Willow Creek II
Community Development District

Agenda

May 12, 2026

AGENDA

Willow Creek II
Community Development District

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

May 5, 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, May 12, 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 April 14, 2026 Board of Supervisors Meeting
4. Consideration of Resolution 2026-04 Approving the Proposed Fiscal Year 2027 Budget and Setting a Public Hearing
5. Ratification of Lake and Fountain Maintenance Services Agreement with Solitude Lake Management
6. Staff Reports
    A. Attorney
    B. Engineer
    C. Field Manager's Report
        i. Discussion of Landscape Maintenance Agreement with Robertson's Lawns
        ii. Consideration of Tree Replacement Proposals from Robertson's Lawns
        iii. **Consideration of Clubhouse Mulch Installation Proposal from Robertson's Lawns – ADDED**
    D. District Manager's Report
        i. Presentation of Number of Registered Voters - 76
7. Financial Reports
    A. Approval of Funding Request #19
    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, April 14, 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
Rodney Honeycutt	District Engineer

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: That brings us down to the public comment period. Any members of the public wish to make a statement or comment to the Board, we just ask that you state your name and address and try to keep it under three minutes. All right, we'll bring it back to the Board. No public comment.

THIRD ORDER OF BUSINESS **Approval of the Minutes of the January 13, 2026 Board of Supervisors Meeting**

Mr. LeBrun: Next we have the approval of the minutes of the January 13, 2026 Board of Supervisors meeting. If there's no corrections, is there a motion to approve that?

On MOTION by Mr. McConn, seconded by Mr. Myers, with all in favor, the Minutes of the January 13, 2026 Board of Supervisors Meeting were approved.

FOURTH ORDER OF BUSINESS **Discussion of Verona Phase 1 Erosion Issues**

Mr. LeBrun: Item number four is discussion of the Verona Phase One Erosion Issues. Willow Creek One discussed that in the previous Board meeting. I don't know if anyone else wants to add anything.

Mr. Honeycutt: So, we'll do Village D field work this week, get a report out next week, and follow up with Village B. Should have everything before the next meeting.

Mr. LeBrun: Okay.

FIFTH ORDER OF BUSINESS **Ratification of Uniform Collection Agreement with Brevard County Tax Collector**

Mr. LeBrun: This brings us down to the ratification of the uniform collection agreement with Brevard County Tax Collector. Patrick, did you want to go through this one?

Mr. Collins: I can take that. This is just our annual agreement that allows us to collect assessments on the county tax roll. It’s just a standard form of agreement. Most counties use it. No legal objections or notes to any disagreement.

Mr. LeBrun: We are just looking for a ratification of this item.

On MOTION by Mr. McConn, seconded by Mr. Myers, with all in favor, the Uniform Collection Agreement with Brevard County Tax Collector, was ratified.

SIXTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Mr. LeBrun: Staff reports, we'll go back to Patrick.

Mr. Collins: Nothing additional to add. I would just reiterate the legislative updates we discussed during the Willow Creek One meeting.

Mr. LeBrun: Questions for counsel?

Mr. McConn: Negative.

B. Engineer

Mr. LeBrun: Down to our District Engineer, Rodney, anything additional to report?

Mr. Honeycutt: No, I don't have anything additional.

C. Field Manager's Report

i. Consideration of Pressure Washing Proposals from Beacon Cleaning

Ms. Corbin: We went over everything in the first one, so unless you guys have questions I'll skip to just approving all of the proposals that I had. First, before I get to the official proposals, is the dog waste disposals. If you guys are good with me purchasing those and getting them installed?

Mr. McConn: Yeah. Motion to approve.

On MOTION by Mr. McConn, seconded by Mr. Myers, with all in favor, the Dog Waste Station, was approved.

Ms. Corbin: Perfect. Then the other thing, there are color options. Basically, it's green, black that has white writing, and then black that has tan writing. I was planning on just doing the black or the black with tan. If you guys have an opinion.

Mr. McConn: I think we want green to match the benches.

Mr. Myers: Green.

