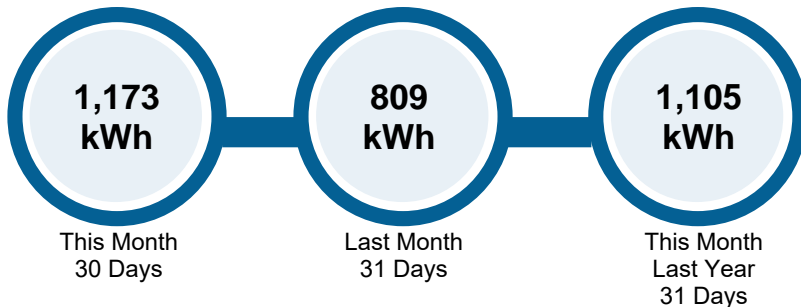
Bank Draft is
scheduled for
11/28/2023

Monthly Energy Use

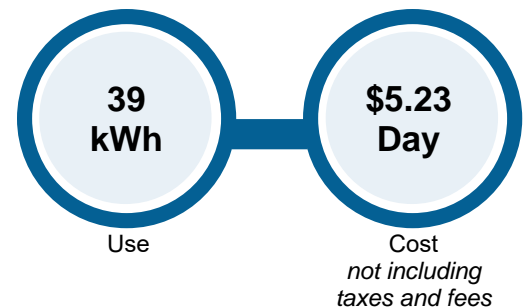


Detailed usage information is available on the SmarHub App or www.preco.coop

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 \$165.00
 is scheduled for 11/28/2023

☐ 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 2884

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



110260152609001000016500000017500110720230

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	09/30/2023	10/30/2023	55,174	56,347	1.0	1,173	5.744
Account Summary				Current Charges			
Previous Balance				Facilities Use Charge			
Payment(s) Made				Energy Charge			
Balance Forward				CPA			
Current Charges				Property Tax Recovery Fee			
Total Amount Due				Gross Receipts Tax			
				Operation Round Up			
				Total Current Charges			
				Bank Draft Amount			

**Season
of Giving**



**Celebrate the season with
your one-time donation to
Operation Round Up.**

☐ \$5.00 ☐ \$10.00 ☐ \$25.00 ☐ \$_____

Signature _____

Complete the section above and return it with your electric bill payment.
Your one-time donation will appear on your next bill.

☐ Mailing Address or Phone Number Changes

☐ Permanent ☐ Temporary (from ___/___/___ to ___/___/___)

Mailing Address _____

City _____ State _____ Zip _____

Home Phone _____ Cell Phone _____



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to make a payment.



Locations
Wauchula
210 Metheny Rd
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.precio.coop



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

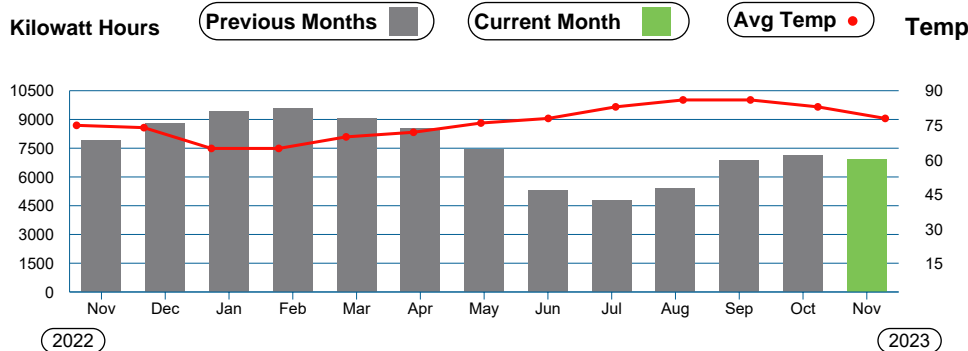
Bill Date 11/07/2023
 Account # 152609002
 Member # 152353

**TOTAL
AMOUNT DUE**

\$820.00

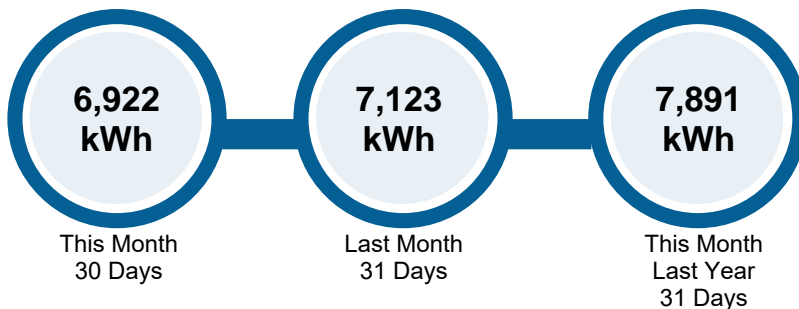
Bank Draft is
scheduled for
11/28/2023

Monthly Energy Use

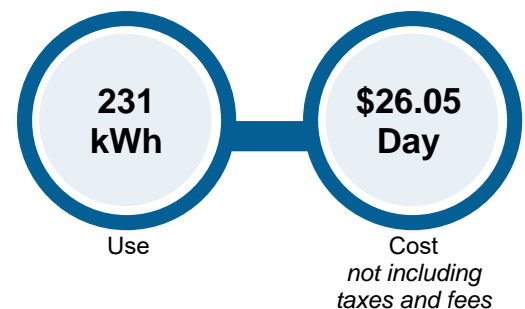


Detailed usage information is available on the SmarHub App or www.precio.coop

Monthly Energy Use Comparison



Your Average Daily Use



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



**Peace River Electric
Cooperative, Inc.**

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 \$820.00
 is scheduled for 11/28/2023

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

4 2885

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



110260152609002000082000000084460110720239

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	09/30/2023	10/30/2023	796,575	803,497	1.0	6,922	10.902
Account Summary				Current Charges			
Previous Balance				GSD			
Payment(s) Made				Facilities Use Charge			
Balance Forward				Energy Charge			
Current Charges				6,922 kWh @ 0.083			
Total Amount Due				CPA			
				6,922 kWh @ -0.011			
				Billed Demand			
				20.000 kW @ 8.660			
				Property Tax Recovery Fee			
				Gross Receipts Tax			
				Operation Round Up			
				Total Current Charges			
				Bank Draft Amount			

**Season
of Giving**



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Operation Round Up.**

☐ \$5.00 ☐ \$10.00 ☐ \$25.00 ☐ \$_____

Signature _____

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☐ Mailing Address or Phone Number Changes

☐ Permanent ☐ Temporary (from ___/___/___ to ___/___/___)

Mailing Address _____

City _____ State _____ Zip _____

Home Phone _____ Cell Phone _____



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Locations
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210 Metheny Rd
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**

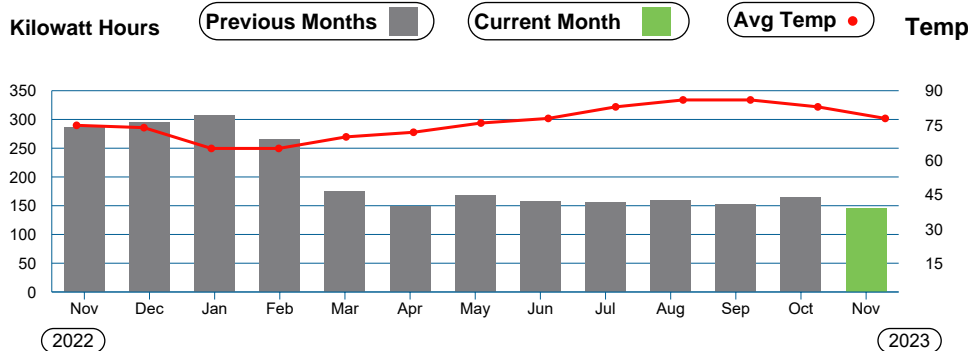
Bill Date 11/07/2023
 Account # 152609003
 Member # 152353

**TOTAL
AMOUNT DUE**

\$47.00

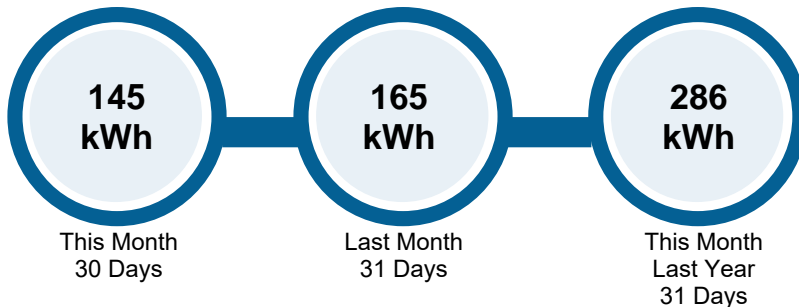
Bank Draft is
scheduled for
11/28/2023

Monthly Energy Use

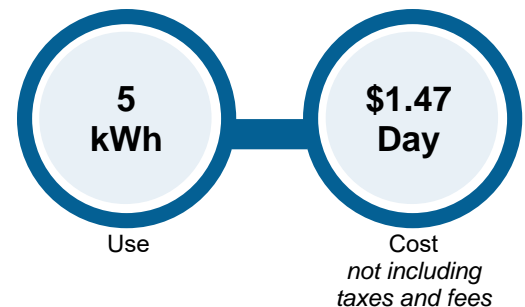


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Monthly Energy Use Comparison



Your Average Daily Use



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



**Peace River Electric
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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 \$47.00
 is scheduled for 11/28/2023

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

4 2886

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



110260152609003000004700000005700110720238

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	09/30/2023	10/30/2023	19,102	19,247	1.0	145	4.74
Account Summary				Current Charges			
Previous Balance				Facilities Use Charge			
Payment(s) Made				Energy Charge			
Balance Forward				CPA			
Current Charges				Property Tax Recovery Fee			
Total Amount Due				Gross Receipts Tax			
				Operation Round Up			
				Total Current Charges			
				Bank Draft Amount			

Season
of Giving



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Operation Round Up.

☐ \$5.00 ☐ \$10.00 ☐ \$25.00 ☐ \$_____

Signature _____

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☐ Mailing Address or Phone Number Changes

☐ Permanent ☐ Temporary (from ___/___/___ to ___/___/___)

Mailing Address _____

City _____ State _____ Zip _____

Home Phone _____ Cell Phone _____



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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**

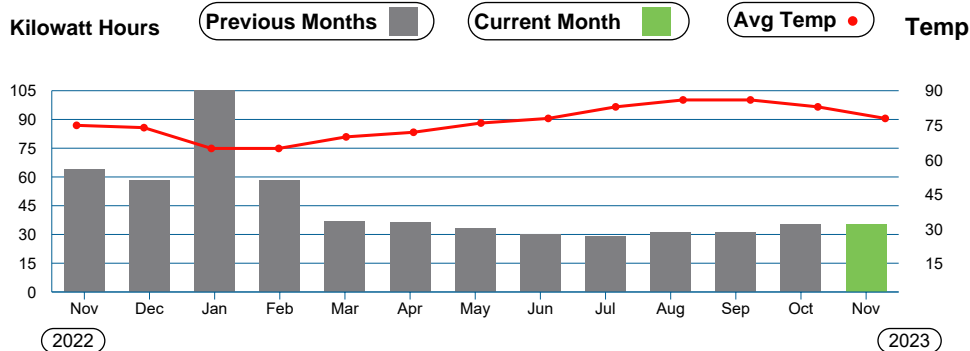
Bill Date 11/07/2023
 Account # 152609004
 Member # 152353

