Community Development District

Adopted Budget FY 2025/2026



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Community Development District Adopted Budget

General Fund

	Adopted Budget		Ac	tuals Thru	Projected Next		t Projected Thru		,	Adopted Budget
Description		FY2025		6/30/25	3	3 Months		9/30/25		FY2026
REVENUES:										
Special Assessments - On Roll Developer Contribution Interlocal-Governmental Revenue** Clubhouse Revenue	\$	586,594 113,241 -	\$	237,255 44,423 250	\$	115,965 26,762	\$	353,220 71,184 250	\$	825,696 139,053
TOTAL REVENUES	\$	699,834	\$	281,928	\$	142,727	\$	424,654	\$	964,749
EXPENDITURES:										
Administrative Engineering Attorney Annual Audit Assessment Administration Arbitrage Rebate Dissemination Agent Trustee Fees Management Fees Property Appraiser Information Technology Website Maintenance Postage & Delivery Insurance General Liability Printing & Binding Legal Advertising Other Current Charges Office Supplies Dues, Licenses & Subscriptions Fist Quarter Operating Capital	\$	20,000 20,000 4,900 2,500 - 2,500 - 36,000 150 1,000 2,000 800 5,000 15,000 1,000 100 175	\$	6,234 43,620 - - - - 16,742 - 465 930 3 - 10 12,509 73 - 175	\$	13,766 12,000 4,900 - - - 12,000 - 333 667 5 - 40 2,000 280 25 175	\$	20,000 55,620 4,900 - - - 28,742 - 798 1,597 8 - 50 14,509 353 25 350 -	\$	20,000 40,000 4,900 2,500 550 2,500 4,000 36,000 150 1,000 2,000 800 8,879 500 5,000 1,000 100 175 253,160
TOTAL ADMINISTRATIVE	\$	111,625	\$	80,760	\$	46,191	\$	126,952	\$	383,214
Operations & Maintenance Field Expenditures										
Field Management Irriagion Maintenance Landscape Maintenance Mulch Pest Control Lake Maintenance Wetlands/Preserves Pressure Washing Contingency	\$	13,000 4,800 110,000 40,000 1,000 22,200 5,000 5,000 10,000	\$	4,406 281 63,257 625 410 5,340 - 325	\$	3,304 750 12,085 - 195 4,005 - 4,675	\$	7,710 1,031 75,342 625 605 9,345 - 5,000	\$	13,212 4,800 176,340 45,000 1,000 16,020 5,000 5,000 10,000
TOTAL FIELD EXPENDITURES	\$	211,000	\$	74,644	\$	25,014	\$	99,658	\$	276,372

Community Development District Adopted Budget

General Fund

		Adopted Budget	Ac	tuals Thru	Pro	Projected Next Projected Thru		Adopted Budget	
Description		FY2025		6/30/25	3	3 Months	(9/30/25	FY2026
Amenity *									
Management Fees	\$	82,211	\$	27,404	\$	20,553	\$	47,956	\$ 82,200
Access Control		2,867		344		258		602	2,867
Alarm Monitoring		1,638		-		410		410	1,020
Pool Monitoring		1,000		-		250		250	1,020
Utility - Electric		27,847		8,556		6,000		14,556	22,800
Utility - Water & Sewer		20,066		5,575		2,400		7,975	7,200
Cable/Internet Services		3,686		751		556		1,307	2,220
Telephone		3,522		-		-		=	-
Property Insurance		19,636		-		-		-	14,861
Landscape Maintenance		26,823		5,220		3,915		9,135	15,660
Landscape Replacement		4,095		-		_		_	4,095
Pest Control		819		-		390		390	780
Pool & Spa Maintenance		34,399		8,000		6,000		14,000	24,000
Repairs and Maintenance		10,000		-		5,000		5,000	29,485
Janitorial Maintenance		45,000		9,500		7,050		16,550	28,200
Janitorial Supplies		2,252		-,		563		563	2,252
Office Equipment Maintenance		2,662		_		666		666	2,662
Office Supplies/Clubhouse Supplies		4,000		123		1,000		1,123	4,000
Air Conditioning Maintenance		2,300		123		500		500	2,300
Fitness Equipment Lease		16,411		_		-		-	_,,,,,,
Fitness Equipment Maintenance		6,150		_		1,538		1,538	5,324
Window Cleaning/Pressure Cleaning		5,325				5,325		5,325	5,325
Porter Service		4,400				1,100		1,100	4,400
Trash Collection		800		-		200		200	800
Special Events		10,000		-		10,000		10,000	18,682
Holiday Lighting		17,300		_		13,010		13,010	13,010
Contingency		10,000		-		13,010		13,010	13,010
		10,000		45 000		_		4E 000	-
Capital Outlay		12.000		45,890		-		45,890	10.000
Capital Reserve		12,000		-		-		-	10,000
TOTAL AMENITY*	\$	377,209	\$	111,363	\$	86,682	\$	198,045	\$ 305,163
TOTAL EXPENDITURES	\$	699,834	\$	266,767	\$	157,888	\$	424,654	\$ 964,749
EXCESS REVENUES (EXPENDITURES		-	\$	15,161	\$	(15,161)	\$	-	\$
*Amenity as transferred in February from W ** Interlocal-Governmental Expense will be			roh 1	025					
microcar-governmental expense will be	brot	acu nom wa	icil Z	043.				Develope	
						N	et A	ssessments	\$ 825,696