Mr. Thomas: Green.

Ms. Corbin: Okay. It's the same price no matter what.

Mr. White: I like green.

Mr. LeBrun: So, we have a motion and a second for the green variation.

On MOTION by Mr. McConn, seconded by Mr. Myers, with all in favor, the Green Variation, was approved.

Ms. Corbin: Then the other one is for the clocks for the gym and the pool. Like I said, it's $55 to $60 for me to purchase both of those. And they're just simple installations that I can do.

Mr. McConn: Motion to approve.

> On MOTION by Mr. McConn, seconded by Mr. Myers, with all in favor, the Pool and Gym Clock, was approved.

Ms. Corbin: Now to the official proposals. The pressure washing for the clubhouse and the retaining walls. That will include cleaning the chairs, everything like that for $1,898, if that gets approved.

Mr. McConn: Motion to approve.

> On MOTION by Mr. McConn, seconded by Mr. Myers, with all in favor, the Pressure Washing Proposals from Beacon Cleaning, was approved.

Ms. Corbin: The other one for the pressure washing is for the entrance median area. Two options. One is for the full cleaning. The other one's for the spot cleaning. Whichever one you guys prefer.

Mr. McConn: Motion for a full cleaning.

> On MOTION by Mr. McConn, seconded by Mr. Myers, with all in favor, the Entrance Median Area Pressure Washing Full Cleaning Option, was approved.

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

Ms. Corbin: Now to all the proposals from Robertson's. First one is for the original proposal for replacing plants for a total of $16,400. If you guys are good with that one?

Mr. McConn: Motion to approve.

> On MOTION by Mr. McConn, seconded by Mr. Myers, with all in favor, the Proposal from Robertson's Lawns for Replacing Plants, was approved.

Ms. Corbin: Second one is for replacing the dead plants in the front part of the neighborhood for a total, with everything, is $35,820.32.

Mr. McConn: Motion to approve.

> On MOTION by Mr. McConn, seconded by Mr. Myers, with all in favor, the Proposal from Robertson's Lawns for Replacing the Dead Plants, was approved.

Ms. Corbin: The next one is the trimming of the two trees for a total of $3,700.

Mr. McConn: Motion to approve.

> On MOTION by Mr. McConn, seconded by Mr. Myers, with all in favor, the Proposal from Robertson's Lawns for Trimming of Two Trees, was approved.

Ms. Corbin: Next one is the proposal for the new phase in the neighborhood for the plants that were dead from the freeze for a total of $5,707.50.

Mr. McConn: Motion to approve.

> On MOTION by Mr. McConn, seconded by Mr. Myers, with all in favor, the Proposal from Robertson's Lawns for New Phase Plant Replacement, was approved.

iii. Consideration of Landscape Maintenance Proposal for Willow Creek Phase 2 from Robertson's Lawns, Inc.

Ms. Corbin: Then the last one is the new phase for Robertson's to take over for a monthly cost of $8,500. I believe Patrick has something to say on that.

Mr. Collins: I was just going to ask if the Board could please consider deferring this proposal to the next meeting. I just want to get with Jeremy to discuss this one. We touched on it briefly but didn't come to a conclusion yet. If we add this new phase to the existing contract, that puts us over the RFP threshold where we would have to go back out to bid. I know we just did that pretty recently, so if there's any way possible to avoid that, I think it would be in the Board's best interest to just consider delaying this for a month or two. And I'll get with staff to determine if there's another route we can go down where we can potentially avoid having to bid this one out again

Mr. McConn: In lieu of signing them up, obviously, we're going to have to do something in the shorter term. Do we need to have our installation vendor maintain the areas once or twice, until we get this thing resolved?

Mr. LeBrun: We could, if they're okay with that.

Mr. McCon: I mean, it's just that we would pay them direct. If the CDD can't hire somebody without resolving this issue, then that's the only option we have.