**TOTAL
AMOUNT DUE**

\$34.00

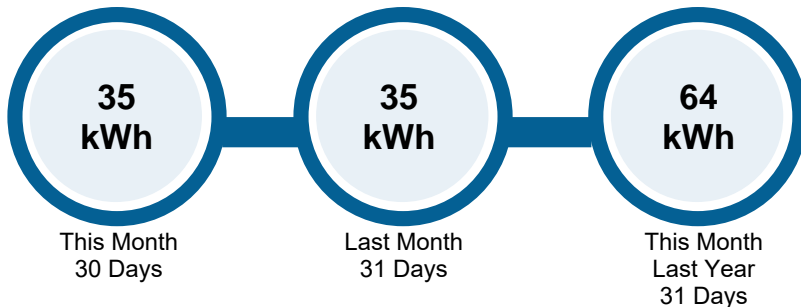
Bank Draft is
scheduled for
11/28/2023

Monthly Energy Use

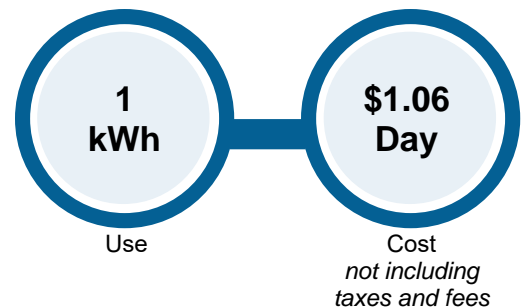


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Monthly Energy Use Comparison



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.**

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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 \$34.00
 is scheduled for 11/28/2023

☐ 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 2887

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



110260152609004000003400000004400110720237

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	09/30/2023	10/30/2023	4,832	4,867	1.0	35	0.1
Account Summary					Current Charges		
Previous Balance					Facilities Use Charge		
Payment(s) Made					Energy Charge		
Balance Forward					CPA		
Current Charges					Property Tax Recovery Fee		
Total Amount Due					Gross Receipts Tax		
					Operation Round Up		
					Total Current Charges		
					Bank Draft Amount		

**Season
of Giving**



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Operation Round Up.**

☐ \$5.00 ☐ \$10.00 ☐ \$25.00 ☐ \$_____

Signature _____

Complete the section above and return it with your electric bill payment.
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☐ Mailing Address or Phone Number Changes

☐ Permanent ☐ Temporary (from ___/___/___ to ___/___/___)

Mailing Address _____

City _____ State _____ Zip _____

Home Phone _____ Cell Phone _____



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Locations
Wauchula
210 Metheny Rd
Lakewood Ranch
14505 Arbor Green Trail



**Peace River Electric
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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**

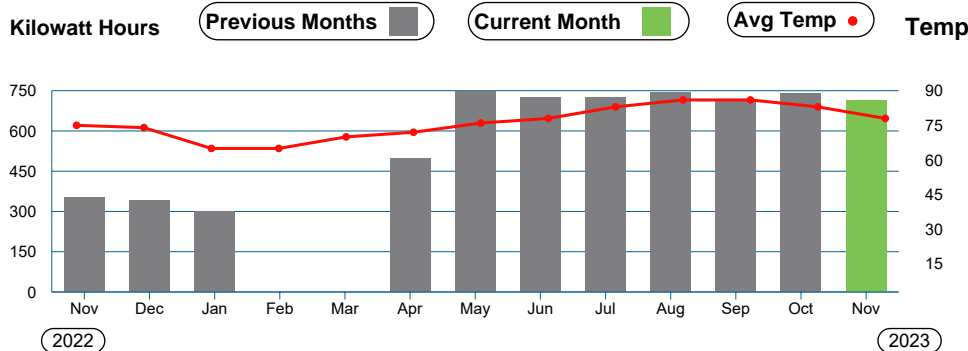
Bill Date 11/07/2023
 Account # 152609005
 Member # 152353

**TOTAL
AMOUNT DUE**

\$112.00

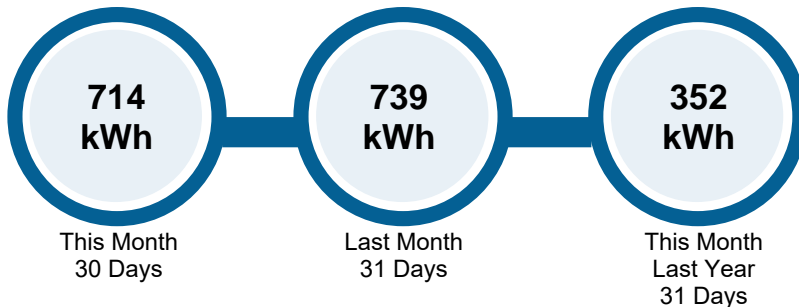
Bank Draft is
scheduled for
11/28/2023

Monthly Energy Use

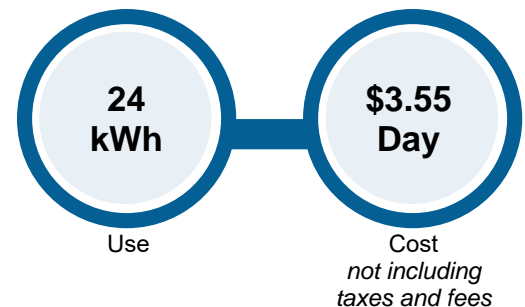


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Monthly Energy Use Comparison



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 # 152609005
 Service Address 4541 LINDEVER LN

Bank Draft Amount \$112.00
 is scheduled for 11/28/2023

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

4 2888

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



110260152609005000011200000012200110720234

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	09/30/2023	10/30/2023	34,356	35,070	1.0	714	1.012
Account Summary				Current Charges			
Previous Balance				Facilities Use Charge			
Payment(s) Made				Energy Charge			
Balance Forward				CPA			
Current Charges				Property Tax Recovery Fee			
Total Amount Due				Gross Receipts Tax			
				Operation Round Up			
				Total Current Charges			
				Bank Draft Amount			

**Season
of Giving**



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Operation Round Up.**

☐ \$5.00 ☐ \$10.00 ☐ \$25.00 ☐ \$_____

Signature _____

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☐ Permanent ☐ Temporary (from ___/___/___ to ___/___/___)

Mailing Address _____

City _____ State _____ Zip _____

Home Phone _____ Cell Phone _____



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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**

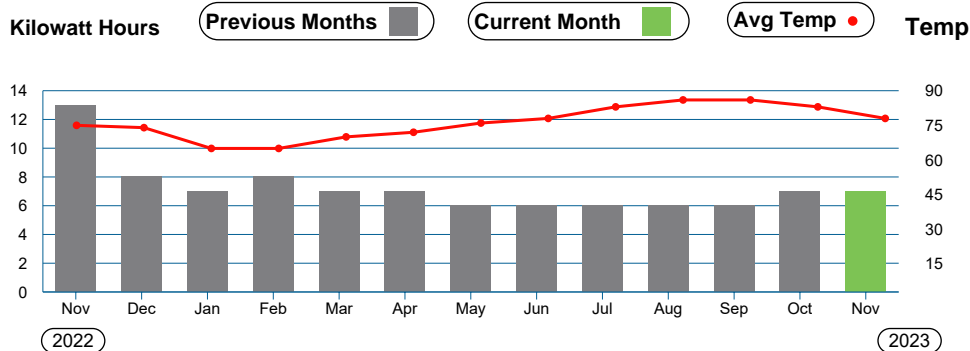
Bill Date 11/07/2023
 Account # 152609006
 Member # 152353

**TOTAL
AMOUNT DUE**

\$31.00

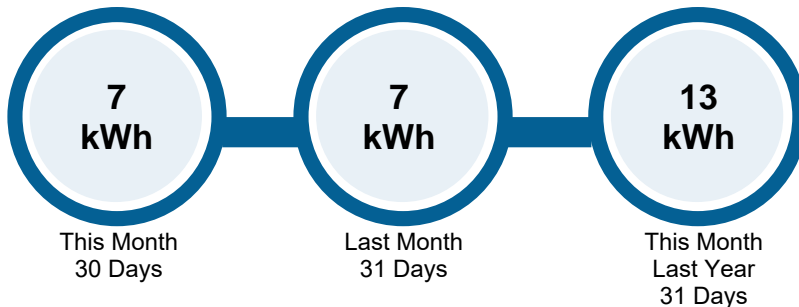
Bank Draft is
scheduled for
11/28/2023

Monthly Energy Use

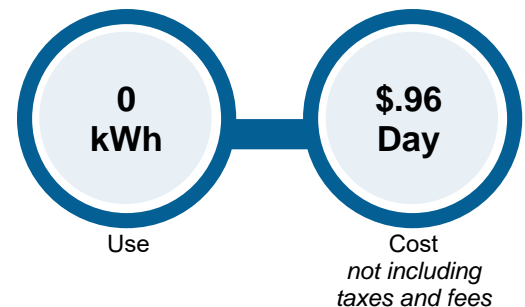


Detailed usage information is available on the SmarHub App or www.preco.coop

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 # 152609006
 Service Address 3703 WAYFARER WAY

Bank Draft Amount \$31.00
 is scheduled for 11/28/2023

☐ 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 2889

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



110260152609006000003100000004100110720239

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	09/30/2023	10/30/2023	879	886	1.0	7	0.018
Account Summary				Current Charges			
Previous Balance				\$31.00			
Payment(s) Made				-\$31.00			
Balance Forward				\$0.00			
Current Charges				\$31.00			
Total Amount Due				\$31.00			
				GS-S			
				Facilities Use Charge			
				\$28.00			
				Energy Charge			
				7 kWh @ 0.121			
				\$0.85			
				CPA			
				7 kWh @ -0.011			
				-\$0.08			
				Property Tax Recovery Fee			
				\$0.62			
				Gross Receipts Tax			
				\$0.75			
				Operation Round Up			
				\$0.86			
				Total Current Charges			
				\$31.00			
				Bank Draft Amount			
				\$31.00			

**Season
of Giving**



**Celebrate the season with
your one-time donation to
Operation Round Up.**

☐ \$5.00 ☐ \$10.00 ☐ \$25.00 ☐ \$_____

Signature _____

Complete the section above and return it with your electric bill payment.
Your one-time donation will appear on your next bill.

☐ 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.precو.coop



Mobile App
Download the
SmartHub 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



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

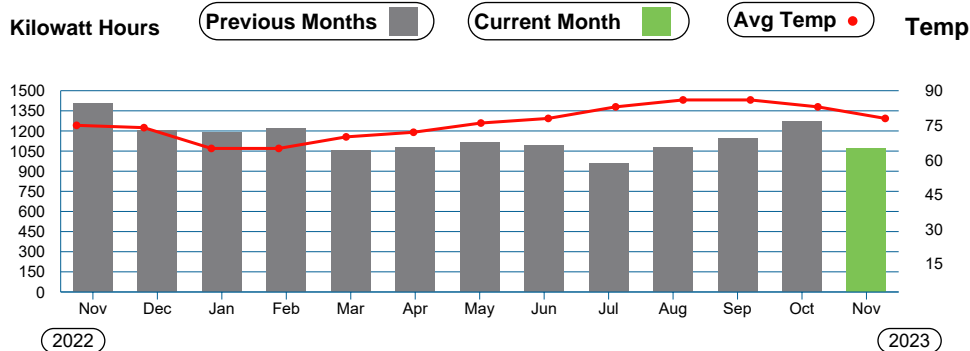
Bill Date 11/07/2023
 Account # 152609007
 Member # 152353

**TOTAL
AMOUNT DUE**

\$153.00

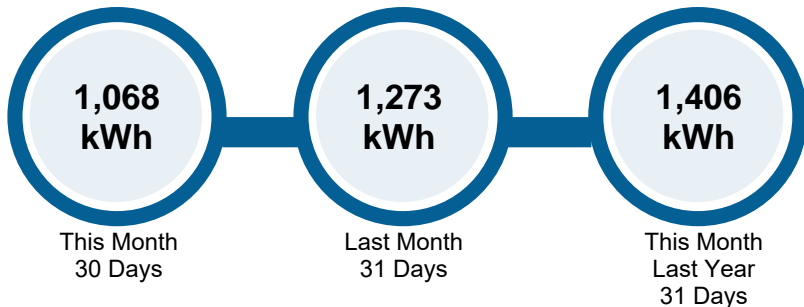
Bank Draft is
scheduled for
11/28/2023

Monthly Energy Use

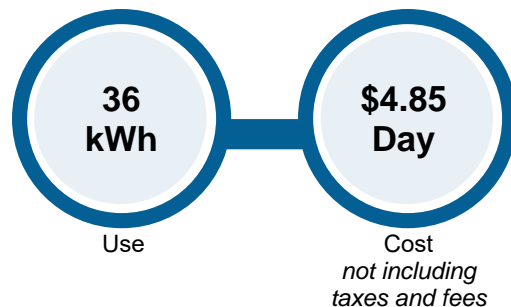


Detailed usage information is available on the SmarHub App or www.precio.coop

Monthly Energy Use Comparison



Your Average Daily Use



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



**Peace River Electric
Cooperative, Inc.**

Your Touchstone Energy® Cooperative

PO Box 1310
 210 Metheny Road
 Wauchula, Florida 33873
 800.282.3824

Account # 152609007
 Service Address 4150 MOSSY LIMB CT

Bank Draft Amount \$153.00
 is scheduled for 11/28/2023

☐ 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 2890

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



110260152609007000015300000016300110720230

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	09/30/2023	10/30/2023	40,428	41,496	1.0	1,068	7.02
Account Summary				Current Charges			
Previous Balance				Facilities Use Charge			
Payment(s) Made				Energy Charge			
Balance Forward				CPA			
Current Charges				Property Tax Recovery Fee			
Total Amount Due				Gross Receipts Tax			
				Operation Round Up			
				Total Current Charges			
				Bank Draft Amount			

**Season
of Giving**



**Celebrate the season with
your one-time donation to
Operation Round Up.**

☐ \$5.00 ☐ \$10.00 ☐ \$25.00 ☐ \$_____

Signature _____

Complete the section above and return it with your electric bill payment.
Your one-time donation will appear on your next bill.

