Willow Creek II
Community Development District

Agenda

April 14, 2026

AGENDA

Willow Creek II
Community Development District

219 E. Livingston Street, Orlando, Florida 32801
Phone: 407-841-5524 – Fax: 407-839-1526

April 7, 2026

Board of Supervisors
Willow Creek II
Community Development District

Dear Board Members:

The meeting of the Board of Supervisors of the Willow Creek II Community Development District will be held **Tuesday, April 14, 2026 at 1:30 p.m. at the Willow Creek Amenity Center, 1756 Pecorino Ct., Titusville, FL 32780**. Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the January 13, 2026 Board of Supervisors Meeting
4. Discussion of Verona Phase I Erosion Issues
5. Ratification of Uniform Collection Agreement with Brevard County Tax Collector
6. Staff Reports
    A. Attorney
    B. Engineer
    C. Field Manager's Report
        i. Consideration of Pressure Washing Proposals from Beacon Cleaning
        ii. Consideration of Landscaping Proposals from Roberston's Lawns, Inc.
        iii. Consideration of Proposal for Key Fobs from Strada Services, LLC
    D. District Manager's Report
7. Financial Reports
    A. Approval of Funding Requests #16-18
    B. Balance Sheet and Income Statement
8. Supervisor's Requests
9. Adjournment

Sincerely,

Jeremy LeBrun
Jeremy LeBrun
District Manager

MINUTES

MINUTES OF MEETING
WILLOW CREEK II
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Willow Creek II Community Development District was held on Tuesday, January 13, 2026 at 1:30 p.m. at the Willow Creek Amenity Center, 1756 Pecorino Court, Titusville, Florida.

Present and constituting a quorum were:

Steve McConn	Chairman
Stephen White	Assistant Secretary
Paul Thomas	Assistant Secretary
Jeff Myers	Assistant Secretary

Also present were:

Jeremy LeBrun	District Manager
Nicole Corbin	Governmental Management Services
Patrick Collins *by phone*	District Counsel

FIRST ORDER OF BUSINESS **Roll Call**

Mr. LeBrun called the meeting to order and called the roll. We have four Supervisors present in person constituting a quorum.

SECOND ORDER OF BUSINESS **Public Comment Period**

Mr. LeBrun: For the record there are no members of the public present, just the Board and staff.

THIRD ORDER OF BUSINESS **Approval of the Minutes of the November 11, 2025 Audit Committee Meeting and Board of Supervisors Meeting**

Mr. LeBrun: The next item on our agenda is approval of the minutes of the November 11, 2025 Board of Supervisors meeting and the Audit Committee meeting. Are there any comments, corrections, or changes? Hearing no changes, I would ask for a motion to approve the minutes.

> On MOTION by Mr. McConn, seconded by Mr. White, with all in favor, the Minutes of the November 11, 2025 Board of Supervisors and Audit Committee Meeting were approved.

FOURTH ORDER OF BUSINESS **Public Hearing on the Adoption of Amended and Restated Rules of Procedure for the District**

Mr. LeBrun: Next is the public hearing on the adoption of the amended and restated rules and procedures for the district. Is there a motion to open the hearing?

> On MOTION by Mr. McConn, seconded by Mr. Myers, with all in favor, Opening the Public Hearing, was approved.

Mr. LeBrun: The public hearing is open. Once again, there are no members of the public present for the hearing. I will now bring it back to the board. Under this we have Resolution 2026-03 adopting the amended and restated rules of procedure for the district.

A. Consideration of Resolution 2026-03 Adopting Amended and Restated Rules of Procedure for the District

Mr. LeBrun: Patrick, like the last meeting do you want to give a brief summary of the restated rules?

Mr. Collins: Yes, this provides updates to the Rules of Procedure for the District to bring you into compliance. Some law changes came out of the Florida's 2025 legislative session, primarily as it relates to the evaluation criteria for public works purchases as well as the notice period for public hearing that are required for any rule changes. A few minor cleanup items, but otherwise just looking for a motion to approve.

> On MOTION by Mr. McConn, seconded by Mr. Myers, with all in favor, Resolution, 2026-03 Adopting the Amended and Restated Rules of Procedure for the District, was approved.

Mr. LeBrun: Is there a motion to close the public hearing?

> On MOTION by Mr. McConn, seconded by Mr. Myers, with all in favor, Closing the Public Hearing, was approved.

FIFTH ORDER OF BUSINESS **Review and Acceptance of Fiscal Year 2025 Audit Report**

Mr. LeBrun: Item five is the review and acceptance of the Fiscal Year 2025 audit report. Each District is required to undergo an independent third-party audit. You have that in front of you as a clean audit.

> On MOTION by Mr. McConn, seconded by Mr. White, with all in favor, Accepting the Fiscal Year 2025 Audit Report, was approved.

SIXTH ORDER OF BUSINESS **Ratification of Amenity Management Services Agreement with Community Association and Lifestyle Management, LLC**

Mr. LeBrun: Item six is a ratification of the Amenity Management Services Agreement with Community Association and Lifestyle Management. Patrick, can you give a quick brief review of this one?

Mr. Collins: Yes. I'm sure the Board will recall at the last meeting we approved an updated form of the Amenity Management Agreement and primary changes were just a few minor revisions to the insurance requirements. The form of agreement was negotiated with our office. So, we are very familiar with this form of agreement and approved it pending final revisions from the staff last week. This is just a ratification.

> On MOTION by Mr. McConn, seconded by Mr. Myers, with all in favor, the Amenity Management Services Agreement with Community Association and Lifestyle Management, LLC, was ratified.

SEVENTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Mr. Collins: Nothing to add, but happy to take any questions if the Board has questions for counsel.

B. Engineer

Mr. LeBrun: Same as last meeting, Rodney is not feeling well. He's not here today.

C. Field Manager's Report

i. Consideration of Landscaping Proposals from Robertson's Lawns, Inc.

Mr. LeBrun: We'll go down to our field manager's report. They were discussed at length previously.

Ms. Corbin: We talked about all of it, if you guys have questions or anything other than proposals, I can go back over it, but otherwise just go back to the proposals for approval.

Mr. McConn: So, on Village C, where are we at with getting the maintenance vendor to accept that village?

Mr. LeBrun: There are still three or four more open area tracts between some of the houses that still have to be due to the home construction.

Mr. McConn: So, we need to maintain a buffer because to go out and spend money and then have them wreck it and then have to redo it again.

Mr. LeBrun: I have different Districts where they say until it's 100% complete we can't accept it. But in these little strips that go between a couple of lots, the builders use it as staging areas during home construction. I saw a proposal come through for Evergreen to maintain this until the CDD acceptance. What options do we have?

Ms. Corbin: I can talk to Robertsons about what their proposal would be to add it on. They were asking about it recently.

Mr. McConn: I would definitely go cover all the areas and get them to price it at 100%. If these are relatively small, we are talking about 20 feet between two houses, it's not even a substantial impact.

Mr. Myers: And I can meet out here to walk it.

Mr. McConn: Alright, let's get them in. Let's get them to take over as opposed to having this drag on and on with the installation vendor.

Ms. Corbin: I'll email them and I'll cc you so we can set up a meeting to go over what that would include. You have three proposals that are the debris removal. I can contact Robertsons about doing the cutting into and moving it further back for the third one.

Mr. McConn: How big is the debris?

Ms. Corbin: It was a pretty big one and a tall one.

Mr. White: It was a big tree. If my memory served.

Mr. LeBrun: Yeah, it was.

Ms. Corbin: All three of them were bigger ones, and they cut it completely down.

Mr. McConn: I would just price it pulling it out all the way to the street. You're going to either have to cut it up into small enough sections where you can load it in a skid steer. If it's a big tree making a bunch of trips, which causes damage to the side, it has to be restored. Or you can cut up small enough pieces where the guys are back there working, can pick up a small section and move it, cut all the branches off. Just get it priced the two different ways and like if it's more cost effective to cut it up.