Mr. LeBrun: Yeah. And, Patrick, feel free to jump in here but, if we're not doing the full contract amount, if they're billing us on a per time basis, we won't hit that cap before then. So, if Robertson's could possibly, if we're not entering into an agreement yet, if they could bill us per cut, we won't hit that cap. Patrick, would that be a way for them to service the area until that contract gets into place? If they would just be billing for one cut at a time, we wouldn't hit that total amount.

Mr. Collins: Yeah, that's acceptable. We will just treat as additional work for now.

Ms. Corbin: I don't see why they wouldn't. But I'll text Krista as soon as the meeting's over and verify that they'll bill per service until we're able to approve a contract.

Mr. LeBrun: And there might be ways we can break it out where they bill like Willow One, Willow Two separately. Staff will work on that.

Mr. McConn: Motion to defer and to hire Robertson's per service in the interim.

> On MOTION by Mr. McConn, seconded by Mr. Myers, with all in favor, Deferring and Hiring Robertson's Lawns, Inc. Per Service in the Interim, was approved.

iv. Consideration of Proposal for Key Fobs from Strada Services, LLC

Ms. Corbin: We have the Strada for 150 more key fobs for, the proposal says $374.50, I haven't had them remove tax, but they removed it every other time, so it'll be $350 total.

Mr. McConn: Motion to approve.

> On MOTION by Mr. McConn, seconded by Mr. Myers, with all in favor, the Proposal for Key Fobs from Strada Services, LLC, was approved.

Ms. Corbin: Solitude is for the vegetation removal of the cattails and the dead plants for a total of $8,000.

Mr. McConn: Motion to approve.

On MOTION by Mr. McConn, seconded by Mr. Myers, with all in favor, the Proposal from Solitude for Vegetation Removal of Cattails and Dead Plants, was approved.

Ms. Corbin: And that is all I have.

D. District Manager's Report

Mr. LeBrun: All right, nothing else to report from District manager.

SEVENTH ORDER OF BUSINESS Financial Reports

A. Approval of Funding Requests #16-18

Mr. LeBrun: We just have the approval of Funding Requests #16 through #18. Those are all on page 66. Happy to take any questions on them. If not, just need a motion to approve those funding requests.

On MOTION by Mr. McConn seconded by Mr. White with all in favor, Funding Requests #16-18, were approved.

B. Balance Sheet and Income Statement

Mr. LeBrun: Behind that you have your financials, unaudited financials through February 28. No action required there on the Board's part.

EIGHTH ORDER OF BUSINESS Supervisor's Requests

Mr. LeBrun: If there's no Supervisor's request, we just need a motion to adjourn.

Mr. Honeycutt: I have a question.

Mr. LeBrun: Yes, Rodney?

Mr. Honeycutt: So, this is CDD II, so that doesn't include Phase One, Village B or Village D. Are there any rear lot issues we need to look at there yet? Anybody report any?

Ms. Corbin: For Phase Two, I don't believe so because that's all the stuff they're just now building.

Mr. Honeycutt: Right. So, I wouldn't think so.

Ms. Corbin: I hope not.

Mr. Honeycutt: So really, it's only Phase One. Okay, I just wanted the clarification.

Ms. Corbin: Yeah, it would only be Willow One that's having the erosion issues.

Mr. Honeycutt: Okay. Thank you.

NINTH ORDER OF BUSINESS **Adjournment**

Mr. LeBrun: If there are no other questions, we would just need a motion to adjourn.

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

_____ _____

Secretary /Assistant Secretary Chairman / Vice Chairman

SECTION 4

OPTION 1

RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WILLOW CREEK II COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2027 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to June 15, 2026, prepared and submitted to the Board of Supervisors ("**Board**") of the Willow Creek II Community Development District ("**District**") a proposed budget ("**Proposed Budget**") for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 ("**Fiscal Year 2027**"); and

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

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2027 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE:	August 11, 2026
HOUR:	1:30 p.m.
LOCATION:	Willow Creek Amenity Center 1756 Pecorino Ct. Titusville, FL 32780

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENTS.** The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of Titusville and Brevard County, Florida at least sixty (60) days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two (2) days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least forty-five (45) days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 12TH DAY OF MAY 2026.