☐ 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.precو.coop



Mobile App
Download the
SmartHub 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**

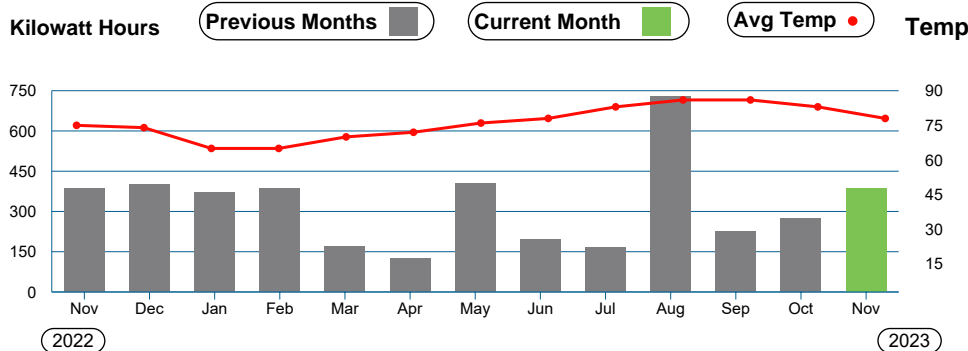
Bill Date 11/07/2023
 Account # 152609008
 Member # 152353

**TOTAL
AMOUNT DUE**

\$74.00

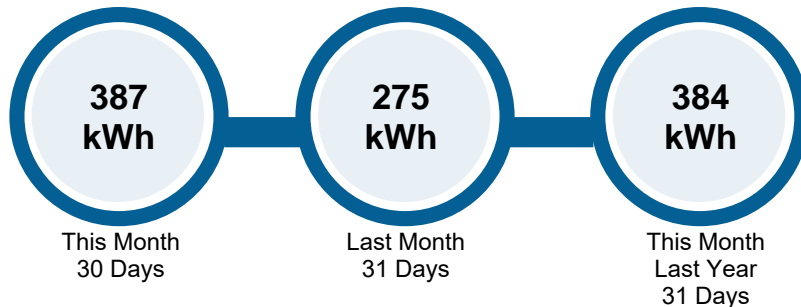
Bank Draft is
scheduled for
11/28/2023

Monthly Energy Use

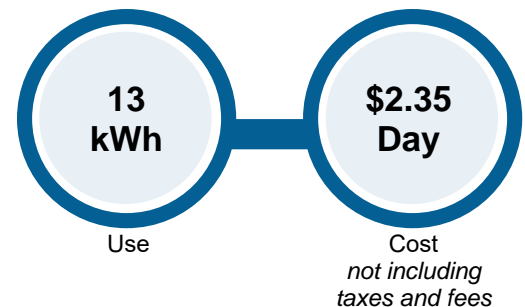


Detailed usage information is available on the SmarHub App or www.preco.coop

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 # 152609008
 Service Address 4854 ELLENTON GILLETTE RD

Bank Draft Amount \$74.00
 is scheduled for 11/28/2023

☐ 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 2891

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



110260152609008000007400000008400110720239

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	09/30/2023	10/30/2023	18,907	19,294	1.0	387	7.374
Account Summary				Current Charges			
Previous Balance			\$62.00	Facilities Use Charge			\$28.00
Payment(s) Made			<u>-\$62.00</u>	Energy Charge			\$46.83
Balance Forward			\$0.00	CPA			-\$4.26
Current Charges			<u>\$74.00</u>	Property Tax Recovery Fee			\$1.53
Total Amount Due			\$74.00	Gross Receipts Tax			\$1.85
				Operation Round Up			<u>\$0.05</u>
				Total Current Charges			\$74.00
				Bank Draft Amount			
				\$74.00			



**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**

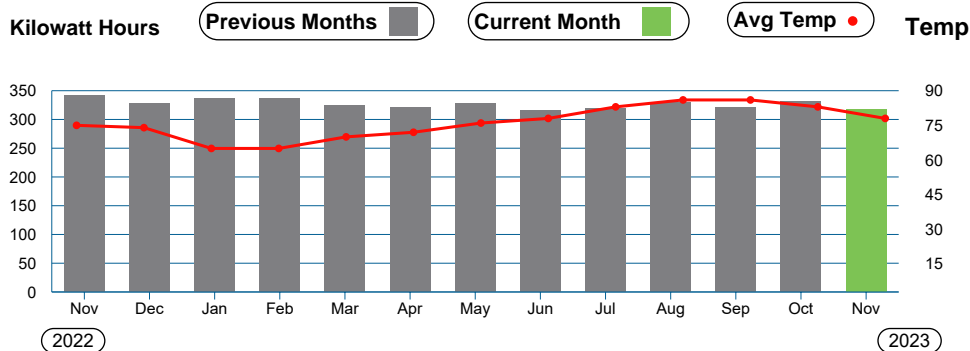
Bill Date 11/07/2023
 Account # 152609009
 Member # 152353

**TOTAL
AMOUNT DUE**

\$66.00

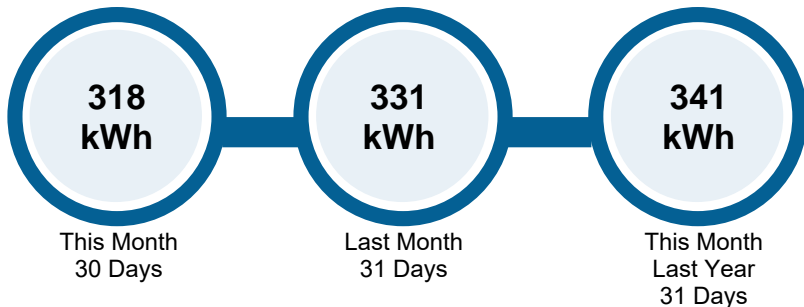
Bank Draft is
scheduled for
11/28/2023

Monthly Energy Use

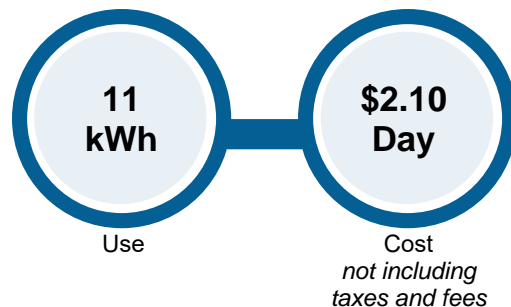


Detailed usage information is available on the SmarHub App or www.preco.coop

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 # 152609009
 Service Address 4705 BIRDSONG DR

Bank Draft Amount \$66.00
 is scheduled for 11/28/2023

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



2479 1 MB 0.561
 WILLOW WALK COMM DEV DIST
 RIZZETTA & COMPANY
 3434 COLWELL AVE STE 200
 TAMPA FL 33614-8390

5 2479
 C-10

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



110260152609009000006600000007600110720230

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	09/30/2023	10/30/2023	5,311	5,629	1.0	318	0.45
Account Summary				Current Charges			
Previous Balance				Facilities Use Charge			
Payment(s) Made				Energy Charge			
Balance Forward				CPA			
Current Charges				Property Tax Recovery Fee			
Total Amount Due				Gross Receipts Tax			
				Total Current Charges			
				Bank Draft Amount			

**Season
of Giving**



**Celebrate the season with
your one-time donation to
Operation Round Up.**

☐ \$5.00 ☐ \$10.00 ☐ \$25.00 ☐ \$_____

Signature _____

Complete the section above and return it with your electric bill payment.
Your one-time donation will appear on your next bill.

☐ 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.precو.coop



Mobile App
Download the
SmartHub 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 #
11/1/2023	INV0000084896

Bill To:

Willow Walk CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

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

[illegible]



13745 N. Nebraska Ave.
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 #
	11/01/2023	17501	12/01/2023	VID0643

[illegible]



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: PSI021733
Invoice Date: 10/20/2023

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
Ship Date 10/20/2023
Due Date 11/19/2023
Terms Net 30

Customer ID 4952
P.O. Number
P.O. Date 10/20/2023
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Water Testing (Lab) One-Time Service Site 8 - Willow Walk North ENHANCED WATER BODY ASSESSMENT		1	1	650.00	650.00

Amount Subject to Sales Tax 0.00
Amount Exempt from Sales Tax 650.00

Subtotal: 650.00
Invoice Discount: 0.00
Total Sales Tax 0.00
Payment Amount: 0.00
Total: 650.00



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: PSI023524
Invoice Date: 11/1/2023

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
Ship Date 11/1/2023
Due Date 12/1/2023
Terms Net 30

Customer ID 4952
P.O. Number
P.O. Date 11/1/2023
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	1,716.00	1,716.00
November Billing					
11/1/2023 - 11/30/2023					
Willow Walk Cdd-Lake-All					

Amount Subject to Sales Tax 0.00
Amount Exempt from Sales Tax 1,716.00

Subtotal: 1,716.00
Invoice Discount: 0.00
Total Sales Tax: 0.00
Payment Amount: 0.00
Total: 1,716.00



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

Page: 1

Invoice Number: PSI027481
Invoice Date: 11/1/2023

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
Ship Date 11/1/2023
Due Date 12/1/2023
Terms Net 30

Customer ID 4952
P.O. Number
P.O. Date 11/1/2023
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	1,277.54	1,277.54
November Billing					
11/1/2023 - 11/30/2023					
Willow Walk Cdd-Mt-Lake-All					

Amount Subject to Sales Tax 0.00
Amount Exempt from Sales Tax 1,277.54

Subtotal: 1,277.54
Invoice Discount: 0.00
Total Sales Tax 0.00
Payment Amount: 0.00
Total: 1,277.54

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 5901
DATE 11/17/2023
TERMS Net 15
DUE DATE 12/02/2023

ACTIVITY	QTY	RATE	AMOUNT
Labor	4	175.00	700.00
clubhouse cleaning services 10/16 to 11/16, 4 weeks at 3 times a/week			
Material	1	60.00	60.00
paper goods and trash bags			

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**

Invoice Number	2156900
Invoice Date	November 17, 2023
Purchase Order	238101285
Customer Number	182910
Project Number	238101285

Bill To

Willow Walk Community Development District
Accounts Payable
5680 W. Cypress Street
Suite A
Tampa FL 33607
United States

Please Remit To

Stantec Consulting Services Inc. (SCSI)
13980 Collections Center Drive
Chicago IL 60693
United States

Project R195193500 - Willow Walk CDD: Willow Walk LM

Project Manager	Nunn, Fabian T	Contract Upset	18,100.00
Current Invoice Total (USD)	750.00	Contract Billed to Date	18,850.00
		For Period Ending	October 31, 2023

Email invoices to: CDDInvoice@rizzetta.com & Parker Jagert; PJagert@rizzetta.com If you have any questions regarding your project please contact Chris White. Email: Chris.White@cardno.com Phone: 574-249-8504.