Ms. Corbin: I'm going to guess it's probably going to be close to the $2,800 because I feel like they were about the same size and the original price is not too far away. I'll go from that and then let Jeremy know what the price is, and we can figure it out from there. I know the biggest part of the cost is once they take it out the dump fee to get rid of it was part of it. The removal is more expensive because they have to get rid of the debris.

Mr. McConn: Right, you are paying tipping fees based on weight.

Mr. LeBrun: And most of the districts we manage, that's something we would drag into the conservation areas. Just as like one fell, naturally, we would go get it and pull it out.

Mr. McConn: No, I know. That's the same thing we did. I had them cut a bunch of the dead trees down here behind the tract that was an eyesore.

Ms. Corbin: These are just the ones that have made complaints with both me and KB about it. Currently the install of the rock for the downspouts and the install of the plants that have died need to be replaced for $3,145 if you guys are good with that.

Mr. McConn: Yes.

Ms. Corbin: So we're good with the rock and plants for the clubhouse?

Mr. McConn: Yeah.

Ms. Corbin: Then the last one is more mulch at the entrance.

Mr. McConn: Let's go ahead and approve that.

On MOTION by Mr. McConn, seconded by Mr. White, with all in favor, the Proposals from Robertson's Lawns, Inc. for Rocks, Clubhouse Plants, Mulch, and Two Trees, was approved.

ii. Consideration of Proposal for Clubhouse Signage

Ms. Corbin: And then the last thing is the signage for the clubhouse. Like I discussed the pool rules, the no lifeguard, pickleball, courtside rules, and playground and clubhouse rules. The

total is $976.83 with tax and then about $80 for mounting supplies and then the cost of mounting for the handyman.

On MOTION by Mr. McConn, seconded by Mr. White, with all in favor, the Proposal for Clubhouse Signage, was approved.

D. District Manager's Report

Mr. LeBrun: Nothing to report to the board.

EIGHTH ORDER OF BUSINESS **Financial Reports**

A. Approval of Funding Requests #14-15

Mr. LeBrun: We have run our financial reports. We have the approval of funding requests #14-15; that is on page 148. You'll see them listed there. Any questions?

Mr. McConn: Just make sure you send to Mike Robertson, our new VP of Finance, all the funding requests. He always asks for updated financial reports. You've got those or just have had to see that package. Just email to him.

Mr. LeBrun: Mike Robertson or Kate?

Mr. McConn: Mike Robertson. Send that to him and he'll review it and respond.

On MOTION by Mr. McConn seconded by Mr. White with all in favor, Funding Requests #14-15, were approved.

B. Balance Sheet and Income Statement

Mr. LeBrun: You have your unaudited financials through November 30, 2025 for review. No action is required by the board, but I'm happy to answer any questions on those.

NINTH ORDER OF BUSINESS **Supervisor's Requests**

Mr. LeBrun: Are there any Supervisor's requests at this time? Hearing none, we will move on to the next item.

TENTH ORDER OF BUSINESS **Adjournment**

Mr. LeBrun: Is there a motion to adjourn?

On MOTION by Mr. McConn seconded by Mr. Thomas, with all in favor, the Meeting was adjourned.

_____ _____

Secretary /Assistant Secretary Chairman / Vice Chairman

SECTION 4

Honeycutt & Associates, Inc.
ENGINEERS • PLANNERS 3700 S. Washington Avenue, Titusville, FL 32780
email : mail@honeycutt.cc Phone: 321-267-6233 Fax: 321-269-7847

April 2, 2026

To: Jeremy LeBrun, Governmental Management Services

Subject: Verona – Phase I Rear Lot Slope Erosion

Dear Jeremy,

We field reviewed all of the rear lot slopes in Verona Phase I on Wednesday, March 11, 2026. The field review was conducted to visually inspect areas of erosion and assist in recommending repairs. The following table separates the areas of concern by address and findings, and includes a recommendation and references to photos found in Appendix A:

Address	Findings	Recommendation	Reference Photos
1280 Moscato Drive	Scalped	Re-grade area and plant Bahia sod. Pin sod to slope. Tend to and monitor until roots are established. Landscaper to raise deck, as needed, to avoid continued erosion.	9
1300 Moscato Drive			11
1310 Moscato Drive			12
1399 Moscato Drive			1, 2
1389 Moscato Drive	Minor Erosion	See above.	3, 4
N Corner of Moscato Drive Dead-End			5
1209 Moscato Drive	Minimal/No Findings	Continue to monitor.	None
1210 Moscato Drive			
1299 Moscato Drive			
1309 Moscato Drive			
1319 Moscato Drive			
1329 Moscato Drive			
1330 Moscato Drive			
1339 Moscato Drive			
1340 Moscato Drive			
1349 Moscato Drive			

1359 Moscato Drive	Minimal / No Findings	Continue to monitor.	None
1360 Moscato Drive			
1369 Moscato Drive			
1379 Moscato Drive			

Address	Findings	Recommendation	Reference Photos
7691 Prosecco Lane	Scalped	Re-grade area and plant Bahia sod. Pin sod to slope. Tend to and monitor until roots are established. Landscaper to raise deck, as needed, to avoid continued erosion.	7
7701 & 7711 Prosecco Lane			8
7741 Prosecco Lane			6
7732 Prosecco Lane	Minimal/No Findings	Continue to monitor.	None
7751 Prosecco Lane			
7752 Prosecco Lane			
7762 Prosecco Lane			

Address	Findings	Recommendation	Reference Photos
1407 Verdello Place	Scalped	Re-grade area and plant Bahia sod. Pin sod to slope. Tend to and monitor until roots are established. Landscaper to raise deck, as needed, to avoid continued erosion.	32
1478 & 1488 Verdello Place			21
1487 Verdello Place			29
1497 Verdello Place			-
1498 Verdello Place (side)			23
1507 Verdello Place			27, 28
1508 Verdello Place			24-26
1488 Verdello Place (corner)	Erosion	Provide adequate fill to establish uniform slope. Refer to *Scalped* recommendations for next steps.	22
1468 Verdello Place	Minimal/No Findings	Continue to monitor.	None
1457 Verdello Place	Other	Owner appears to be actively working on landscaping improvements. Continue to monitor.	30, 31

Address	Findings	Recommendation	Reference Photos
7664 Fortana Way	Scalped	Re-grade area and plant Bahia sod. Pin sod to slope. Tend to and monitor until roots are established. Landscaper to raise deck, as needed, to avoid continued erosion.	20
7674 Fortana Way			19
7715 Fortana Way	Minor Erosion	See above.	14, 15
7684 Fortana Way	Minimal/No Findings	Continue to monitor.	None
7694 Fortana Way			
7714 Fortana Way			
7724 Fortana Way			
7734 Fortana Way			
7744 Fortana Way			
7754 Fortana Way			
7764 Fortana Way			
7784 Fortana Way			
7794 Fortana Way			
7704 Fortana Way	Other	Owner appears to have installed irrigation box. Continue to monitor.	16

Please review the findings and recommendations and let us know of any comments.

Yours truly,

Rodney M. Honeycutt, PE

CC: Nicole Corbin
Krista Vaughn

Appendix A: Site Photos

Photo 1, 1399 Moscato Drive west rear corner.

Photo 2, 1399 Moscato Drive east rear corner.

Photo 3, 1389 Moscato Drive west rear corner.

Photo 4, 1389 Moscato Drive rear.

Photo 5. Northeast corner of Moscato Drive dead-end.

Photo 6. 7691 Prosecco Lane rear.

Photo 7. Corner between 7701 and 7711 Prosecco Lane.

Photo 8. 7741 Prosecco Lane rear.