Developer	Co	ntribution
Net Assessments	\$	825,696
Collection Fees & Discounts (6%)		52,704
Gross Assessments	\$	878,400
No. of Units		976
Per Unit Assessments (Net)	\$	846.00
Per Unit Assessments (Gross/tax bill))	\$	900.00

Community Development District Exhibit A - Shared costs

Attorney	Description Special Assessments - On Roll Special Assessments - Direct Developer Contribution Interlocal-Governmental Revenue Carry Forward Surplus	l F	dopted Budget Y 2025 23.91% - -	low Creek II CDD - - - 71,184	F	dopted Budget Y 2026 3.91%	llow Creek II CDD - - - 139,053		Estimated Budget t Buildout 274,104 - 765,175
Supervisor Fees	TOTAL REVENUES	\$	-	\$ 71,184	\$	-	\$ 139,053	\$	1,039,279
Operations & Maintenance Field Expenditures \$ 1,843 \$ 7,707 \$ 3,159 \$ 13,212 \$ 27,682 Utilities - Electric	Supervisor Fees FICA Taxes Engineering Attorney Annual Audit Assessment Administration Arbitrage Rebate Dissemination Agent Trustee Fees Management Fees Property Appraiser Information Technology Website Maintenance Postage & Delivery Insurance General Liability Printing & Binding Legal Advertising Other Current Charges Office Supplies Dues, Licenses & Subscriptions						-		10,000 30,000 4,900 2,000 550 2,675 5,000 38,934 150 1,000 1,605 1,200 7,575 500 1,000 1,220 100 175
Field Expenditures \$ 1,843 \$ 7,707 \$ 3,159 \$ 13,212 \$ 27,682 Utilities - Electric	TOTAL ADMINISTRATIVE	\$	-		\$	-	\$ -	\$	108,584
THEAL RIGHT EXPENDITIONS IN 12 22 00 LEVEL IN ACCUSED IN THE ACCUSED	Field Expenditures Field Management Utilities - Electric Utilities - Streetlights Utilities - Water & Sewer Irriagion Maintenance Landscape Maintenance Mulch Pest Control Lake Maintenance Wetlands/Preserves Pressure Washing	\$	246 18,015 149 145 2,235	\$ 1,031 75,342 625 605 9,345	\$	1,148 42,165 10,760 239 3,831 1,196 1,196	4,800 176,340 45,000 1,000 16,020 5,000 5,000	\$	27,682 4,800 80,000 1,200 4,800 180,000 - 1,000 22,000 30,000 105,000