Top Task 5822 Quarterly Lk Mgmt

			Total Invoiced	Previously Invoiced	Current Invoice
Progress Charge	3,750.00 x	100.00 % Complete	3,750.00	3,000.00	750.00
Top Task Subtotal	Quarterly Lk Mgmt				750.00
		Total Fees & Disbursements			750.00
		INVOICE TOTAL (USD)			750.00

Net Due in 30 Days or in accordance with terms of the contract

**SUN STATE LANDSCAPE
MANAGEMENT, INC.**

8920 ERIE LANE
PARRISH, FL 34219

INVOICE

Invoice Number: 53256
Invoice Date: Oct 12, 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 - Mossy Limb, Exp. Farm
Work done 9/12/2023

Customer ID	Customer PO	Payment Terms	
WILLOW WALK CDD		Net 45 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	N/A		11/26/23

Quantity	Item	Description	Unit Price	Amount
4,000.00	sod	Removal and installation of St. Augustine Irrigation repairs to be billed as time and material.	1.10	4,400.00
Subtotal				4,400.00
Sales Tax				
Total Invoice Amount				4,400.00
Payment/Credit Applied				
TOTAL				4,400.00

Check/Credit Memo No:

RECEIVED
10/19/23

**SUN STATE LANDSCAPE
MANAGEMENT, INC.**

8920 ERIE LANE
PARRISH, FL 34219

INVOICE

Invoice Number: 53057
Invoice Date: Oct 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		11/15/23

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				
TOTAL				Continued

Check/Credit Memo No:

**SUN STATE LANDSCAPE
MANAGEMENT, INC.**

8920 ERIE LANE
PARRISH, FL 34219

INVOICE

Invoice Number: 53057

Invoice Date: Oct 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		11/15/23

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				
TOTAL				16,208.68

Check/Credit Memo No:

RECEIVED
10/05/23

Suncoast Pool Service

P.O. Box 224
Elfers, FL 34680

Invoice

Date	Invoice #
11/3/2023	9841

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

P.O. No.	Terms	Project
Nov 2023	Net 30	

Quantity	Description	Rate	Amount
	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.		Total	\$1,593.00

Phone #
(727) 271-1395

Tab 10A

Willow Walk Community Development District

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

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

www.willowwalkcdd.org

Operations and Maintenance Expenditures

December 2023

For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from December 1, 2023 through December 31, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$48,258.84**

Approval of Expenditures:

_____Chairperson

_____Vice Chairperson

_____Assistant Secretary

Willow Walk Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2023 Through December 31, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
ADT Commercial	100294	152897033	Security Services 12/23	\$ 154.26
Ali Talib Mustafa	100300	AM120423	Board of Supervisors 12/04/23	\$ 200.00
Frontier Florida, LLC	100292	941-722-1788-111920-5 12/23	Internet Service 12/23	\$ 216.66
Jasen Milenkovski	100301	JM120423	Board of Supervisors 12/04/23	\$ 200.00
Jerry Richardson Trapper	100306	1838	Monthly Wildlife Services 12/23	\$ 1,500.00
Kilinski / Van Wyk, PLLC	100307	8279	Legal Services 11/23	\$ 310.00
Manatee County Utilities Department	100295	277353-152145 11/23	4220 Lindever LN 11/23	\$ 652.46
Marlin Business Bank	100308	1701783 12/23	Access Control System - Return Payment Fee 12/23	\$ 30.00
Michelle Watts	100302	MW120423	Board of Supervisors 12/04/23	\$ 200.00
Morris Engineering and Consulting, LLC	100309	INV-6621	Engineering Services 11/23	\$ 900.00
Peace River Electric Cooperative, Inc.	ACH	Peace River Summary 11/23	Peace River Summary 11/23	\$ 1,576.54
Peter Macias Jr	100303	PM120423	Board of Supervisors 12/04/23	\$ 200.00
Rizzetta & Company, Inc.	100293	INV0000085700	District Management Fees 12/23	\$ 5,701.26

Willow Walk Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2023 Through December 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Securiteam, Inc.	100297	17644	Monthly Security Monitoring 12/23	\$ 500.00
Shaun Chapdelaine	100304	SC120423	Board of Supervisors 12/04/23	\$ 200.00
Solitude Lake Management, LLC	100298	PSI029931	Lake & Pond Management 12/23	\$ 1,716.00
Solitude Lake Management, LLC	100298	PSI031594	Wetland Mitigation Maintenance 12/23	\$ 1,277.54
Spearem Enterprise, LLC	100310	5925	Restroom Cleaning Service 12/23	\$ 760.00
Sun State Landscape Management, Inc.	100296	53598	Irrigation Repairs 10/23	\$ 1,737.39
Sun State Landscape Management, Inc.	100296	53634	Landscape Maintenance Phase 1 & 2 11/23	\$ 16,208.68
Sun State Landscape Management, Inc.	100305	53999	Mulch Installation 11/23	\$ 10,010.00
Sun State Landscape Management, Inc.	100311	54269	Irrigation Repairs 11/23	\$ 2,415.05
Suncoast Pool Service, Inc.	100299	9916	Monthly Pool Maintenance 12/23	<u>\$ 1,593.00</u>
Report Total				<u>\$ 48,258.84</u>

ADT[®] Commercial

Invoice 152897033

adtcommercial.com

Account Number	Invoice Date	Payment Due Date	PO Number	Amount Due
70097365	11/19/2023	12/14/2023		\$154.26

Take action now
with eSuite

See reverse side
for details.

Payment Options

Pay online 24/7

esuite.adt.com/ExpressPay

Pay by phone

1.800.606.3535

Mail by check

Include the section below

Manage Your Account

Update billing information,
view past invoices and more

esuite.adt.com

Questions?

adtcommercial.com

Email: ComCare@adt.com

1.855.238.2666

in 

Description

WILLOW WALK CDD 4220 LINDEVER LN

Services Provided (12/17/23 - 01/16/24)

Includes: Extended Service Plan, Secure Access

Sub Total

INVOICE AMOUNT DUE

Amount

\$154.26

\$154.26

\$154.26

RECEIVED

DEC 04 2023



Thank you for choosing ADT Commercial

You will be charged a \$25.00 fee for any payment returned.

Make checks payable to ADT Commercial and please include your account number.

Please detach this portion and send with your payment.

ADT[®] Commercial

P.O. Box 49292 | Wichita, KS 67201

Invoice Number 152897033
Account Number 70097365
Invoice Date 11/19/2023
Payment Due Date 12/14/2023
Amount Due \$154.26

Amount Enclosed \$

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

Powered by Experience. Driven by Excellence.™

1oz - #10 - 1859 - 2056



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

ADT COMMERCIAL
PO BOX 219044
KANSAS CITY MO 64121-9044



0000 01 070097365 00000015426 & 152897033 6

Log in or register for eSuite to manage most account and service needs without picking up the phone.

eSuiteSM provides immediate, user-friendly access to your ADT Commercial systems and services

Gain real-time, actionable insight into your organization and take control of your account management—all from your browser or mobile device.

Save time by logging in to eSuite to manage a variety of system-based and administrative functions, including:

- ✓ Place your system on test
- ✓ View, export, or email test and alarm event history
- ✓ Submit a service request
- ✓ Pay invoices and update billing info
- ✓ Review technician service notes

With eSuite, you also have the ability to*:

- ✓ Arm and disarm your system remotely†
- ✓ View and update system schedules
- ✓ Manage service and installations in real-time
- ✓ Manage contact lists and keypad codes



Scan this QR code with your phone's camera to log in or register, or visit esuite.adt.com

Quickly and easily manage your contact list with eSuite



Contacts are authorized employees who will be notified in the event of an alarm or have an elevated level of permission at your location. Use authority level permissions to designate the type of account access each contact should be assigned.

eSuite allows you to perform routine tasks like adding and removing contacts or changing the order of your contact notify list—all without placing a phone call!

ADT[®] Commercial

*Some services may require additional charges. †Feature available only with compatible systems.

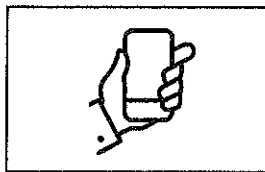
© 2022 ADT Commercial LLC. All rights reserved. The product/service names listed in this document are marks and/or registered marks of their respective owners and used under license. Unauthorized use strictly prohibited. License information available at www.adt.com/commercial/licenses.

Payment Options: ADT Commercial may convert your payments by check to an electronic Automated Clearinghouse (ACH) debit transaction. The debit transaction will appear on your bank statement, although your check will not be presented to your financial institution or returned to you. This ACH debit transaction will not enroll you in any ADT Commercial automatic debit process and will only occur each time a check is received.

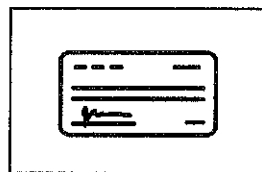
Payment Options



Pay online 24/7
esuite.adt.com/ExpressPay



Pay by phone
1.800.606.3535



Pay by check
P.O. Box 872987
Kansas City, MO 64187

Stay connected with us on LinkedIn and Facebook for news and updates.



WILLOW WALK CDD

Meeting Date: December 4, 2023

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if paid
Michelle Watts	<input checked="" type="checkbox"/>
Shaun Chapedlaine	<input checked="" type="checkbox"/>
Ali Mustafa	<input checked="" type="checkbox"/>
Vacant Peter Macias	<input checked="" type="checkbox"/>
Jasen Milenkovski	<input checked="" type="checkbox"/>

(*) Does not get paid

NOTE: Supervisors are only paid if checked.**EXTENDED MEETING TIMECARD**

Meeting Start Time:	408
Meeting End Time:	451
Total Meeting Time:	

Time Over _____ (3) Hours:

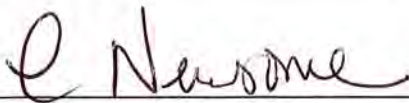
Total at \$175 per Hour:

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: _____



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

New Charges Due Date	12/13/23
Billing Date	11/19/23
Account Number	941-722-1788-111920-5
PIN	██████
Previous Balance	216.66
Payments Received Thru 11/13/23	-216.66
Thank you for your payment!	
Balance Forward	.00
New Charges	216.66
Total Amount Due	\$216.66



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

WAYS TO PAY YOUR BILL



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



800-801-6652



GET IT ON
Google Play



Download on the
App Store

MyFrontier app

PAYMENT STUB

Total Amount Due	\$216.66
-------------------------	-----------------

New Charges Due Date	12/13/23
----------------------	----------

Account Number	941-722-1788-111920-5
----------------	-----------------------

Amount Enclosed

\$ _____

Mail Payment To:

FRONTIER
PO BOX 740407
CINCINNATI, OH 45274-0407



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

6790 0007 NO RP 19 11212023 NNNNNNYN 01 999471

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

7820039417221788111920000000000000000216665



Date of Bill
Account Number

11/19/23
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

*Standard package



For help: Customer Service at frontier.com/helpcenter or chat at 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.

SERVICE TERMS

Visit frontier.com/terms, 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). **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.

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

11/19/23
941-722-1788-111920-5

CURRENT BILLING SUMMARY

Local Service from 11/19/23 to 12/18/23

Qty Description 941/722-1788.0

Non Basic Charges

FiberOptic Internet 500 Static IP
Business Fiber Internet 500
1 Usable Static IP Address
FL State Sales Tax
County Sales Tax

Charge
130.98
64.99
19.99
.60
.10
216.66

Total Non Basic Charges**TOTAL 216.66****CUSTOMER TALK**

Don't let an unexpected outage stop your business. Get Frontier Internet Backup to keep your critical systems running. And for a limited time, you also get an 8-hour battery backup at no additional charge. Get protected. Call 855-757-3369.