Photo 9. 1280 Moscato Drive rear.

Photo 10. 1290 Moscato Lane rear.

Photo 11, 1300 Moscato Drive rear.

Photo 12, 1310 Moscato Drive rear.

Photo 13, 1330 Moscato Drive rear.

Photo 14, 7744 and 7734 Fortana Way rear property line.

Photo 15, 7734 Fortana Way east rear corner.

Photo 16, 7704 Fortana Way rear at irrigation box.

Photo 17, 7694 Fortana Way rear showing piped roof drains.

Photo 18, 7694 Fortana Way rear showing piped roof drains.

Photo 19, 7674 & 7664 Fortana Way rear lots.

Photo 20, 7664 Fortana Way side lot.

Photo 21, 1478 Verdello Place rear lot & 1488 Verdello Place side lot.

Photo 22, 1488 Verdello Place rear northeast corner.

Photo 23, 1498 Verdello Place west side yard.

Photo 24, 1508 Verdello Place northeast rear corner.

Photo 25, 1508 Verdello Place rear.

Photo 26, 1508 Verdello Place southeast rear corner.

Photo 27, 1507 Verdello Place west side yard.

Photo 28, 1507 Verdello Place southwest rear corner.

Photo 29, 1487 Verdello Place rear (facing west).

Photo 30, 1457 Verdello Place rear southwest corner.

Photo 31, 1457 Verdello Place west side yard (facing south).

Photo 32, 1407 Verdello Place east side yard.

SECTION 5

UNIFORM COLLECTION AGREEMENT

THIS AGREEMENT made and entered into this 25th day of February, 2026, by and between Willow Creek II Community Development District ("District" or "Independent District"), whose mailing address is 219 E. Livingston Street, Orlando, FL 32801 and the Honorable Lisa Cullen, State Constitution County Tax Collector in and for the Brevard County political subdivision, whose address is Brevard County Tax Collector, 400 South Street 6th Floor, Titusville, Florida, 32780 ("Tax Collector").

SECTION I

Findings and Determinations

The parties find and determine:

1. District is an independent special-district, created and existing pursuant to Chapter 190, Florida Statutes, and is authorized to impose and to levy, and by appropriate Resolution has expressed its intent to use the statutory uniform methodology form of collection of, non-ad valorem assessments for certain improvements ("Assessments"), as authorized by Sections 190.011(9) and (14), 190.021, 190.022, 197.3631, 197.3632 and 197.3635, Florida Statutes and Rule 12D-18, Florida Administrative Code, as amended.

2. The term "Assessments" means those certain impositions and levies by the District which constitute non-ad valorem assessments. These assessments are liens under Section 197.3632, Florida Statutes, and applicable case law, if each results in a special benefit peculiar to the parcels of property involved (over and above general community benefit), as a result of a logical connection to the property involved, from the system, facility and service provided by the District and such benefits are apportioned to the property fairly and reasonably.

3. The uniform statutory collection methodology is provided in Section 197.3632, Florida Statutes, and Rule 12D-18, Florida Administrative Code ("uniform methodology"), with its enforcement provisions, including the use of tax certificates and tax deeds for enforcing against any delinquencies.

4. The uniform methodology is more fair to the delinquent property owner than traditional lien foreclosure methodology; and

5. The uniform methodology provides for more efficiency of collection by virtue of the Assessment being collected using the official tax notice issued by the Tax Collector which will produce positive economic benefits to the District and its citizens, landowners and taxpayers.

6. The uniform methodology, through use of the official tax notice of the Tax Collector, will tend to eliminate confusion and promote local government accountability.

7. The Tax Collector, as the State constitution's county officer for the Brevard County political subdivision, is charged by general law in Chapter 197, Florida Statutes, and related rules and regulations, including Rule 12D-18, Florida Administrative Code, to function under the supervision (Section 195.002(1), Florida Statutes) of the Florida Department of Revenue for purposes of the uniform methodology for the collection of Assessments.

8. The sole and exclusive responsibility to assess, to impose and to levy the Assessments, and to determine that they are legal, constitutional and lienable non-ad valorem assessments, is that of the District and no other person, entity or officer.

SECTION II

Applicable Law and Regulations

1. Sections 197.3631, 3632 and 3635, Florida Statutes; Rule 12D-18, Florida Administrative Code; and all other applicable provisions of constitutional and statutory law and related rules, govern the exercise by the District of its power to arrange for collection of non-ad valorem assessments.

2. Section 1(d), Article VIII, Florida Constitution; Chapter 197, Florida Statutes; Rule 12D-13, Florida Administrative Code; Rule 12D-18, Florida Administrative Code; and all other applicable provisions of constitutional and statutory law apply to Tax Collector in her capacity as the state constitution's sovereign county officer in and for Brevard County political subdivision under the supervision of the Florida Department of Revenue for the purpose of noticing, billing, merging, collecting and enforcing non-ad valorem assessments imposed and levied by the District.

3. Section 197.3631, Florida Statutes, constitutes supplemental authority for District to levy non-ad valorem assessments for the improvements, infrastructure and related systems, facilities and services.

4. Section 197.3632, Florida Statutes, and Rule 12D-18, Florida Administrative Code, have provisions that apply both to the District and to Tax Collector, as well as to the Department of Revenue and the Property Appraiser in and for the county.

SECTION III

Purpose

The purpose of this Agreement under Rule 12D-18, Florida Administrative Code, is to establish the terms and conditions under which the Tax Collector shall use 197.3632 to collect and to enforce the collection of those certain non-ad valorem special assessments, the "Assessments", imposed and levied by District to include: 1) compensation by District to the Tax Collector for costs of collection pursuant to Section 197.3632(8)(c), Florida Statutes; 2) payment by District of any costs involved in separate mailings because of non merger of any non-ad valorem special assessment roll as certified by the Chair of the District Board or his or her designee, pursuant to Section 197.3632(7), Florida Statutes; and 3) reimbursement by District for necessary administrative costs, including, but not limited to, those costs associated with personnel forms, supplies, data processing, computer equipment, postage and programming which attend all of the collection and enforcement duties imposed upon the Tax Collector by the uniform methodology, as provided in Section 197.3632(2), Florida Statutes.

SECTION IV

Term

The term of this Agreement shall commence upon execution, effective for the 2026 tax year and subsequent tax notice purposes, and shall continue and extend uninterrupted from year-to-year, automatically renewed for successive periods not to exceed one (1) year each, unless District shall inform the Tax Collector, as well as Property Appraiser and the Department of Revenue, by January 10 of each calendar year, if District intends to discontinue to use the uniform methodology for such Assessments pursuant to Section197.3632(6), Florida Statutes and Rule 12D-18.006(3), Florida Administrative Code, using form DR-412 promulgated by the Florida Department of Revenue.

SECTION V

Duties and Responsibilities of District

District agrees, covenants and contracts to:

1. Compensate the Tax Collector for collection costs incurred pursuant to Section 197.3632(8)(c), Florida Statutes and 12D-18.004(2), Florida Administrative Code.

2. Reimburse Tax Collector for necessary administrative costs for the collection and enforcement of the Assessment by the Tax Collector under the uniform methodology, pursuant to Section 197.3632(2), Florida Statutes, and Rule 12D-18.004(2), Florida Administrative Code, to include, but not be limited to, those costs associated with personal forms, supplies, data processing, computer equipment, postage and programming.

3. Pay for or alternatively reimburse the Tax Collector for any separate tax bill (not the tax notice) necessitated by the inability of the Tax Collector to merge the non-ad valorem special assessment roll as certified by District pursuant to Section 197.3532(7), Florida Statutes, and Rule 12D-18.004(2) Florida Administrative Code.

4. District, upon being billed timely, shall pay directly for necessary advertising relating to implementation of the uniform non-ad valorem special assessment law pursuant to Sections 197.3632 and 197.3635, Florida statutes, and Rule 12D-18.004(2), Florida Administrative Code.