Community Development District Exhibit A - Shared costs

Description	1	dopted Budget	Willow Cree	k]	Adopted Budget	Willow C	reek		stimated Budget
	ŀ	Y 2025	II CDD		ŀ	Y 2026	II CDI	D	at	Buildout
Amenity	2	23.91%			2	23.91%				
Management Fees	\$	11,467	\$ 47.956	,	\$	19.655	\$ 82.	200	\$	100,000
Access Control	Ψ	144	602		Ψ	686	,	867	Ψ	2,867
Alarm Monitoring		98	410			244		020		1,638
Pool Monitoring		60	250			244		020		12,831
Utility - Electric		3,481	14,550			5,452		800		27,847
Utility - Water & Sewer		1,907	7,97			1,722		200		20,066
Cable/Internet Services		313	1,30			531		220		3,686
Telephone		-	1,50	-		-				3,522
Property Insurance		_		-		3,553	14.	861		19,636
Landscape Maintenance		2,184	9,13	5		3,745		660		26,823
Landscape Replacement		-,101	,,,	_		979		095		4,095
Pest Control		93	390)		187	,	780		819
Pool & Spa Maintenance		3,348	14,000)		5,739	24,	000		34,399
Repairs and Maintenance		1,196	5,000			7,050		485		29,485
Janitorial Maintenance		3,957	16,550)		6,743	28,	200		50,000
Janitorial Supplies		135	563			538		252		2,252
Office Equipment Maintenance		159	666	5		637	2,	662		2,662
Office Supplies/Clubhouse Supplies		268	1,123	3		956	4,	000		6,962
Air Conditioning Maintenance		120	500)		550	2,	300		2,293
Fitness Equipment Lease		-		-		-		-		6,143
Fitness Equipment Maintenance		368	1,538	3		1,273	5,	324		5,324
Window Cleaning/Pressure Cleaning		1,273	5,32			1,273	5,	325		4,423
Porter Service		263	1,100)		1,052	4,	400		819
Trash Collection		48	200)		191		800		12,285
Special Events		2,391	10,000)		4,467	18,	682		18,682
Holiday Lighting		3,111	13,010)		3,111	13,	010		40,000
Contingency		-		-		-		-		12,655
Capital Outlay		10,973	45,890)		2,391	10,	000		12,000
Capital Reserve		-		•		-		-		-
TOTAL AMENITY	\$	47,355	\$ 198,045	3	\$	72,969	\$ 305,	163	\$	464,214
TOTAL EXPENDITURES	\$	71,184	\$ 297,700		\$	139,053	\$ 581,	535	\$ 1	1,039,279

Community Development District

Budget Narrative

FY 2025/2026

REVENUES

Developer Contribution

The District entered into a funding agreement with the developer to fund all general operating expenditures for the Fiscal Year

Interlocal-Governmental Revenue

Interlocal & Cost Share Agreement with Willow Creek CDD to reimburse for Field and Amenity expeditures 23.91%.

Expenditures - Administrative

Engineering

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

Attorney

The District's Attorney, will be providing general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees from the previous year engagement plus anticipated increase.

Dissemination Agent

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

Trustee Fees

The District bonds will be held and administered by a Trustee. This represents the trustee annual fee.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-North Florida, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

Property Appraiser

The Brevard County Board of Commissioners provides the District with a listing of the legal description of each property parcel within the District boundaries, and the names and addresses of the owners of such property. The District reimburses the Board of Commissioners for necessary administrative costs incurred to provide this service. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The budget for Board of Commissioners costs was based on a unit price per parcel.

Information Technology

The District processes all of its financial activities, i.e. accounts payable, financial statements, etc. on a main frame computer leased by GMS-NF, LLC.

Website Maintenance

Per Chapter 2014-22, Laws of Florida, all Districts must have a website to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by GMS-NF, LLC and updated monthly.

Postage and Delivery

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

Community Development District

Budget Narrative

FY 2025/2026

Expenditures - Administrative (continued)

Insurance General Liability

The District's General Liability & Public Officials Liability Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based upon similar Community Development Districts.

Printing and Binding

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

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of

Other Current Charges

This includes monthly bank charges and any other miscellaneous expenses that incur during the year.

Office Supplies

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

Due, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Commerce for \$175.

First Quarter Operating Captial

To pay invoices for the 1st quarter of the Fisca Year.

Expenditures - Field

Field Management

The District has contract GMS-NF, LLC, to manage and operate the district.

Description	Vendor	monthly	Total
Field operations	GMSNF, LLC	\$1,101	\$13,212

Irrigation Maintenance

Cost to maintain the irrigation system throughout the district.

Landscape Maintenance

The district has contract with Robert's Lawn Service for a monthly fee of \$16,000.

Description	Vendor	monthly	Total
Lawn Maintenance service (38)	Robert's Lawn	\$11,695	\$140,340
Monthly irrigation checks	Robert's Lawn	900	10,800
Mulch (2)	Robert's Lawn	1,500	18,000
Annual Flowers (3)	Robert's Lawn	150	1,800
Entrance Turf and Shrub fertilizer (4)	Robert's Lawn	450	5,400
Total		\$14,695	\$176,340

Mulch

The district has contract with Weber Landscaping to maintain the mulch through out the district.