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 # 1838

DATE 12/16/2023

DUE DATE 12/31/2023

TERMS Net 15

ACTIVITY	QTY	RATE	AMOUNT
----------	-----	------	--------

State Wildlife Trapping	1	1,500.00	1,500.00
Monthly service for December 2023			

2 Cameras/1 Trap on property

YTD Hog removal: 3
MTD Hog Removal: 1

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	\$1,500.00



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 # 8279
Date: 12/15/2023
Due On: 01/14/2024

Willow Walk CDD - General

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	MM	11/20/2023	Review of tentative agenda for 12/4 board of supervisors meeting.	0.10	\$265.00	\$26.50
Service	MM	11/28/2023	Review of final agenda for 12/4 board of supervisors meeting; Review of options for outstanding fence encroachment matters.	0.20	\$265.00	\$53.00
Service	LG	11/30/2023	Confer with district manager regarding event at pool; prepare letter regarding same.	0.80	\$255.00	\$204.00
Service	MM	11/30/2023	Review of correspondence re: unauthorized event at clubhouse.	0.10	\$265.00	\$26.50
Total						\$310.00

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
8279	01/14/2024	\$310.00	\$0.00	\$310.00
Outstanding Balance				\$310.00
Total Amount Outstanding				\$310.00

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: 29-NOV-2023
DUE DATE: 20-DEC-2023

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:				602.47
			Payments Received:				602.47
			Balance Forward:				0.00
10/19	11/20	32	Wtr Com. Master Mtr	26425	26594	169	
			Water Usage				43.60
			Cost Of Basic Service				41.05
			Swr Com. Master Mtr			169	
			Sewer Usage				96.50
			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				652.46
			Total Amount Due:				\$652.46

No residential garbage and/or recycling collection on Monday, December 25th & Monday, January 1st. Collection services will be delayed one day during those weeks. Call 941-792-8811 or visit mymanatee.org/garbage for more information.

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	29-NOV-2023
DUE DATE	20-DEC-2023
TOTAL AMOUNT NOW DUE:	\$652.46

AMOUNT PAID

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE1129A 9000000165 00.0000.0135 164/1



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

000277353Z000000652460152145

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

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.

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.
- If a storm is approaching or hits; monitor 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

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

Remittance Section

Customer Account Number: 1701783
Invoice Number: 20944634
Invoice Date: 12/14/2023
Invoice Due Date: 01/05/2024
Total Due: \$30.00

Amount Paid: \$ _____

Use enclosed envelope and make check payable to:

MARLIN LEASING CORPORATION
PO BOX 13604
PHILADELPHIA PA 19101-3604



09001002094463430000000300072

For faster processing, please remove the check skirt.

Keep lower portion for your records - Please return upper portion with your payment

Important Messages



MyMarlin is now
PEAC Connect
Same great technology...new name + look!

- Pay your bills and manage your account online
- Visa® and Mastercard® payments accepted

Visit and register today at PEACconnect.com!

**some restrictions apply and processing fee incurred*

CUSTOMER ACCOUNT NUMBER	INVOICE DATE	INVOICE NUMBER	DUE DATE	LAST PAYMENT RECEIVED			
1701783	12/14/2023	20944634	01/05/2024	12/04/2023 Thank You			
CONTRACT NUMBER	DESCRIPTION	CURRENT	PAST DUE 30 DAYS	PAST DUE 60 DAYS	PAST DUE 90 DAYS	PAST DUE 120 DAYS	TOTAL DUE
403-1701783-001	Access Control System and Accessories						
	RETURNED PYMT FEE	30.00					30.00
	BALANCE DUE:	30.00					30.00

If utilizing your Bank's Online Bill Service, please enter each contract number and payment separately. If you do not, the payment will not be transmitted EFT. Your bank will cut and mail a check to our lock box for processing. We are not responsible for postal delays. Processing delays may result if checks are received without contract numbers notated on them. Marlin Leasing Corporation dba PEAC Solutions.

See REVERSE SIDE for important information regarding the above charges and fees.

If you have questions regarding your bill, please give us a call and we will be happy to assist you * (888) 478-1610





6997 Professional Parkway East
Suite B
Sarasota, FL 34240

INVOICE

Invoice #: INV-6621
Invoice Date: 12/15/2023
Service Period Ended: 11/30/2023
Due Date: 01/14/2024

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 Coordination with District Manager and SWFWMD for Transfer of Permit and coordination with County for final roadway turn over	200.00	4.50	900.00
		TOTAL	\$900.00
		TOTAL PAID	\$0.00
		TOTAL DUE	\$900.00

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

Willow Walk CDD
Peace River Electric Summary
Month: 11/23 Electric: 11/23 Dated: 12/07/23
For: 10/30/23 to 11/29/23 Due: 12/28/23

<u>Account</u>	<u>Location</u>	<u>Service Address</u>	<u>Code</u>	<u>Amount</u>
152609001	Electric	Irrigation Pump	53100-4301	\$ 211.00
152609002	Electric	4220 Lindever LN Amenity Center	53100-4302	\$ 817.00
152609003	Electric	4110 41st St E IRR Pump	53100-4301	\$ 69.00
152609004	Electric	3707 Willow Walk Dr. Entry Sign	53100-4301	\$ 35.00
152609005	Electric	4541 Lindever LN Pond Aerator	53100-4301	\$ 112.00
152609006	Electric	3703 Wayfarer	53100-4301	\$ 31.00
152609007	Electric	4150 Mossy Limb Ct	53100-4301	\$ 145.00
152609008	Electric	4854 Ellenton Gillette	53100-4301	\$ 91.00
152609009	Electric	4705 Birdsong Dr	53100-4301	\$ 65.54
Summary				
001 53100-4301				\$ 759.54
001 53100-4302				\$ 817.00
Total				\$ 1,576.54



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.presco.coop



WILLOW WALK COMM DEV DIST
 RIZZETTA & COMPANY

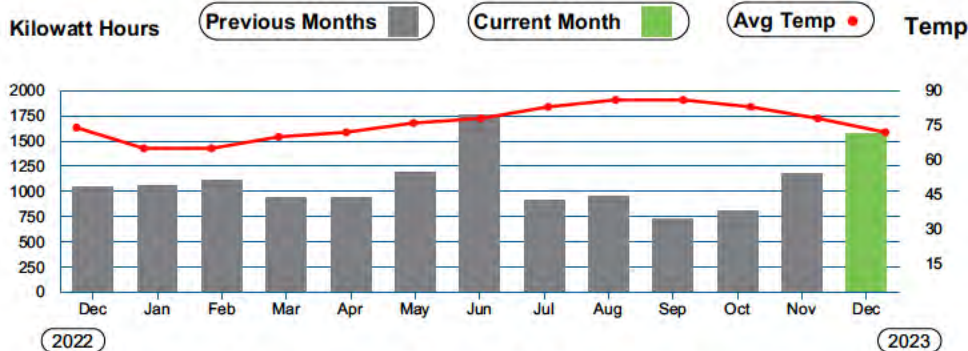
Bill Date 12/07/2023
 Account # 152609001
 Member # 152353

TOTAL
 AMOUNT DUE

\$211.00

Bank Draft is
 scheduled for
 12/28/2023

Monthly Energy Use

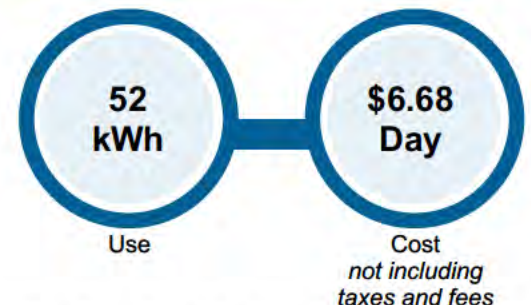


Detailed usage information is available on the SmarHub App or www.presco.coop

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 \$211.00
 is scheduled for 12/28/2023

☐ 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 2884

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



110260152609001000021100000022100120720238

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	10/30/2023	11/29/2023	56,347	57,915	1.0	1,568	5.772
Account Summary				Current Charges			
Previous Balance				Facilities Use Charge			
Payment(s) Made				Energy Charge			
Balance Forward				CPA			
Current Charges				Property Tax Recovery Fee			
Total Amount Due				Gross Receipts Tax			
				Operation Round Up			
				Total Current Charges			
				Bank Draft Amount			

**Season
of Giving**



**Celebrate the season with
your one-time donation to
Operation Round Up.**

☐ \$5.00 ☐ \$10.00 ☐ \$25.00 ☐ \$_____

Signature _____

Complete the section above and return it with your electric bill payment.
Your one-time donation will appear on your next bill.

☐ Mailing Address or Phone Number Changes

☐ Permanent ☐ Temporary (from ___/___/___ to ___/___/___)

Mailing Address _____

City _____ State _____ Zip _____

Home Phone _____ Cell Phone _____



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www.precو.coop



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By Phone
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to make a payment.



Locations
Wauchula
210 Metheny Rd
Lakewood Ranch
14505 Arbor Green Trail



Peace River Electric Cooperative, Inc.

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Customer Care 800-282-3824 8am - 5pm M-F
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Outage 800-282-3824 24/7
Website www.presco.coop



WILLOW WALK COMM DEV DIST
 RIZZETTA & COMPANY

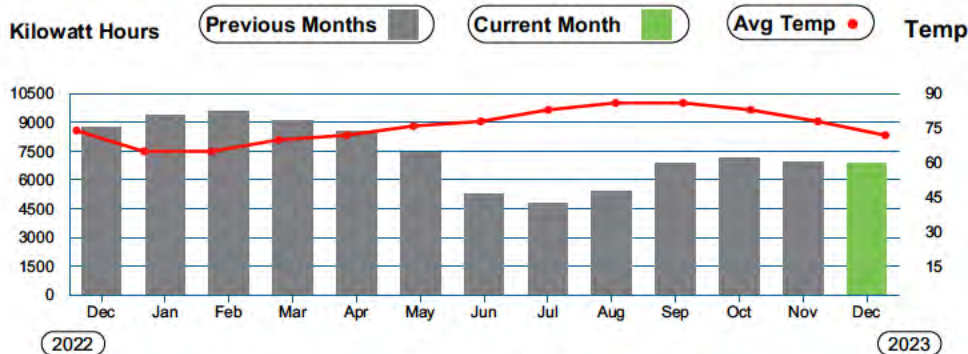
Bill Date 12/07/2023
 Account # 152609002
 Member # 152353

TOTAL
 AMOUNT DUE

\$817.00

Bank Draft is
 scheduled for
 12/28/2023

Monthly Energy Use

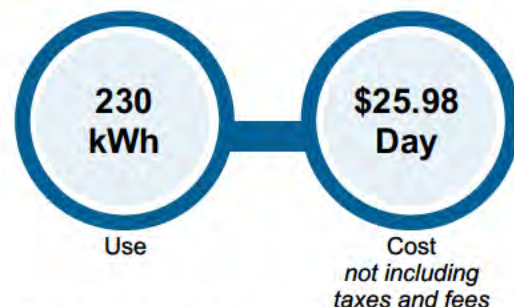


Detailed usage information is available on the SmarHub App or www.presco.coop

Monthly Energy Use Comparison



Your Average Daily Use



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Peace River Electric Cooperative, Inc.