5. By 15 September of each calendar year, the Chair of the District Board, or his or her designee, shall certify, using DR Form 408A, to the Tax Collector, the non-ad valorem assessment ("Assessment") roll on compatible electronic medium, tied to the property parcel identification number provided by the Property Appraiser in July to the Department of Revenue. District or its agent on behalf of District shall post the non-ad valorem special assessment for each parcel on the said non-ad valorem assessment roll of the District and shall exercise its responsibility that such non-ad valorem assessment roll be free of error and omissions. Section197.3632(5)(a), Florida Statutes, and Rule 12D-18.006, Florida Administrative Code.

6. District agrees to abide by and to implement its duties under the uniform provisions of Sections 197.3632 and 197.3635, Florida Statutes, or its successor and all applicable rules promulgated by the Department of Revenue and their successor rules.

7. District acknowledges that the Tax Collector has no duty, authority or responsibility in the imposition and levy of any non-ad valorem assessments, including the

District's "Assessment", and that it is the sole responsibility and duty of District to follow all procedural and substantive requirements for the imposition and levy of constitutionally lienable non-ad valorem assessments, including the Assessments.

8. District shall indemnify and hold harmless Tax Collector to the extent of any legal or quasi-judicial action which may be filed in local, state or federal courts or administrative agency against Tax Collector regarding the imposition, levy, roll preparation and certification of the Assessments; District shall pay for or reimburse Tax Collector for fees and costs for services rendered by the Tax Collector with regard to any such legal or quasi-judicial action.

SECTION VI

Duties of the Tax Collector

1. The Tax Collector shall merge timely the legally certified "Assessment" roll of the District with all other non-ad valorem assessment rolls, if certified timely, and merge subsequent said rolls with the Property Appraiser's tax roll, certified to the Tax Collector by the Property Appraiser; prepare a collection roll; and prepare a combined notice (the tax notice) for both ad valorem taxes and non-ad valorem assessments for all imposing and levying local governments within the county political subdivision, including general purpose and special purpose, pursuant to Sections 197.3632 and 197.3635, Florida Statutes, and its successor provisions, and any applicable rules, and their successor rules, promulgated by the Department of Revenue, and in accordance with any specific resolutions adopted by District, so long as said resolutions shall themselves, each and every one, state intent clearly to ask the Tax Collector to use the uniform state method of collecting such assessments and so long as they are, further, not inconsistent with, or contrary to, the provisions of Sections 197.3632 and 197.3635, Florida Statutes, and their successor provisions, and any applicable rules.

2. Tax Collector shall collect the Assessments of District, as certified by the chair of the District Board or her or his designee, to the Tax Collector no later than 15 September of each calendar year on compatible electronic medium, tied to the property identification number for each parcel, and in the format used in July by the Property Appraiser for the ad valorem tax rolls submitted to the Department of Revenue, using, DR Form 408A, and free of errors or omissions; and if mergeable.

3. The Tax Collector shall not accept any non-ad valorem assessment roll for the Assessments of District that is not certified to the Tax Collector officially, timely and legally, pursuant to Chapter 197, Florida Statutes, and Rule 12D-18, Florida Administrative Code.

4. The Tax Collector agrees to cooperate with District in implementation of the uniform methodology for collecting Assessments pursuant to Sections 197.3632 and 197.3635, Florida Statutes, and any successor provisions and applicable rules.

5. If the Tax Collector discovers error or omissions on such roll, Tax Collector may request District to file a corrected roll or a correction of the amount of any assessment and District shall bear the cost of any such error or omission.

6. If Tax Collector determines that a separate mailing of a tax bill (not the tax notice) is authorized pursuant to Section 197.3532(7), Florida Statutes, and any applicable rules promulgated by the Department of Revenue, and any successor provision to said law or rules, the Tax Collector either shall mail a separate bill of the particular non-ad valorem assessment ("Assessments") or direct District to mail such a separate bill. In making this decision, the Tax Collector shall consider all costs to District and to the taxpayers of such a separate mailing as well as the adverse effect to the taxpayers of delay in multiple notices. If such a separate mailing is affected, District shall bear all costs associated with the separate notice for the non-ad valorem special assessment that could not be merged upon timely billing by the Tax Collector.

SECTION VII

District shall reimburse Tax Collector for necessary administrative costs and compensate Tax Collector for collection costs as set forth in Section V, paragraphs 1. and 2.

SECTION VIII

1. The parties shall perform all their obligations under this agreement in accordance with good faith and prudent practice. If neither the Property Appraiser, nor District nor both shall follow procedures for roll preparation and roll certification set forth in Section 197.3632, Florida Statutes, and Rule 12D-18, Florida Administrative Code, then this Agreement is terminated automatically unless the District and the Property Appraiser and the District and Tax Collector enter into alternative provisions authorized in their respective and local agreements with the District. So far as those alternative agreements regarding the Tax Collector are concerned, if the District contracts with the Property Appraiser to prepare the District's non-ad

valorem assessment roll and/or if the Chair of the District Board designates the Property Appraiser in writing to certify the roll to the Tax Collector in accordance with applicable law and rule, then it shall remain the duty of the Tax Collector to merge the roll upon timely certification by 15 of September. If the Property Appraiser, because of technology and convenience merges the roll, it shall be done only pursuant to an expressed written agreement between the Property Appraiser and the Tax Collector by which the Tax Collector does not convey away the power to merge but delegates the limited expressed exercise of it to the Property Appraiser under the supervision of the Tax Collector.

2. This agreement constitutes the entire agreement between the parties with respect to the subject matter contained herein and may not be amended, modified or rescinded, unless otherwise provided in this Agreement, except in writing and signed by the parties hereto. Should any provision of this Agreement be declared to be invalid, the remaining provisions of this Agreement shall remain in full force and effect, unless such provision is found to be invalid or alter substantially the benefits of the Agreement for either of the parties or renders the statutory and regulatory obligations unperformable.

3. This Agreement shall be governed by the laws of the State of Florida.

4. Written notice shall be given to the parties at the following address, or such other place or person as each of the parties shall designate by similar notice:

a. As to Tax Collector: 400 South St. – 6th Floor
Titusville, Florida 32780

b. As to District: 219 E. Livingston Street
Orlando, Florida 32801

With a copy to: _____
_____
_____
_____

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals and such of them as are corporations have caused these presents to be signed by their duly authorized officers.

ATTEST: BREVARD COUNTY TAX COLLECTOR

By: Lisa Cullen

Lisa Cullen, CFC

Date: 03/06/2026

ATTEST: Willow Creek II Community Development District

By: Stephen McConn

Steve McConn, Chairman

Date: 3/2/2026

SECTION 6

SECTION C

WILLOW CREEK I AND II CDD

April 2026 Field Report

FIELD SUPERVISOR REPORT
Nicole Corbin
ncorbin@calmfla.com
Phone# 954-721-8681 ex.229

WILLOW CREEK I AND II CDD

Field

- Working on second round of erosion issues
  - Approximately 140 houses dealing with minor to major erosion issues
  - Rodney is walking to create reports on each area with solution ideas
- Speed limit signs were installed
- Residents are requesting dog waste disposal bins along the walking path.
  - @$190 each, would need around 4 for now (one at each pond and one at the clubhouse area) plus install cost from handyman
- Proposals
  - Robertson's
    - Entrance Flowers
    - Freeze Flowers
    - Tree Trimming
  - Solitude
    - Pond add on
    - Vegetation removal

LAKES

- Ponds were treated by Solitude.
- Waiting for Hall Fountains to be able to come out to repair the front fountain.
  - Supposed to be out this week