ATTEST:

WILLOW CREEK II COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

By: _____
Its: _____

Exhibit A: Proposed Budget for Fiscal Year 2027

OPTION 2

RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WILLOW CREEK II COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET FOR FISCAL YEAR 2027; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGET PURSUANT TO CHAPTERS 190, 197, AND/OR 170, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to June 15, 2026, prepared and submitted to the Board of Supervisors ("**Board**") of the Willow Creek II Community Development District ("**District**") a proposed budget ("**Proposed Budget**") for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 ("**Fiscal Year 2027**"); and

WHEREAS, it is in the best interest of the District to fund the administrative and operations services (together, "**Services**") set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 190, 197, and/or 170, *Florida Statutes* ("**Assessments**"), as set forth in the preliminary assessment roll included within the Proposed Budget; and

WHEREAS, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

WHEREAS, the Board has considered the Proposed Budget, including the Assessments, and desires to set the required public hearings thereon.

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

1. PROPOSED BUDGET APPROVED. The Proposed Budget prepared by the District Manager for Fiscal Year 2027 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. DECLARING ASSESSMENTS. Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget, all of which are on file and available for public inspection at the "**District's Office**," Governmental Management Services Central Florida, LLC, 219 E. Livingston St., Orlando, FL 32801. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned among such lots and lands, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District's Office. The Assessments shall be paid in one or more installments pursuant to a bill

issued by the District in November of 2026, and pursuant to Chapter 170, *Florida Statutes*, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, *Florida Statutes*.

3. SETTING PUBLIC HEARINGS. Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for the following date, hour and location:

DATE:	August 11, 2026
HOUR:	1:30 p.m.
LOCATION:	Willow Creek Amenity Center 1756 Pecorino Ct. Titusville, FL 32780

4. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENTS. The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of Titusville and Brevard County at least sixty (60) days prior to the hearing set above.

5. POSTING OF PROPOSED BUDGET. In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two (2) days before the budget hearing date as set forth in Section 3 and shall remain on the website for at least forty-five (45) days.

6. PUBLICATION OF NOTICE. Notice of the public hearings shall be published in the manner prescribed by Florida law.

7. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

8. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 12th DAY OF MAY 2026.

ATTEST:

WILLOW CREEK II COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

By: _____
Its: _____

Exhibit A: Proposed Budget for Fiscal Year 2027

Exhibit A

Willow Creek II

Community Development District

Proposed Budget

FY2027

Table of Contents

Willow Creek II

Community Development District

Proposed Budget
General Fund

Description	Proposed Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY2027	Estimated Budget at Buildout
REVENUES:						
Special Assessments - On Roll	$ -	$ -	$ -	$ -	$ -	$ -
Special Assessments - Direct	-	54,000	3,600	57,600	-	-
Developer Contribution	825,696	232,046	235,297	467,343	825,696	966,974
Interlocal-Governmental Revenue**	139,053	60,309	65,427	125,736	172,124	-
Interest income	-	21	-	21	-	-
Clubhouse Revenue	-	825	175	1,000	-	
TOTAL REVENUES	**$ 964,749**	**$ 347,201**	**$ 304,499**	**$ 651,700**	**$ 997,820**	**$ 966,974**
EXPENDITURES:						
Administrative						
Engineering	$ 20,000	$ 1,800	$ 8,200	$ 10,000	$ 20,000	$ 10,000
Attorney	40,000	8,750	11,250	20,000	45,000	30,000
Annual Audit	4,900	3,200	-	3,200	3,300	4,900
Assessment Administration	2,500	-	-	-	2,500	2,000
Arbitrage Rebate	550	-	-	-	550	550
Dissemination Agent	2,500	-	-	-	2,500	2,675
Trustee Fees	4,000	-	-	-	4,000	5,000
Management Fees	36,000	18,000	18,000	36,000	36,000	38,934
Property Appraiser	150	-	-	-	150	150
Information Technology	1,000	500	500	1,000	1,000	1,000
Website Maintenance	2,000	1,000	1,000	2,000	2,000	1,605
Postage & Delivery	800	1	25	26	500	1,200
Insurance General Liability	8,879	7,450	-	7,450	8,195	7,575
Printing & Binding	500	-	50	50	500	500
Legal Advertising	5,000	895	4,105	5,000	5,000	1,000
Other Current Charges	1,000	287	713	1,000	1,000	1,220
Office Supplies	100	0	25	25	100	100
Dues, Licenses & Subscriptions	175	175	-	175	175	175
First Quarter Operating Capital	253,160	-	-	-	145,510	-
TOTAL ADMINISTRATIVE	**$ 383,214**	**$ 42,059**	**$ 43,868**	**$ 85,927**	**$ 277,980**	**$ 108,584**
Operations & Maintenance						
Field Expenditures						
Field Management	$ 13,212	$ 6,606	$ 6,606	$ 13,212	$ 13,212	$ 27,682
Utility-Irrigation	-	2,360	1,840	4,200	4,800	4,800
Irrigation Maintenance	4,800	1,807	2,993	4,800	4,800	4,800
Landscape Maintenance	176,340	92,045	94,295	186,340	288,340	180,000
Mulch	45,000	-	45,000	45,000	45,000	-
Pest Control	1,000	-	500	500	1,000	1,000
Lake Maintenance	16,020	8,010	8,010	16,020	19,620	22,000
Wetlands/Preserves	5,000	-	5,000	5,000	5,000	30,000
Pressure Washing	5,000	-	5,000	5,000	5,000	10,000
Contingency	10,000	9,400	-	9,400	6,400	105,000
TOTAL FIELD EXPENDITURES	**$ 276,372**	**$ 120,228**	**$ 169,244**	**$ 289,472**	**$ 393,172**	**$ 385,282**

Willow Creek II

Community Development District

Proposed Budget

General Fund

Description	Proposed Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY2027	Estimated Budget at Buildout
Amenity *						**100.00%**
Management Fees	$ 82,200	$ 41,100	$ 41,100	$ 82,200	$ 82,200	$ 100,000
Access Control	2,867	866	166	1,032	2,867	2,867
Alarm Monitoring	1,020	-	1,020	1,020	1,020	1,638
Pool Monitoring	1,020	-	1,020	1,020	1,020	12,831
Utility - Electric	22,800	12,731	13,800	26,531	30,000	27,847
Utility - Water & Sewer	7,200	2,949	4,251	7,200	7,200	20,066
Cable/Internet Services	2,220	1,884	1,812	3,696	3,600	3,686
Telephone	-	-	-	-	-	3,522
Property Insurance	14,861	20,161	-	20,161	22,177	19,636
Property Taxes	-	2,465	-	2,465	2,500	
Landscape Maintenance	15,660	7,830	7,830	15,660	20,660	26,823
Landscape Replacement	4,095	1,995	2,100	4,095	4,095	4,095
Pest Control	780	390	390	780	819	819
Pool & Spa Maintenance	24,000	12,000	12,000	24,000	24,720	34,399
Repairs and Maintenance	29,485	1,223	8,777	10,000	29,485	29,485
Janitorial Maintenance	28,200	13,800	13,800	27,600	28,428	50,000
Janitorial Supplies	2,252	-	1,000	1,000	2,252	2,252
Office Equipment Maintenance	2,662	272	500	772	2,664	2,662
Office Supplies/Clubhouse Supplies	4,000	-	500	500	4,000	6,962
Air Conditioning Maintenance	2,300	-	2,300	2,300	2,300	2,293
Fitness Equipment Maintenance	5,324	-	5,324	5,324	5,324	5,324
Window Cleaning/Pressure Cleaning	5,325	-	5,325	5,325	5,325	4,423
Porter Service	4,400	-	2,200	2,200	4,400	819
Trash Collection	800	-	400	400	800	12,285
Special Events	18,682	-	18,682	18,682	18,682	18,682
Holiday Lighting	13,010	9,900	-	9,900	10,000	49,399
Contingency	-	-	-	-	130	12,150
Capital Outlay		2,440	-	2,440	-	
Capital Reserve	10,000	-	-	-	10,000	12,000
TOTAL AMENITY *	**$ 305,163**	**$ 132,005**	**$ 144,297**	**$ 276,302**	**$ 326,668**	**$ 473,108**
TOTAL EXPENDITURES	**$ 964,749**	**$ 294,292**	**$ 357,408**	**$ 651,700**	**$ 997,820**	**$ 966,974**
EXCESS REVENUES (EXPENDITURES	**$ -**	**$ 52,909**	**$ (52,909)**	**$ -**	**$ -**	**$ -**