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PO Box 1310
 210 Metheny Road
 Wauchula, Florida 33873
 800.282.3824

Account # 152609002
 Service Address 4220 LINDEVER LN

Bank Draft Amount \$817.00
 is scheduled for 12/28/2023

☐ 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 2885

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



1102601526090020000&17000000&4151120720232

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	10/30/2023	11/29/2023	803,497	810,390	1.0	6,893	11.154
Account Summary				Current Charges			
Previous Balance			\$820.00	Facilities Use Charge			GSD \$110.00
Payment(s) Made			-\$820.00	Energy Charge			6,893 kWh @ 0.083 \$572.12
Balance Forward			\$0.00	CPA			6,893 kWh @ -0.011 -\$75.82
Current Charges			\$817.00	Billed Demand			20.000 kW @ 8.660 \$173.20
Total Amount Due			\$817.00	Property Tax Recovery Fee			\$16.92
				Gross Receipts Tax			\$20.42
				Operation Round Up			\$0.16
				Total Current Charges			\$817.00
				Bank Draft Amount			
				\$817.00			



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Website www.preco.coop



WILLOW WALK COMM DEV DIST
 RIZZETTA & COMPANY

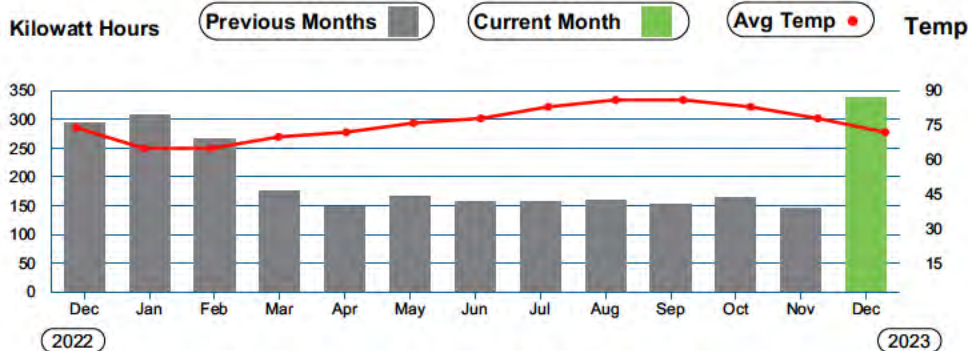
Bill Date 12/07/2023
 Account # 152609003
 Member # 152353

TOTAL
AMOUNT DUE

\$69.00

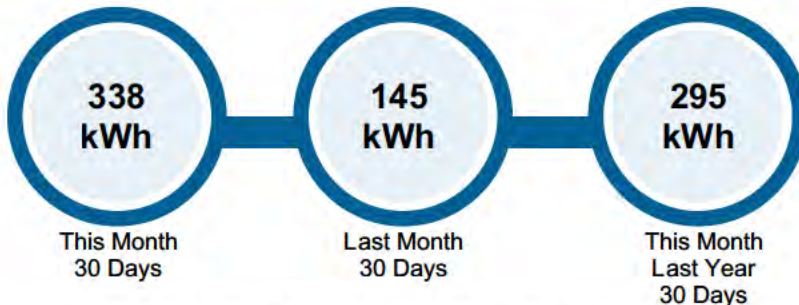
Bank Draft is
scheduled for
12/28/2023

Monthly Energy Use

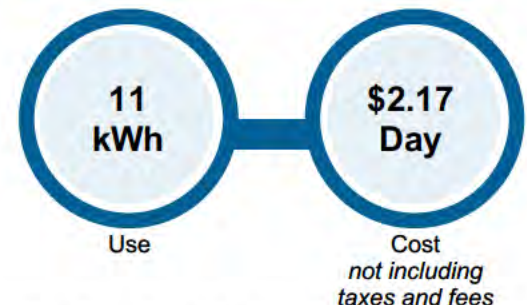


Detailed usage information is available on the SmarHub App or www.preco.coop

Monthly Energy Use Comparison



Your Average Daily Use



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Your Touchstone Energy® Cooperative

PO Box 1310
 210 Metheny Road
 Wauchula, Florida 33873
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Account # 152609003
 Service Address 4110 41ST ST E

Bank Draft Amount \$69.00
 is scheduled for 12/28/2023

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

4 2886

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



110260152609003000006900000007900120720232

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	10/30/2023	11/29/2023	19,247	19,585	1.0	338	4.818
Account Summary				Current Charges			
Previous Balance			\$47.00	Facilities Use Charge			GS-S \$28.00
Payment(s) Made			-\$47.00	Energy Charge			338 kWh @ 0.121 \$40.90
Balance Forward			\$0.00	CPA			338 kWh @ -0.011 -\$3.72
Current Charges			\$69.00	Property Tax Recovery Fee			\$1.41
Total Amount Due			\$69.00	Gross Receipts Tax			\$1.71
				Operation Round Up			\$0.70
				Total Current Charges			\$69.00
				Bank Draft Amount			
				\$69.00			

**Season
of Giving**



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Operation Round Up.**

☐ \$5.00 ☐ \$10.00 ☐ \$25.00 ☐ \$_____

Signature _____

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☐ Mailing Address or Phone Number Changes

☐ Permanent ☐ Temporary (from ___/___/___ to ___/___/___)

Mailing Address _____

City _____ State _____ Zip _____

Home Phone _____ Cell Phone _____



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Locations
Wauchula
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14505 Arbor Green Trail



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Outage 800-282-3824 24/7
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WILLOW WALK COMM DEV DIST
RIZZETTA & COMPANY

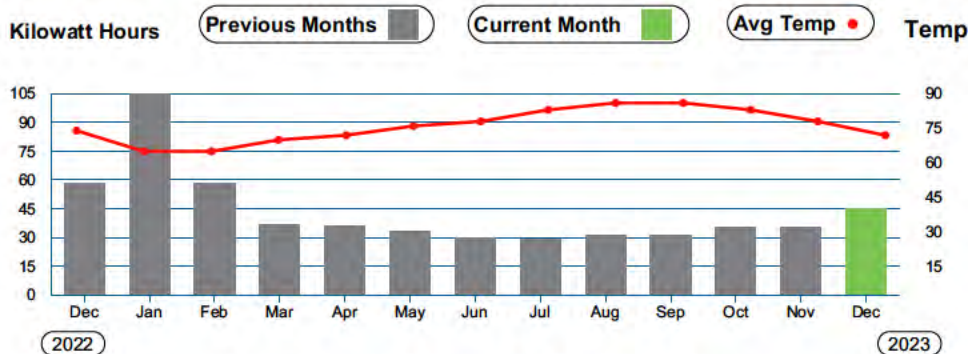
Bill Date 12/07/2023
 Account # 152609004
 Member # 152353

TOTAL
AMOUNT DUE

\$35.00

Bank Draft is
scheduled for
12/28/2023

Monthly Energy Use

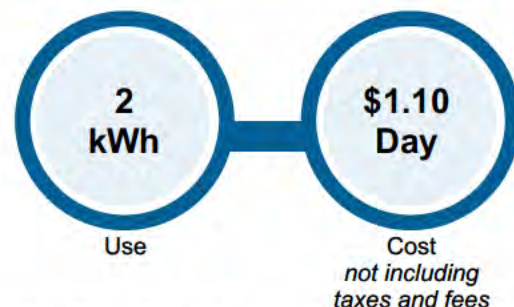


Detailed usage information is available on the SmarHub App or www.presco.coop

Monthly Energy Use Comparison



Your Average Daily Use



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Account # 152609004
 Service Address 3707 WILLOW WALK DR

Bank Draft Amount \$35.00
 is scheduled for 12/28/2023

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

4 2887

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



110260152609004000003500000004500120720231

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	10/30/2023	11/29/2023	4,867	4,912	1.0	45	0.904
Account Summary					Current Charges		
Previous Balance			\$34.00		Facilities Use Charge		
Payment(s) Made			-\$34.00		Energy Charge		
Balance Forward			\$0.00		CPA		
Current Charges			\$35.00		Property Tax Recovery Fee		
Total Amount Due			\$35.00		Gross Receipts Tax		
					Operation Round Up		
					Total Current Charges		
					GS-S		
					\$28.00		
					\$5.45		
					-0.50		
					\$0.72		
					\$0.86		
					\$0.47		
					\$35.00		
					Bank Draft Amount		
					\$35.00		



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WILLOW WALK COMM DEV DIST
 RIZZETTA & COMPANY

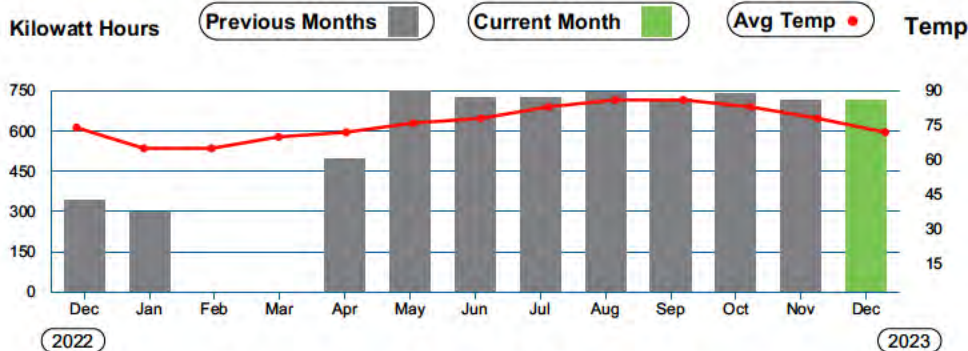
Bill Date 12/07/2023
 Account # 152609005
 Member # 152353

TOTAL
 AMOUNT DUE

\$112.00

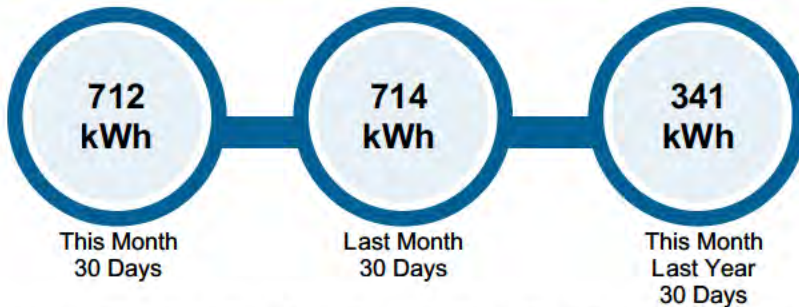
Bank Draft is
 scheduled for
 12/28/2023

Monthly Energy Use

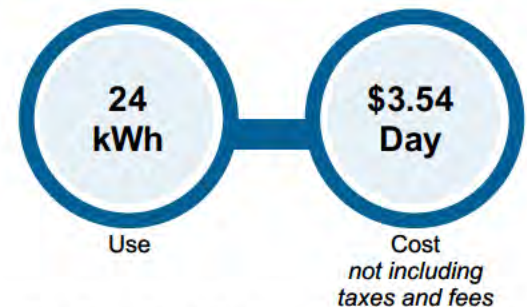


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Monthly Energy Use Comparison



Your Average Daily Use



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Account # 152609005
 Service Address 4541 LINDEVER LN

Bank Draft Amount \$112.00
 is scheduled for 12/28/2023

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 TAMPA FL 33614-8390

4 2888

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



110260152609005000011200000012200120720232

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	10/30/2023	11/29/2023	35,070	35,782	1.0	712	1.008
Account Summary				Current Charges			
Previous Balance				Facilities Use Charge			
Payment(s) Made				Energy Charge			
Balance Forward				CPA			
Current Charges				Property Tax Recovery Fee			
Total Amount Due				Gross Receipts Tax			
				Operation Round Up			
				Total Current Charges			
				Bank Draft Amount			

**Season
of Giving**



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Operation Round Up.**

☐ \$5.00 ☐ \$10.00 ☐ \$25.00 ☐ \$_____

Signature _____

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☐ Mailing Address or Phone Number Changes

☐ Permanent ☐ Temporary (from ___/___/___ to ___/___/___)

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Home Phone _____ Cell Phone _____



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



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 RIZZETTA & COMPANY

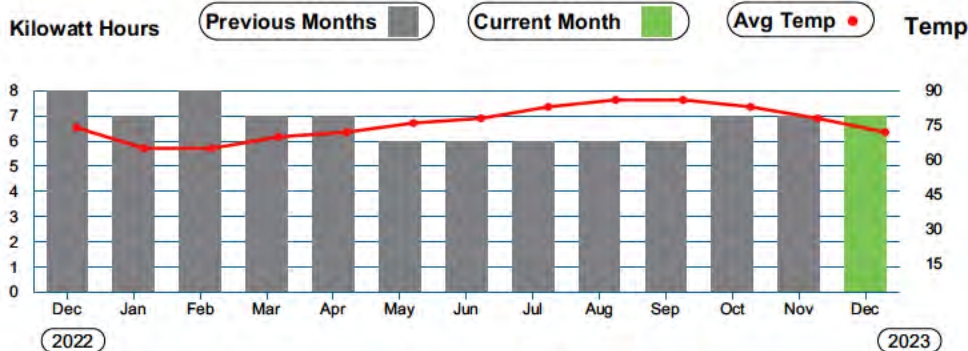
Bill Date 12/07/2023
 Account # 152609006
 Member # 152353

TOTAL
 AMOUNT DUE

\$31.00

Bank Draft is
 scheduled for
 12/28/2023

Monthly Energy Use

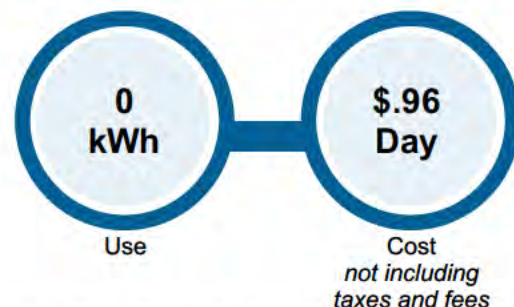


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Monthly Energy Use Comparison



Your Average Daily Use



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Peace River Electric Cooperative, Inc.