Clubhouse

- Key Fob distribution
  - Approximately 385 distributed so far
  - Need to order more fobs to keep on hand
- Playground Equipment Update?
  - Benches
  - Trashcan
- Pool Tanks Repairs
  - Waiting on parts for 2 repairs that are required for inspection
- Signage Installed

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    - Pool Rules
    - No Lifeguard
    - Pickleball
    - Fitness Center
    - Playground
    - Clubhouse
- Clock for gym and pool area
    - Cost would be @$60 for both
        - One with seconds for gym
        - Larger one for pool
- Proposals
    - Beacon Pressure Washing
        - Clubhouse/Retaining Walls
        - Front Entrance Iron Staining
    - Strada
        - Key Fobs

SECTION i

ESTIMATE	#21659
ESTIMATE DATE	Apr 3, 2026
EXPIRATION DATE	May 3, 2026
TOTAL	$1,898.00

Willow Creek II
1756 Pecorino Ct
Titusville, FL 32780

(321) 604-9098
nicolec@calm-ii.com

CONTACT US

560 Solutions Way
Rockledge, FL 32955

(321) 507-4851
info@beaconcleaningfl.com

ESTIMATE

Services	qty	unit price	amount
Exterior Cleaning Complete cleaning of Clubhouse exterior- removing all mold/mildew, dirt, and debris.	1.0	$699.00	$699.00
Pressure Washing Complete cleaning of patio and walkways including spot cleaning around downspouts.	1.0	$399.00	$399.00
Pool/Patio Furniture Cleaning Complete cleaning of all furniture on pool deck and in covered patio area.	1.0	$300.00	$300.00
Pool Pump Drain Cleaning Clean out pool pump drain- complimentary w/ above services.	1.0	$0.00	$0.00
Retaining Wall Cleaning Complete cleaning of retaining walls.	2.0	$250.00	$500.00

Services subtotal: $1,898.00

Subtotal	$1,898.00
Total	**$1,898.00**

ESTIMATE	#21658
ESTIMATE DATE	Apr 2, 2026
EXPIRATION DATE	May 2, 2026

Willow Creek II
1756 Pecorino Ct
Titusville, FL 32780

(321) 604-9098
nicolec@calm-ii.com

SERVICE ADDRESS

Willow Creek Blvd
Titusville, FL

CONTACT US

560 Solutions Way
Rockledge, FL 32955

(321) 507-4851
info@beaconcleaningfl.com

ESTIMATE

Option #1- COMPLETE CLEANING INCLUDING IRRIGATION STAIN REMOVAL

Services	qty	unit price	amount
Pressure Washing Complete cleaning of island curbing along Willow Creek Blvd. from Grissom Pkwy. to Prosecco Ln.- removing all mold/mildew, dirt, debris, and irrigation stains to the best of Beacon's ability.	1.0	$1,250.00	$1,250.00

Services subtotal: $1,250.00

Total **$1,250.00**

Option #2- SPOT TREATMENT OF IRRIGATION STAINS ONLY

Services	qty	unit price	amount
Spot Treatment Spot treatment of irrigation stains on island curbing along Willow Creek Blvd. from Grissom Pkwy. to Prosecco Ln.	1.0	$550.00	$550.00

Services subtotal: $550.00

Total **$550.00**

SECTION ii

ESTIMATE

Robertson's Lawns Inc.
580 Cox Rd
Cocoa, FL 32926

accounting@robertsonlandscape.com
+1 (321) 422-3844

Bill to
Willow Creek II Community Development District
219 E. Livingston Street
Orlando, FL 32801 US

Estimate details
Estimate no.: 2543
Estimate date: 11/20/2025

P.O. Number: Entrance Clean up/ Install

#	Product or service	Description	Qty	Rate	Amount
1.	**4005 Enhancements**	Island #1 Fill in gaps and remove what is left of knockout roses and blue my mind plants not doing well and replace with the following: • (40) 3g Dwarf Ixora • (50) 3g Arboricola 'Trinette' • (1) 30g Japanese Blueberry Tree • (20) 1g Society Garlic Island #2 Fill in gaps and remove what is left of blue my mind plants not doing well and replace with the following: • (15) 3g Society Garlic • (45) 3g Arboricola 'Trinette' • (1) 30g Japanese Blueberry Tree Remove Coontie ferns that are growing too big and taking over and replace with Ixora: • (40) 3g Dwarf Ixora Island #3 Fill in gaps • (10) Fairy Iris • (40) Ixora Island #4 Fill in gaps and rearrange some plants to better visual of the island • (45) 3g Arboricola 'Trinette' • (10) 1g Flax Lilies • (1) 30g Japanese Blueberry Tree	1	$16,400.00	$16,400.00

Island #5
• (7) 3g Bird of Paradise
• (4) 7g Podocarpus

Island #6
• (40) 1g Society Garlic
• (7) 7g Podocarpus

Additional Areas
Right Side of Main Entrance (North side)
• (80) 7g Slender Goldshower (shrub that is running along sides in back)
• (80) 3g Arboricola 'Trinette'
• (40) 1g Pink Muhly Grass
• (40) 3g Dwarf Ixora

Left Side of Main Entrance (South side)
• (60) 3g Arboricola 'Trinette'
• (80) 3g Loropetalum (removed grassy plants not doing well and replace with these)
• (40) 3g Ixora
• (5) 3g Bird of Paradise

Total **$16,400.00**

Accepted date **Accepted by**

ESTIMATE

Robertson's Lawns Inc.
580 Cox Rd
Cocoa, FL 32926-4214

accounting@robertsonlandscape.com
+1 (321) 422-3844

Bill to
Willow Creek II Community Development District
219 E. Livingston Street
Orlando, FL 32801 US

Estimate details
Estimate no.: 2663
Estimate date: 03/26/2026

P.O. Number: Freeze damaged plants
Sales Rep: Krista

#	Product or service	Description	Qty	Rate	Amount
1.	**4005 Enhancements**	Please note existing estimate that was sent is not included in this proposal. This was created based on all additional damage that occurred from freeze. The two proposals together would cover all dead and damaged landscape at front entrance common area. Plants quantities and types can be adjusted upon request. Some material that is existing was swapped out due to Robertson's recommendations based on area and style. Not included is contracted annuals that will be added per contract terms. Removal & Preparation: Remove and dispose of all existing plant material that has been damaged or killed due to recent freeze conditions. This includes shrubs, groundcover, and any affected ornamental plantings within designated areas. Prepare planting beds by removing debris ensuring proper grading for drainage and plant health. Install new, healthy plant material selected for durability and suitability to the site conditions. All new landscaping will be installed in accordance with industry best practices to promote long-term establishment and growth. Apply mulch to all renovated bed areas to enhance appearance, retain moisture, and	1	$33,082.32	$33,082.32

protect root systems.
Upon completion, the area will be cleaned and left in a neat, professional condition. This line item included labor for removal of dead debris and disposal and installation of new material.
Front Entrance Island
Installation:
• Install twenty-four (24) 3-gallon Arboricola shrubs.
• Install fifty-five (55) 3-gallon Ixora Dwarf shrubs.
• Install forty-five (45) 3-gallon Ixora (standard variety) at the front tip.

RIGHT SIDE – COURTYARD AREA
Removal & Cleanup:
• Remove existing coontie plants.
• Remove existing muhly grass.
• Remove all dead flax lily and gold mound shrubs.
• Remove additional dead or declining plant material throughout the bed.
• Haul off and dispose of all debris.
Installation:
• Install thirty (30) 3-gallon Coco Plum shrubs at corner areas.
• Install forty (40) 3-gallon Muhly Grass.
• Install seven (7) 7-gallon Bird of Paradise.
• Replace removed flax lily with one hundred eighty (180) new 3-gallon Flax Lily.
• Install eighty (80) 3-gallon Loropetalum.
• Replace removed gold mound with sixty-four (64) new 3-gallon Gold Mound.
• Replace removed coontie ferns with one hundred (100) 3-gallon Loropetalum.
• Install thirty (30) Arboricola
• Install (150) 7 gallon Gold shower shrubs (perimeter shrub line)

ISLAND #3
Installation:
• Install twenty-five (25) 3-gallon Society Garlic along edges.
• Install three hundred (300) 3-gallon Flax Lily and/or African Iris.
• Install twenty (20) 3-gallon Pink Muhly Grass.
• Install twenty (20) 7-gallon Bird of Paradise.