*Amenity was transferred in February 2025 from Willow Creek CDD.

** Interlocal-Governmental Expense

	Assessments Gross	**at Buildout**
Net Assessments	$ 825,696	$ 966,974
Collection Fees & Discounts (6%)	52,704	61,722
Gross Assessments	$ 878,400	$ 1,028,695
No. of Units	976	1,143
Per Unit Assessments (Net)	$ 846.00	$ 846.00
Per Unit Assessments (Gross/tax bill))	$ 900.00	$ 900.00

Willow Creek II

Community Development District

Exhibit A - Shared costs with Willow Creek CDD

Description	Shared Cost FY2027 23.91%	Proposed Budget FY2027	Estimated Budget at Buildout
Special Assessments - On Roll	$ -	$ -	$ 274,104
Special Assessments - Direct	-	-	-
Developer Contribution	-	-	692,870
Interlocal-Governmental Revenue	-	172,124	-
Carry Forward Surplus	-	-	-
TOTAL REVENUES	**$ -**	**$ 172,124**	**$ 966,974**
Administrative			
Supervisor Fees	$ -	$ -	$ -
FICA Taxes	-	-	-
Engineering	-	-	10,000
Attorney	-	-	30,000
Annual Audit	-	-	4,900
Assessment Administration	-	-	2,000
Arbitrage Rebate	-	-	550
Dissemination Agent	-	-	2,675
Trustee Fees	-	-	5,000
Management Fees	-	-	38,934
Property Appraiser	-	-	150
Information Technology	-	-	1,000
Website Maintenance	-	-	1,605
Postage & Delivery	-	-	1,200
Insurance General Liability	-	-	7,575
Printing & Binding	-	-	500
Legal Advertising	-	-	1,000
Other Current Charges	-	-	1,220
Office Supplies	-	-	100
Dues, Licenses & Subscriptions	-	-	175
TOTAL ADMINISTRATIVE	**$ -**	**$ -**	**$ 108,584**
Operations & Maintenance			
Field Expenditures			
Field Management	$ 3,159	$ 13,212	$ 27,682
Utility-Irrigation	1,148	4,800	4,800
Irrigation Maintenance	1,148	4,800	4,800
Landscape Maintenance	68,946	288,340	180,000
Mulch	10,760	45,000	-
Pest Control	239	1,000	1,000
Lake Maintenance	4,691	19,620	22,000
Wetlands/Preserves	1,196	5,000	30,000
Pressure Washing	1,196	5,000	10,000
Contingency	1,530	6,400	105,000
TOTAL FIELD EXPENDITURES	**$ 94,013**	**$ 393,172**	**$ 385,282**