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 Wauchula, Florida 33873
 800.282.3824

Account # 152609006
 Service Address 3703 WAYFARER WAY

Bank Draft Amount \$31.00
 is scheduled for 12/28/2023

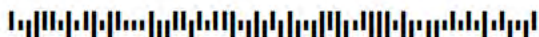
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 TAMPA FL 33614-8390

4 2889

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



110260152609006000003100000004100120720237

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	10/30/2023	11/29/2023	886	893	1.0	7	0.018
Account Summary				Current Charges			
Previous Balance				\$31.00			
Payment(s) Made				-\$31.00			
Balance Forward				\$0.00			
Current Charges				\$31.00			
Total Amount Due				\$31.00			
				GS-S			
				Facilities Use Charge			
				\$28.00			
				Energy Charge			
				7 kWh @ 0.121			
				\$0.85			
				CPA			
				7 kWh @ -0.011			
				-\$0.08			
				Property Tax Recovery Fee			
				\$0.62			
				Gross Receipts Tax			
				\$0.75			
				Operation Round Up			
				\$0.86			
				Total Current Charges			
				\$31.00			
				Bank Draft Amount			
				\$31.00			

**Season
of Giving**



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☐ \$5.00 ☐ \$10.00 ☐ \$25.00 ☐ \$_____

Signature _____

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☐ Permanent ☐ Temporary (from ___/___/___ to ___/___/___)

Mailing Address _____

City _____ State _____ Zip _____

Home Phone _____ Cell Phone _____



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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
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WILLOW WALK COMM DEV DIST
 RIZZETTA & COMPANY

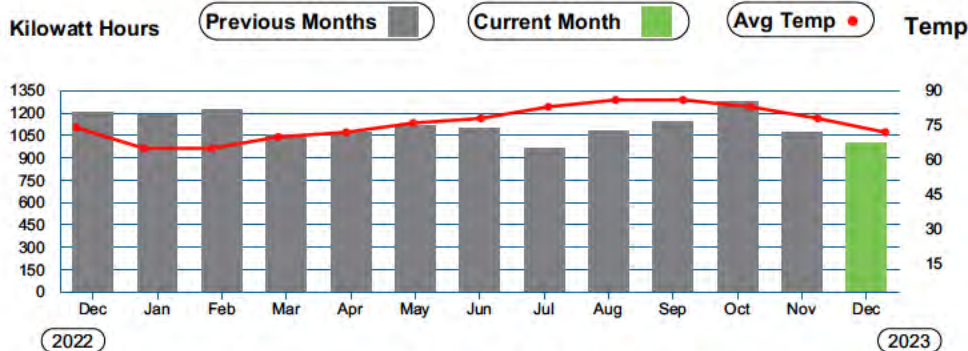
Bill Date 12/07/2023
 Account # 152609007
 Member # 152353

TOTAL
AMOUNT DUE

\$145.00

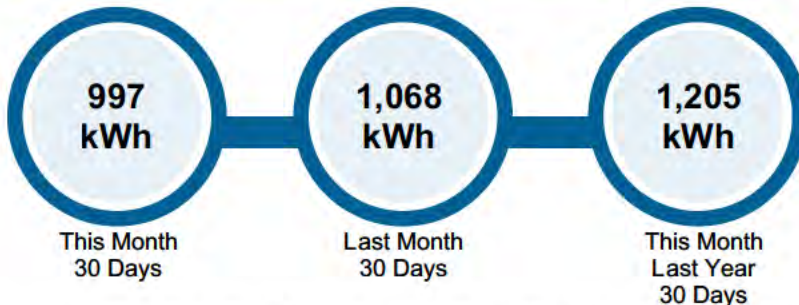
Bank Draft is
scheduled for
12/28/2023

Monthly Energy Use

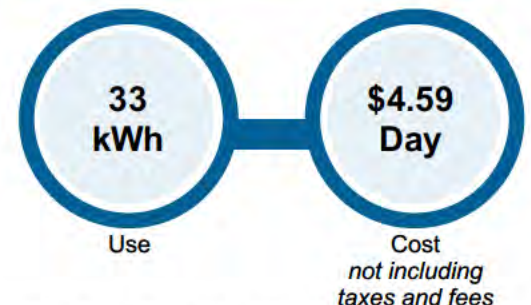


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Monthly Energy Use Comparison



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
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Account # 152609007
 Service Address 4150 MOSSY LIMB CT

Bank Draft Amount \$145.00
 is scheduled for 12/28/2023

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WILLOW WALK COMM DEV DIST
 RIZZETTA & COMPANY
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4 2890

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



110260152609007000014500000015500120720230

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	10/30/2023	11/29/2023	41,496	42,493	1.0	997	5.768
Account Summary					Current Charges		
Previous Balance			\$153.00	Facilities Use Charge		GS-S \$28.00	
Payment(s) Made			-\$153.00	Energy Charge		997 kWh @ 0.121	\$120.64
Balance Forward			\$0.00	CPA		997 kWh @ -0.011	-\$10.97
Current Charges			\$145.00	Property Tax Recovery Fee		\$2.99	
Total Amount Due			\$145.00	Gross Receipts Tax		\$3.61	
				Operation Round Up		\$0.73	
				Total Current Charges		\$145.00	
					Bank Draft Amount		
					\$145.00		



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WILLOW WALK COMM DEV DIST
 RIZZETTA & COMPANY

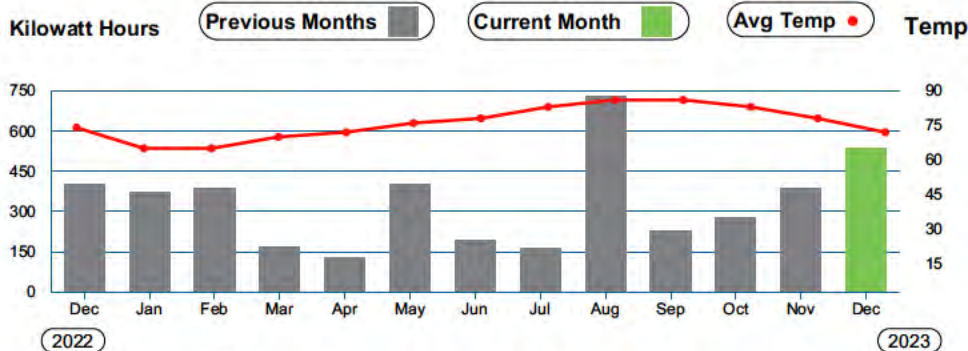
Bill Date 12/07/2023
 Account # 152609008
 Member # 152353

TOTAL
 AMOUNT DUE

\$91.00

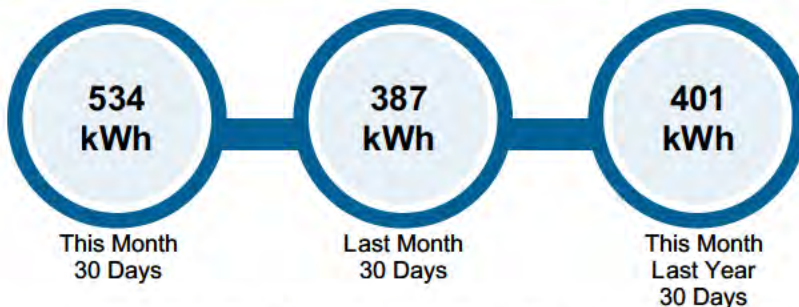
Bank Draft is
 scheduled for
 12/28/2023

Monthly Energy Use

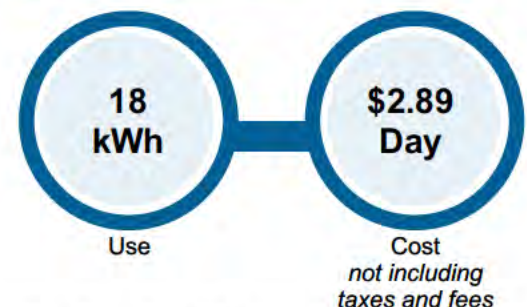


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Monthly Energy Use Comparison



Your Average Daily Use



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Peace River Electric Cooperative, Inc.

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 Wauchula, Florida 33873
 800.282.3824

Account # 152609008
 Service Address 4854 ELLENTON GILLETTE RD

Bank Draft Amount \$91.00
 is scheduled for 12/28/2023

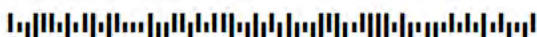
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 TAMPA FL 33614-8390

4 2891

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



110260152609008000009100000010100120720238

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	10/30/2023	11/29/2023	19,294	19,828	1.0	534	7.486
Account Summary					Current Charges		
Previous Balance			\$74.00				GS-S \$28.00
Payment(s) Made			-\$74.00				
Balance Forward			\$0.00				
Current Charges			\$91.00				
Total Amount Due			\$91.00				
					CPA 534 kWh @ -0.011 -\$5.87		
					Property Tax Recovery Fee \$1.88		
					Gross Receipts Tax \$2.27		
					Operation Round Up \$0.11		
					Total Current Charges \$91.00		
					Bank Draft Amount \$91.00		



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



WILLOW WALK COMM DEV DIST
 RIZZETTA & COMPANY

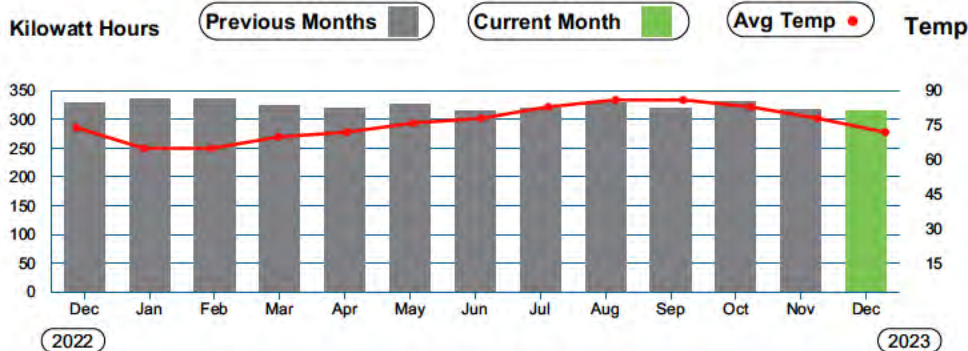
Bill Date 12/07/2023
 Account # 152609009
 Member # 152353

TOTAL
 AMOUNT DUE

\$65.54

Bank Draft is
 scheduled for
 12/28/2023

Monthly Energy Use

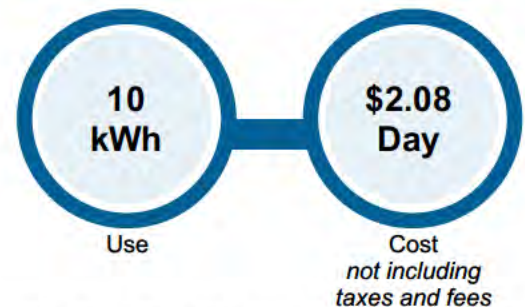


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Monthly Energy Use Comparison



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 # 152609009
 Service Address 4705 BIRDSONG DR

Bank Draft Amount \$65.54
 is scheduled for 12/28/2023

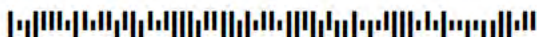
☐ Check here to indicate address or phone # change on back.