LEFT SIDE LANDSCAPE
Removal & Cleanup:
• Remove dead and damaged plants.
• Prepare planting areas for new material.
Installation:
• Install eighty (80) 3-gallon Loropetalum.
• Install fifty (50) 3-gallon Gold Mound.
• Install forty (40) 3-gallon Ixora.
• Install sixty (60) 3-gallon Arboricola.
• Install forty (40) 7-gallon Bird of Paradise.
• Install (50) 7 gallon Gold shower shrubs (perimeter shrub line)

		GENERAL NOTES • All plant material will be installed per industry standards. • Beds will be cleaned, prepped, and ready for planting prior to installation. • Layout and spacing will be adjusted in the field for best visual results. • All removed material will be hauled off and properly disposed of.			
2.	**4006 Irrigation Service**	Repairs and adjustments from landscaping removed and new installed. This price may vary based on what is damaged or what all adjustments are needed.	1	$888.00	$888.00
3.	**4005 Enhancements**	Install fill dirt where new landscape is removed and installed. Estimated to need 20cy	20	$70.00	$1,400.00
4.	**4005 Enhancements**	Heavy equipment dispatch cost.	1	$450.00	$450.00
			Total		**$35,820.32**

Accepted date **Accepted by**

ESTIMATE

Robertson's Lawns Inc.
580 Cox Rd
Cocoa, FL 32926-4214

accounting@robertsonlandscape.com
+1 (321) 422-3844

Bill to
Willow Creek II Community Development District
219 E. Livingston Street
Orlando, FL 32801 US

Estimate details
Estimate no.: 2680
Estimate date: 04/07/2026

P.O. Number: 7970 Torbato / 8378 Cortese

#	Product or service	Description	Qty	Rate	Amount
1.	**4005 Enhancements**	7970 Torbato Trl Cut back and trim up oak tree in conservation area. Leave debris in conservation area. Need use of residents back yard to access tree.	1	$2,400.00	$2,400.00
2.	**4005 Enhancements**	8378 Cortese Dr. Cut back and trim up oak tree in conservation area. Leave debris in conservation area. Need use of residents back yard to access tree.	1	$1,300.00	$1,300.00
			Total		**$3,700.00**

Accepted date **Accepted by**

SECTION iii

Strada Services, LLC
3400 Saint Johns Parkway
Sanford, FL 32771
(877) 906-1113

Invoice 407316799
Invoice Date 3/27/2026
Completed Date
Customer PO
Payment Term Due Upon Receipt

Billing Address
Willow Creek II Community Development District
1403 Willow Creek Boulevard #null
Cocoa, FL 32927 USA

Job Address
Willow Creek II
1756 Pecorino Court
Titusville, FL 32780 USA

Description of work

Task #	Description	Quantity	Price	Total
SECTAXEQUIPMENT	Security Taxable Equipment Sale - 150 Access Cards	1.00	$350.00	$350.00

Sub-Total	$350.00
Tax	$24.50
Total Due	$374.50
Payment	$0.00
Balance Due	$374.50

Thank you for choosing Strada Services, LLC

I find and agree that all work performed by Strada Services, LLC has been completed in a satisfactory and workmanlike manner. I have been given the opportunity to address concerns and/or discrepancies in the work provided, and I either have no such concerns or have found no discrepancies or they have been addressed to my satisfaction. My signature here signifies my full and final acceptance of all work performed by the contractor.
This invoice is agreed and acknowledged. Payment is due upon receipt. A service fee will be charged for any returned checks.

SECTION 7

SECTION A

Willow Creek II

COMMUNITY DEVELOPMENT DISTRICT

Funding Request list

Date	*Funding Requests*	*Amount*
1/13/2026	*FR# 16*	$52,204.19
2/13/2026	*FR#17*	$44,745.08
3/13/2026	*FR# 18*	$11,747.34
	TOTAL	**$108,696.61**

Willow Creek II

Community Development District

BILL TO: KB Home - Orlando
9102 Southpark Center Loop
Suite 100
Orlando, FL 32819
Taveras, Yajaira ydtaveras@kbhome.com
Robertson Michael mjrobertson@kbhome.com
Sesto Eileen esesto@kbhome.com

January 13, 2026
Funding Request #16

	PAYEE			GENERAL FUND
1	**Robertson's Lawns Inc.**			
	Inv#25-001719	January Lawn Maintenance	$	16,000.00
	Inv#25-001622	Irrigation service	$	432.00
	Inv#25-001629	Rem limbs	$	1,850.00
	Inv#25-001638	Trim tree	$	750.00
2	**Community Association Lifestyle Management II**			
	Inv#3	January - Amenity Mgmt.	$	1,101.00
	Inv#3	January - Field Service	$	6,850.00
3	**GMS-CF**			
	Inv#6	December - Administration	$	3,250.00
	Inv#8	January - Administration	$	3,250.00
4	**CSS Clean Star Service**			
	Inv#16801	December - monthly cleaning	$	2,300.00
5	**Kilinski Wyk PLLC**			
	Inv#13793	General November	$	3,725.74
	Inv#1387	Construction November	$	1,841.00
6	**Solitude Lake Management**			
	Inv#PSI230198	January - Lake maintenance	$	1,335.00
7	**Strada Security**			
	Inv#0126333238	January - Monitoring service	$	85.99
8	**FPL**			
	Account#64812-20447	Pool 11/12-12/11/25	$	1,407.10
	Account#99447-10442	Clubhouse 11/12-12/11/25	$	598.18
	Account#64812-20447	Pool 12/11-1/12/26	$	1,615.48
	Account#99447-10442	Clubhouse 12/11-1/12/26	$	645.83
9	**City of Titusville**			
	Acct#141914	Water/Sewer Clubhouse 11/4-12/2/25	$	521.32
	Acct#143893	Water/Sewer Torbate Trl 11/13-12/2/25	$	278.88
10	**Loggins Pools LLC**			
	Inv#28618	December Pool service	$	2,000.00
11	**Spectrum**			
	Inv#0595015121325	TV/Internet 12/13-1/12/26	$	293.34
12	**LocaliQ Florida Gannett**			
	Inv#7505954	Ads	$	673.33
13	**Honeycutt & Associates Inc**			
	Inv#25912	Engineer service	$	1,800.00
14	**Grau & Associates**			
	Inv#28368	Audit FY2025	$	3,200.00
	Estoppels - Sold lots		$	(3,600.00)
	TOTAL		**$**	**52,204.19**

Please make check payable to:

Willow Creek II Community Development District
5385 N Nob Hill Road
Sunrise, FL 33351

Willow Creek II

Community Development District

BILL TO: KB Home - Orlando
9102 Southpark Center Loop
Suite 100
Orlando, FL 32819
Taveras, Yajaira ydtaveras@kbhome.com
Robertson Michael mjrobertson@kbhome.com
Sesto Eileen esesto@kbhome.com