Pest Control

Cost for pest control throughout the district's common area.

Lake Maintenance

The district has a proposal with Solitude Lake Management for maintenance of algae, border grass and invasive exotic plant control for 2 lakes.

Description	Vendor	monthly	Total
Lake Management	Solitude Lake Mgmt.	\$1,335	\$16,020

Wetlands/Preserves

Cost for wetlands/preserves maintenance.

Community Development District

Budget Narrative

FY 2025/2026

17	100		2.0
EXH	nditure	s – Am	enity
LADE	iiditai C	, ,,,,,,	CHILLY

Pressure Washing

Cost to pressure wash district's common area infrastructure.

Contingency

Any other miscellaneous expenses that are incurred during the year.

Management Fees

The District contracted CALM II to manage the Amenity for 32 hours per week.

Description	Vendor	monthly	Total
Amenity Mgmt.	CALM II	\$6,850	\$82,200

Access Control

The District contracted with Strada Security to monitor the Amenity.

Description	Vendor	monthly	Total
Security System Montoring at Amenity Center	Strada Security	\$86	\$1,032
Contingency	Strada Security		\$1,835
	Total	\$86	\$2.867

Alarm Monitoring

Cost for fire alarm monitoring.

Utilities - Electric

FPL electric meters for the Clubhouse and pool.

Location	Vendor	monthly	Total
1756 Pecorino Ct Clubhouse	FPL	\$600	\$7,200
1756 Pecorino CT Pool	FPL	\$1,300	\$15,600
	Total	\$1,900	\$22,800

Utilities - Water and Sewer

Cost for water and sewer at the Clubhouse.

Location	Vendor	monthly	Total
1756 Pecorino Ct	City of Titusville	\$600	\$7.200

Cable/Internet Service

Cost for cable/TV and internet service at the Clubhouse.

Location	Vendor	monthly	Total
1756 Pecorino Ct	Spectrum	\$185	\$2.220

Property Insurance

The District's Property Liability Insurance policy is with Florida Insurance Alliance. Florida Insurance Alliance specializes in providing insurance coverage to governmental agencies

Landscape Maintenance

The District contracted Weber Environmental Service to maintain the lawn through the amenity area.

Description	Vendor	monthly	Total
Lawn Maintenance service (38)	Robert's Lawn	\$1,305	\$15,660

Landscape Replacement

The District contracted Weber Environmental Service replace seasonal flowers, mulch, and trees

Community Development District

Budget Narrative

FY 2025/2026

Expenditures - Amenity (continued)

Pest Control

The District contracted Massey Services for pest control around the clubhouse.

Description	Vendor	Quarterly	Total
Pest control	Massey Services	\$195	\$780

Pool & Spa Maintenance

The District contracted with Loggins Pools LLC to maintain the pool 3 times weekly to vacuuming, scrubbing walls, scrubbing tiles, netting debris, emptying skimmer and baskets and cleaning filters.

Description	Vendor	monthly	Total
Pool service	Loggins Pools LLC	\$2,000	\$24,000

Repairs and Maintenance

Cost for general repairs and maintenance of the clubhouse.

Janitorial Maintenance

The District contracted Clean Star Services of Central Florida Inc to clean the Kich, bar area, Gym, drinking fountains, exterior patio, exterior pool area.

Description	Vendor	monthly	Total
Cleaning service 3 times a week	CSS	\$2,300	\$27,600
Trash collection twice a week	CSS	\$50	\$600
	Total	\$2,350	\$28.200

Janitorial Supplies

Cost for cleaning supplies.

Office Equipment Maintenance

Cost for office equipment maintenance.

Office/Clubhouse Supplies

Cost for office/clubhouse supplies.

Air Conditioning Maintenance

Cost for the clubhouse A/C unit.

Fitness Equipment Lease

Cost to lease fitness equipment.

Fitness Equipment Maintenance

Cost for equipment maintenance.

Window Cleaning/Pressure Cleaning

Cost to cleaning and pressure wash windows and clubhouse infrastructure.

Porter Service

Cost for repairing, cleaning, hand cleaning trash, and litter, disinfecting areas when needed.

Trash Collection

The District will contract with a waste management company to collect the trash at clubhouse.

Special Events

Cost for special events

Holiday Lighting

Cost for Holiday Lighting at Clubhouse.

Contingency

Any other miscellaneous expenses that are incurred during the year.

Capital Reserves

Capital Reserve for future projects.