2467 1 MB 0.561
 WILLOW WALK COMM DEV DIST
 RIZZETTA & COMPANY
 3434 COLWELL AVE STE 200
 TAMPA FL 33614-8390

5 2467
 C-10

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



110260152609009000006554000007554120720236

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	10/30/2023	11/29/2023	5,629	5,943	1.0	314	0.448
Account Summary				Current Charges			
Previous Balance			\$66.00	Facilities Use Charge			\$28.00
Payment(s) Made			<u>-\$66.00</u>	Energy Charge			\$37.99
Balance Forward			\$0.00	CPA			-\$3.45
Current Charges			<u>\$65.54</u>	Property Tax Recovery Fee			\$1.36
Total Amount Due			\$65.54	Gross Receipts Tax			<u>\$1.64</u>
				Total Current Charges			\$65.54
				Bank Draft Amount			\$65.54

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

Invoice

Date	Invoice #
12/1/2023	INV0000085700

Bill To:

Willow Walk CDD
 3434 Colwell Avenue
 Suite 200
 Tampa FL 33614

Services for the month of	Terms	Client Number
December	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
Landscape Consulting Services - Oct & Nov Adj.	2.00	\$100.00	\$200.00
Subtotal			\$5,701.26
Total			\$5,701.26



13745 N. Nebraska Ave.
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 #
	12/01/2023	17644	12/31/2023	VID0643

[illegible]



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

Page: 1

Invoice Number: PSI029931
Invoice Date: 12/1/2023

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
Ship Date 12/1/2023
Due Date 12/31/2023
Terms Net 30

Customer ID 4952
P.O. Number
P.O. Date 12/1/2023
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	1,716.00	1,716.00
December Billing					
12/1/2023 - 12/31/2023					
Willow Walk Cdd-Lake-All					

Amount Subject to Sales Tax 0.00
Amount Exempt from Sales Tax 1,716.00

Subtotal: 1,716.00
Invoice Discount: 0.00
Total Sales Tax: 0.00
Payment Amount: 0.00
Total: 1,716.00



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

Page: 1

Invoice Number: PSI031594
Invoice Date: 12/1/2023

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
Ship Date 12/1/2023
Due Date 12/31/2023
Terms Net 30

Customer ID 4952
P.O. Number
P.O. Date 12/1/2023
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	1,277.54	1,277.54
December Billing					
12/1/2023 - 12/31/2023					
Willow Walk Cdd-Mt-Lake-All					

Amount Subject to Sales Tax 0.00
Amount Exempt from Sales Tax 1,277.54

Subtotal: 1,277.54
Invoice Discount: 0.00
Total Sales Tax 0.00
Payment Amount: 0.00
Total: 1,277.54

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 5925
DATE 12/15/2023
TERMS Net 15
DUE DATE 12/30/2023

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

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: 53598
Invoice Date: Oct 31, 2023
Page: 1Voice: 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 October

Customer ID	Customer PO	Payment Terms	
WILLOW WALK CDD		Net 45 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	N/A		12/15/23

Quantity	Item	Description	Unit Price	Amount
		Phase 2 Entrance along Ellenton Gillette:		1.00
2.00	spray - 6"	Spray Head - 6"	9.75	19.50
1.00	nozzle	Nozzle	1.46	1.46
1.00	nipple - 1/2"	Nipple - 1/2"	0.14	0.14
1.00	coup-1"	Coupling - 1"	1.02	1.02
1.00	bush1x1/2	Bushing 1" X 1/2"	1.30	1.30
1.00	coup-1/2	Coupling - 1/2"	0.49	0.49
1.00	tube-flex	Flex Tubing LF	1.75	1.75
4.00	coup-90-1/2	Coupling - 90 - 1/2"	0.64	2.56
60.00	coup-1"	Coupling - 1"	1.02	61.20
7.00	coup-1/2	Coupling - 1/2"	0.49	3.43
17.00	tube-flex	Flex Tubing LF	1.75	29.75
2.00	spray - 6"	Spray Head - 6"	9.75	19.50
1.00	pipe-pvc3/4	Pipe - PVC 3/4" LF	0.75	0.75
1.00	coup-1/2	Coupling - 1/2"	0.49	0.49
30.00	coup drip	Coupling - Drip	0.52	15.60
1.00	spray - 6"	Spray Head - 6"	9.75	9.75
10.00	coup drip	Coupling - Drip	0.52	5.20
31.25	Labor- Recurring	Labor Recurring Customer	50.00	1,562.50
Subtotal				1,737.39
Sales Tax				
Total Invoice Amount				1,737.39
Payment/Credit Applied				
TOTAL				1,737.39

Check/Credit Memo No:

**SUN STATE LANDSCAPE
MANAGEMENT, INC.**

8920 ERIE LANE
PARRISH, FL 34219

INVOICE

Invoice Number: 53634
Invoice Date: Nov 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		12/16/23

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				
TOTAL				Continued

Check/Credit Memo No:

**SUN STATE LANDSCAPE
MANAGEMENT, INC.**

8920 ERIE LANE
PARRISH, FL 34219

INVOICE

Invoice Number: 53634
Invoice Date: Nov 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		12/16/23

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				
TOTAL				16,208.68

Check/Credit Memo No:

**SUN STATE LANDSCAPE
MANAGEMENT, INC.**

8920 ERIE LANE
PARRISH, FL 34219

INVOICE

Invoice Number: 53999
Invoice Date: Nov 14, 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
Amenity Center & Common Area
Phase 1

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		12/29/23

Quantity	Item	Description	Unit Price	Amount
150.00	LANDSC	Install coco brown mulch over existing mulch (This is for Clubhouse and South Wall)	38.50	5,775.00
110.00	LANDSC	Install coco brown mulch over existing mulch (This is the East Wall next to Silverstone)	38.50	4,235.00
Subtotal				10,010.00
Sales Tax				
Total Invoice Amount				10,010.00
Payment/Credit Applied				
TOTAL				10,010.00

Check/Credit Memo No:

**SUN STATE LANDSCAPE
MANAGEMENT, INC.**

8920 ERIE LANE
PARRISH, FL 34219

INVOICE

Invoice Number: 54269
Invoice Date: Nov 30, 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 CDD
Irrigation Repairs Done In November

Customer ID	Customer PO	Payment Terms	
WILLOW WALK CDD		Net 45 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	N/A		1/14/24

Quantity	Item	Description	Unit Price	Amount
		Entrance Phase 1 :		
1.00	solenoid- latching	Solenoid	34.38	34.38
2.00	wire nuts	Wire nuts	0.49	0.98
4.00	Connector	Connector - DBR Connector	2.32	9.28
1.00	adapt - male 1/2	Adapter - Male 1/2"	0.58	0.58
		Ph. 1 Clock:		
		Zone #7		
1.00	rotor	Rotor Head	26.99	26.99
1.00	solenoid - latching	Solenoid - Rainbird Latching	47.26	47.26
		Zone #13		
2.00	rotor	Rotor Head	26.99	53.98
1.00	solenoid - latching	Solenoid - Rainbird Latching	47.26	47.26
		Zone #15		
10.00	coup-1 "	Coupling - 1"	1.02	10.20
		Zone #16		
7.00	coup-1 "	Coupling - 1"	1.02	7.14
		Experimental Farm Timer		
		Zone #4		
11.00	coup-1 "	Coupling - 1"	1.02	11.22
		Zone #5		
4.00	spray - 6"	Spray Head - 6"	9.75	39.00
Subtotal				Continued
Sales Tax				Continued
Total Invoice Amount				Continued
Payment/Credit Applied				
TOTAL				Continued

Check/Credit Memo No:

**SUN STATE LANDSCAPE
MANAGEMENT, INC.**

8920 ERIE LANE
PARRISH, FL 34219

INVOICE

Invoice Number: 54269
Invoice Date: Nov 30, 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 CDD
Irrigation Repairs Done In November

Customer ID	Customer PO	Payment Terms	
WILLOW WALK CDD		Net 45 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	N/A		1/14/24

Quantity	Item	Description	Unit Price	Amount
3.00	spray - 6"	Zone #8 Spray Head - 6" Phase 2 - Gated Section Timer	9.75	29.25
10.00	coup-1"	Zone #1 Coupling - 1"	1.02	10.20
7.00	coup-1"	Zone #4 Coupling - 1"	1.02	7.14
8.00	coup-1"	Zone #17 Coupling - 1"	1.02	8.16
4.00	coup-1"	Zone #21 Coupling - 1"	1.02	4.08
2.00	rotor	Zone #24 Rotor Head	26.99	53.98
2.00	spray - 6"	Zone #28 Spray Head - 6" Amenity Center Clock:	9.75	19.50
2.00	rotor	Zone#2 Rotor Head	26.99	53.98
1.00	rotor	Zone #5 Rotor Head	26.99	26.99
4.00	coup-1"	Coupling - 1"	1.02	4.08
Subtotal				Continued
Sales Tax				Continued
Total Invoice Amount				Continued
Payment/Credit Applied				
TOTAL				Continued

Check/Credit Memo No:

**SUN STATE LANDSCAPE
MANAGEMENT, INC.**

8920 ERIE LANE
PARRISH, FL 34219

INVOICE

Invoice Number: 54269
Invoice Date: Nov 30, 2023
Page: 3

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 CDD
Irrigation Repairs Done In November

Customer ID	Customer PO	Payment Terms	
WILLOW WALK CDD		Net 45 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	N/A		1/14/24

Quantity	Item	Description	Unit Price	Amount
		Zone #7		
1.00	rotor	Rotor Head	26.99	26.99
1.00	tee - 1"	Tee - 1"	1.72	1.72
1.00	coup-1"	Coupling - 1"	1.02	1.02
		Zone #16		
2.00	rotor	Rotor Head	26.99	53.98
		Zone #17		
1.00	rotor	Rotor Head	26.99	26.99
		Zone #19		
11.00	coup-1"	Coupling - 1"	1.02	11.22
35.75	Labor- Recurring	Labor Recurring Customer	50.00	1,787.50
Subtotal				2,415.05
Sales Tax				
Total Invoice Amount				2,415.05
Payment/Credit Applied				
TOTAL				2,415.05

Check/Credit Memo No:

Suncoast Pool Service

P.O. Box 224
Elfers, FL 34680

Invoice

Date	Invoice #
11/27/2023	9916

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

P.O. No.	Terms	Project
Dec 2023	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.		Total	\$1,593.00

Phone #
(727) 271-1395

Tab 11

RESOLUTION 2024-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF WILLOW WALK COMMUNITY DEVELOPMENT DISTRICT REDESIGNATING THE OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the Board of Supervisors of the District desires to designate the Officers of the District.

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

Section 1. _____ is appointed Chairman.

Section 2. _____ is appointed Vice Chairman.

Section 3. _____ is appointed Assistant Secretary.
_____ is appointed Assistant Secretary.
_____ is appointed Assistant Secretary.
_____ is appointed Assistant Secretary.
_____ is appointed Assistant Secretary.
Shawn Wildermuth is appointed Assistant Treasurer.
Scott Brizendine is appointed Treasurer.

Section 4. This Resolution shall become effective immediately upon its adoption. **PASSED AND ADOPTED THIS 5 DAY OF FEBRUARY 2024.**

**WILLOW WALK COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRMAN/VICE CHAIRMAN

ATTEST:

SECRETARY/ASST. SECRETARY

Tab 12

From: Bill Warrell <billwarrell@gmail.com>

Sent: Tuesday, December 19, 2023 12:51 PM

To: Christina Newsome <CNewsome@rizzetta.com>

Subject: [EXTERNAL]Willow Walk HOA/CDD Request: Signage

NOTICE: This email originated from outside of the organization.

Do not click links or open attachments unless you recognize the sender and know the content is safe. Please use the Phish Alert! button to report suspicious messages.

Hi Christina,

As you may be aware, the Willow Walk HOA recently held an election and a new Board is in place.

One of the ongoing concerns in the neighborhood is the posting of HOA meetings and other community events in a central location. Historically those notices have been made using yard signs or by taping notice to the mailboxes which does not look aesthetically pleasing.

The Board is looking at establishing a message center like the one below and would like the CDD to consider allowing its installation close to the mailboxes which are centrally located in the community.

Would you be able to pass this request along for consideration?

Thank you,

Message Center Sign with Posts - Brown



[More Images](#)

Post instructions, directories or maps at parks or on camp trails.

- Shatterproof, clear plastic windows with lock.
- Thick 1/4" corkboard.
- Recycled plastic frame and post are weather and graffiti resistant.
- [Push Pins](#) available.

Bill Warrell

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