February 13, 2026
Funding Request #17

	PAYEE			GENERAL FUND
1	**Robertson's Lawns Inc.**			
	Inv#26-000167	February Lawn Maintenance	$	16,000.00
	Inv#26-000067	Drain repair	$	250.00
	Inv#26-000207	8278 Cortese Dr - Remove debris	$	4,600.00
	Inv#26-000209	8408 Cortese Dr - Remove debris	$	2,000.00
	Inv#26-000208	8198 Cortese Dr - Remove debris	$	2,800.00
2	**Community Association Lifestyle Management II**			
	Inv#4	January - Amenity Mgmt and Field service	$	8,222.64
3	**GMS-CF**			
	Inv#10	February - Administration	$	3,250.00
4	**CSS Clean Star Service**			
	Inv#17049	January - monthly cleaning	$	2,300.00
5	**Kilinski Wyk PLLC**			
	Inv#13793	General October (double)	$	(1,078.74)
	Inv#14010	General December	$	911.00
6	**Solitude Lake Management**			
	Inv#PSI236648	February - Lake maintenance	$	1,335.00
7	**Strada Security**			
	Inv#0226337456	February - Monitoring service	$	85.99
8	**City of Titusville**			
	Acct#141914	Water/Sewer Clubhouse 12/2-12/30/25	$	419.47
	Acct#143893	Water/Sewer Torbate Trl 12/2-12/30/25	$	431.38
9	**Loggins Pools LLC**			
	Inv#29387	January Pool service	$	2,000.00
	Inv# 30154	February Pool service	$	2,000.00
10	**Spectrum**			
	Inv#0595015121325	TV/Internet 1/13-2/12/26	$	293.34
11	**Egis Insurance & Risk Advisors**			
	Inv#31319	Property Added	$	530.00
12	**Massey Service**			
	Inv#68049430	Pest Prevention quarterly	$	195.00
	Estoppels - Sold lots		$	(1,800.00)
	TOTAL		**$**	**44,745.08**

Please make check payable to:

Willow Creek II Community Development District
5385 N Nob Hill Road
Sunrise, FL 33351

Willow Creek II

Community Development District

BILL TO: KB Home - Orlando
9102 Southpark Center Loop
Suite 100
Orlando, FL 32819
Taveras, Yajaira ydtaveras@kbhome.com
Robertson Michael mjrobertson@kbhome.com
Sesto Eileen esesto@kbhome.com

March 13, 2026
Funding Request #18

	PAYEE			GENERAL FUND
1	**Robertson's Lawns Inc.**			
	Inv#26-000348	March Lawn Maintenance	$	16,000.00
	Inv#26-000401	Irrigation emergency pump rep	$	570.00
	Inv#26-000391	Install rocks and plants	$	3,145.00
2	**Community Association Lifestyle Management II**			
	Inv#5	March - Amenity Mgmt and Field service	$	7,951.00
3	**GMS-CF**			
	Inv#12	March - Administration	$	3,250.00
4	**CSS Clean Star Service**			
	Inv#17297	February - monthly cleaning	$	2,300.00
5	**Kilinski Wyk PLLC**			
	Inv#13878	Construction -Double	$	(1,369.00)
	Inv#14301	General	$	1,162.00
6	**Solitude Lake Management**			
	Inv#PSI243311	March- Lake maintenance	$	1,335.00
7	**Strada Security**			
	Inv#0326341689	March - Monitoring service	$	85.99
	Inv#0398271885	GFCI on irrigation pump	$	144.00
8	**FPL**			
	Account#64812-20447	Pool 1/12-2/12/26	$	1,545.40
	Account#99447-10442	Clubhouse 1/12-2/12/26	$	700.55
	Account#86249-25320	Irrigation 1/21-2/12/26	$	26.96
9	**City of Titusville**			
	Acct#141914	Water/Sewer Clubhouse 12/2-12/30/25	$	640.15
	Acct#143893	Water/Sewer Torbate Trl 12/30-2/3/26	$	629.63
10	**Loggins Pools LLC**			
	Inv# 30960	March Pool service	$	2,000.00
11	**Spectrum**			
	Inv#0595015021326	TV/Internet 2/13-3/12/26	$	302.21
12	**Egis Insurance & Risk Advisors**			
	Inv#	Refund	$	(166.00)
13	**Your Hometown Handyman**			
	Inv#48	Entry door slab rehung	$	294.45
	Estoppels - Sold lots		$	(28,800.00)
	TOTAL		**$**	**11,747.34**

Please make check payable to:

Willow Creek II Community Development District
5385 N Nob Hill Road
Sunrise, FL 33351

SECTION B

Willow Creek II

Community Development District

Unaudited Financial Reporting

February 28, 2026

Table of Contents

Willow Creek II

Community Development District

Combined Balance Sheet

February 28, 2026

		General Fund
Assets:		
Cash:		
Operating Account	$	78,555
Deposits		5,058
Total Assets	**$**	**83,613**
Liabilities:		
Accounts Payable	$	50,270
Total Liabilites	**$**	**50,270**
Fund Balance:		
Nonspendable:		
Deposits	$	5,058
Unassigned		28,285
Total Fund Balances	**$**	**33,343**
Total Liabilities & Fund Balance	$	83,613

Willow Creek II

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues:				
Developer Contribution	$ 825,696	$ 169,336	$ 169,336	$ -
Special Assessments-Sold lots	-	-	26,100	26,100
Clubhouse Revenue	-	-	500	500
Interlocal-Governmental Revenue*	139,053	50,963	50,963	-
Total Revenues	**$ 964,749**	**$ 220,299**	**$ 246,899**	**$ 26,600**
Expenditures:				
General & Administrative:				
Engineering	$ 20,000	$ 8,333	$ 1,800	$ 6,533
Attorney	40,000	16,667	7,728	8,939
Annual Audit	4,900	4,900	3,200	1,700
Assessment Administration	2,500	-	-	-
Arbitrage Rebate	550	-	-	-
Dissemination Agent	2,500	-	-	-
Management Fees	36,000	15,000	15,000	-
Property Appraiser	150	-	-	-
Information Technology	1,000	417	417	0
Website Maintenance	2,000	833	833	(0)
Postage & Delivery	800	333	1	332
Insurance General Liability	8,879	8,879	7,450	1,429
Printing & Binding	500	208	-	208
Legal Advertising	5,000	2,083	895	1,188
Other Current Charges	1,000	417	249	167
Office Supplies	100	42	0	42
Dues, Licenses & Subscriptions	175	73	175	(102)
Fist Quarter Operating Capital	253,160	105,483	-	105,483
Total General & Administrative	**$ 383,214**	**$ 165,335**	**$ 37,749**	**$ 127,586**
Operations & Maintenance				
Field Expenditures				
Field Management	$ 13,212	$ 5,505	$ 5,505	$ -
Utility-Irrigation	-	-	1,413	(1,413)
Irrigation Maintenance	4,800	2,000	682	1,318
Landscape Maintenance	176,340	73,475	76,075	(2,600)
Mulch	45,000	-	-	-
Pest Control	1,000	417	-	417
Lake Maintenance	16,020	6,675	6,675	-
Wetlands/Preserves	5,000	-	-	-
Pressure Washing	5,000	2,083	-	2,083
Contingency	10,000	10,000	9,400	600
Subtotal Field Expenditures	**$ 276,372**	**$ 100,155**	**$ 99,750**	**$ 405**

Willow Creek II

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Amenity Expenditures				
Management Fees	$ 82,200	$ 34,250	$ 34,250	$ -
Access Control	2,867	1,195	430	765
Alarm Monitoring	1,020	425	-	425
Pool Monitoring	1,020	425	-	425
Utility - Electric	22,800	9,500	10,737	(1,237)
Utility - Water & Sewer	7,200	3,000	1,920	1,080
Cable/Internet Services	2,220	925	1,582	(657)
Property Insurance	14,861	14,861	20,161	(5,300)
Propery Taxes	-	-	2,465	(2,465)
Landscape Maintenance	15,660	6,525	6,525	-
Landscape Replacement	4,095	1,706	125	1,581
Pest Control	780	325	390	(65)
Pool & Spa Maintenance	24,000	10,000	10,000	-
Repairs and Maintenance	29,485	12,285	698	11,587
Janitorial Maintenance	28,200	11,750	11,500	250
Janitorial Supplies	2,252	938	-	938
Office Equipment Maintenance	2,662	1,109	-	1,109
Office Supplies/Clubhouse Supplies	4,000	1,667	272	1,395
Air Conditioning Maintenance	2,300	958	-	958
Fitness Equipment Maintenance	5,324	2,218	-	2,218
Window Cleaning/Pressure Cleaning	5,325	2,219	-	2,219
Porter Service	4,400	1,833	-	1,833
Trash Collection	800	333	-	333
Special Events	18,682	7,784	-	7,784
Holiday Lighting	13,010	13,010	9,900	3,110
Capital Reserve	10,000	4,167	-	4,167
Capital Outlay	-	-	2,440	(2,440)
Subtotal Amenity Expenditures	**$ 305,163**	**$ 143,409**	**$ 113,395**	**$ 30,015**
Total Operations & Maintenance	**$ 581,535**	**$ 243,564**	**$ 213,145**	**$ 30,419**
Total Expenditures	**$ 964,749**	**$ 408,900**	**$ 250,894**	**$ 158,006**
Excess (Deficiency) of Revenues over Expenditure	$ -	$ (188,601)	$ (3,995)	$ 184,606
Net Change in Fund Balance	**$ -**	**$ (188,601)**	**$ (3,995)**	**$ 184,606**
Fund Balance - Beginning	$ -		$ 37,337	
Fund Balance - Ending	**$ -**		**$ 33,343**	

*Interlocal-Governmental Revenue shared with Willow Creek 23.91%

Willow Creek II

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total	TRUE UP 23.91%
Revenues:														
Developer Contribution	$ 8,762	$ 57,170	$ 25,658	$ 43,555	$ 34,192	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 169,336	$ -
Special Assessments-Sold lots	-	7,200	12,600	1,800	4,500								26,100	-
Clubhouse Revenue	250	-	-	250	-	-	-	-	-	-	-	-	500	-
Interlocal-Governmental Revenue*	10,688	12,765	8,307	8,649	10,553	-	-	-	-	-	-	-	50,963	**50,962.95**
Total Revenues	**$ 19,700**	**$ 77,135**	**$ 46,564**	**$ 54,254**	**$ 49,245**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 246,899**	**$ 50,962.95**
Expenditures:														
General & Administrative:														
Engineering	$ -	$ -	$ 1,800	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,800	$ -
Attorney	2,526	3,129	911	1,162	-	-	-	-	-	-	-	-	7,728	-
Annual Audit	-	-	3,200	-	-	-	-	-	-	-	-	-	3,200	-
Assessment Administration	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Management Fees	3,000	3,000	3,000	3,000	3,000	-	-	-	-	-	-	-	15,000	-
Property Appraiser	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Information Technology	83	83	83	83	83	-	-	-	-	-	-	-	417	-
Website Maintenance	167	167	167	167	167	-	-	-	-	-	-	-	833	-
Postage & Delivery	1	-	-	-	-	-	-	-	-	-	-	-	1	-
Insurance General Liability	7,450	-	-	-	-	-	-	-	-	-	-	-	7,450	-
Printing & Binding	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Legal Advertising	-	222	673	-	-	-	-	-	-	-	-	-	895	-
Other Current Charges	40	33	50	56	70	-	-	-	-	-	-	-	249	-
Office Supplies	0	-	-	-	-	-	-	-	-	-	-	-	0	-
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175	-
Total General & Administrative	**$ 13,442**	**$ 6,634**	**$ 9,885**	**$ 4,468**	**$ 3,320**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 37,749**	**$ -**
Operations & Maintenance														
Field Expenditures														
Field Management	$ 1,101	$ 1,101	$ 1,101	$ 1,101	$ 1,101	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,505	**$ 1,316.25**
Utility-Irrigation	-	279	439	657	39	-	-	-	-	-	-	-	1,413	**337.94**
Irrigation Maintenance	-	-	432	250	-	-	-	-	-	-	-	-	682	**163.07**
Landscape Maintenance	14,695	14,695	17,295	14,695	14,695	-	-	-	-	-	-	-	76,075	**18,189.53**
Mulch	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Pest Control	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lake Maintenance	1,335	1,335	1,335	1,335	1,335	-	-	-	-	-	-	-	6,675	**1,595.99**
Wetlands/Preserves	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Pressure Washing	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Contingency	-	-	-	-	9,400	-	-	-	-	-	-	-	9,400	**2,247.54**
Subtotal Field Expenditures	**$ 17,131**	**$ 17,410**	**$ 20,602**	**$ 18,038**	**$ 26,570**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 99,750**	**$ 23,850.32**

Willow Creek II

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total	TRUE UP
Amenity Expenditures														
Management Fees	$ 6,850	$ 6,850	$ 6,850	$ 6,850	$ 6,850	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 34,250	**$ 8,189.18**
Access Control	86	86	86	86	86	-	-	-	-	-	-	-	430	**102.80**
Alarm Monitoring	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
Pool Monitoring	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
Utility - Electric	2,168	2,005	2,261	2,246	2,056	-	-	-	-	-	-	-	10,737	**2,567.15**
Utility - Water & Sewer	337	523	419	641	-	-	-	-	-	-	-	-	1,920	**459.14**
Cable/Internet Services	399	293	293	293	302	-	-	-	-	-	-	-	1,582	**378.14**
Property Insurance	12,000	7,797	-	364	-	-	-	-	-	-	-	-	20,161	**4,820.50**
Propery Taxes	-	2,465	-	-	-	-	-	-	-	-	-	-	2,465	**589.37**
Landscape Maintenance	1,430	1,305	1,305	1,305	1,180	-	-	-	-	-	-	-	6,525	**1,560.13**
Landscape Replacement	-	-	-	-	125	-	-	-	-	-	-	-	125	**29.89**
Pest Control	-	195	-	195	-	-	-	-	-	-	-	-	390	**93.25**
Pool & Spa Maintenance	2,000	2,000	2,000	2,000	2,000	-	-	-	-	-	-	-	10,000	**2,391.00**
Repairs and Maintenance	-	260	-	294	144	-	-	-	-	-	-	-	698	**167.00**
Janitorial Maintenance	2,300	2,300	2,300	2,300	2,300	-	-	-	-	-	-	-	11,500	**2,749.65**
Janitorial Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
Office Equipment Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
Office Supplies/Clubhouse Supplies	-	-	-	-	272	-	-	-	-	-	-	-	272	**64.95**
Air Conditioning Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
Fitness Equipment Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
Window Cleaning/Pressure Cleaning	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
Porter Service	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
Trash Collection	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
Special Events	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
Holiday Lighting	-	9,900	-	-	-	-	-	-	-	-	-	-	9,900	**2,367.09**
Capital Reserve	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
Capital Outlay	-	-	2,440	-	-	-	-	-	-	-	-	-	2,440	**583.40**
Subtotal Amenity Expenditures	**$ 27,570**	**$ 35,980**	**$ 17,955**	**$ 16,575**	**$ 15,315**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 113,395**	**$ 27,112.63**
Total Operations & Maintenance	**$ 44,701**	**$ 53,390**	**$ 38,558**	**$ 34,612**	**$ 41,885**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 213,145**	**$ 50,962.95**
Total Expenditures	**$ 58,143**	**$ 60,024**	**$ 48,442**	**$ 39,080**	**$ 45,205**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 250,894**	**$ 50,962.95**
Excess (Deficiency) of Revenues over Expe	$ (38,443)	$ 17,112	$ (1,878)	$ 15,174	$ 4,040	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ (3,995)	**$ -**
Net Change in Fund Balance	**$ (38,443)**	**$ 17,112**	**$ (1,878)**	**$ 15,174**	**$ 4,040**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ (3,995)**	