Willow Creek II

Community Development District

Exhibit A - Shared costs with Willow Creek CDD

Description	Shared Cost FY2027 23.91%	Proposed Budget FY2027	Estimated Budget at Buildout
Amenity			
Management Fees	$ 19,655	$ 82,200	$ 100,000
Access Control	686	2,867	2,867
Alarm Monitoring	244	1,020	1,638
Pool Monitoring	244	1,020	12,831
Utility - Electric	7,173	30,000	27,847
Utility - Water & Sewer	1,722	7,200	20,066
Cable/Internet Services	861	3,600	3,686
Telephone	-	-	3,522
Property Insurance	5,303	22,177	19,636
Property Taxes	598	2,500	-
Landscape Maintenance	4,940	20,660	26,823
Landscape Replacement	979	4,095	4,095
Pest Control	196	819	819
Pool & Spa Maintenance	5,911	24,720	34,399
Repairs and Maintenance	7,050	29,485	29,485
Janitorial Maintenance	6,798	28,428	50,000
Janitorial Supplies	538	2,252	2,252
Office Equipment Maintenance	637	2,664	2,662
Office Supplies/Clubhouse Supplies	956	4,000	6,962
Air Conditioning Maintenance	550	2,300	2,293
Fitness Equipment Lease	-	-	6,143
Fitness Equipment Maintenance	1,273	5,324	5,324
Window Cleaning/Pressure Cleaning	1,273	5,325	4,423
Porter Service	1,052	4,400	819
Trash Collection	191	800	12,285
Special Events	4,467	18,682	18,682
Holiday Lighting	2,391	10,000	49,399
Contingency	31	130	12,150
Capital Outlay	-	-	-
Capital Reserve	2,391	10,000	12,000
TOTAL AMENITY	**$ 78,111**	**$326,668**	**$ 473,108**
TOTAL EXPENDITURES	**$ 172,124**	**$ 719,840**	**$ 966,974**

Willow Creek II

Community Development District

Budget Narrative

FY2027

REVENUES

Special Assessments-Direct
The District is levying platted lots direct to builder to fund general operating expenditures for the Fiscal Year.

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 expenditures 23.91%.

Clubhouse Revenue
The District will collect fees for room rental of the amenity center.

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.

Assessment Roll Administration
GMS SF, LLC provides assessment services for closing lot sales, assessment roll services with the local Tax Collector and financial advisory services.

Arbitrage Rebate
The District has contracted with its independent auditors to annually calculate the arbitrage rebate liability on its bonds.

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-CF, 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.

Willow Creek II

Community Development District

Budget Narrative

FY2027

Expenditures - Administrative (continued)

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-CF, 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-CF, LLC and updated monthly.

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

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 Capital
To pay invoices for the 1st quarter of the Fiscal Year.

Expenditures – Field

Field Management
The District has contract CALM, to manage and operate the district.

Description	Vendor	monthly	Total
Field operations	CALM	$1,101	**$13,212**

Utility-Irrigation
Cost for irrigation throughout the district

Location	Vendor	monthly	Total
2003 WILLOW CREEK BLVD	FPL	$400	**$4,800**

Irrigation Maintenance
Cost to maintain the irrigation system throughout the district.

Willow Creek II

Community Development District

Budget Narrative

FY2027

Expenditures – Field (continued)

Landscape Maintenance

The district has contract with Robertson's Lawn Service to maintain the landscape of Phase 1 and 2.

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

Phase 2	**Description**	**Vendor**	**monthly**	**Total**
	Lawn Maintenance service (38)	Robertson's Lawn	$7,550	$90,600
	Monthly irrigation checks	Robertson's Lawn	500	6,000
	Mulch (2)	Robertson's Lawn	0	0
	Annual Flowers (3)	Robertson's Lawn	0	0
	Entrance Turf and Shrub fertilizer (4)	Robertson's Lawn	450	5,400
	Contingency			10,000
	Total		$8,500	**$112,000**

Mulch

The district has contract with Robertson's Lawn Service 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 13 lakes, 1 retention pond and 3 fountains (2 fountains to be added).

Description	**Vendor**	**monthly**	**Total**
Lake Management	Solitude Lake Mgmt.	$1,635	**$19,620**

Wetlands/Preserves

Cost for wetlands/preserves maintenance.

Pressure Washing

Cost to pressure wash district's common area infrastructure.

Contingency

Any other miscellaneous expenses that are incurred during the year.

Willow Creek II

Community Development District

Budget Narrative

FY2027

Expenditures – Amenity

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

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

Access Control
The District contracted with Strada Security to monitor the Amenity.

Description	Vendor	monthly	Total
Security System Monitoring at Amenity	Strada Security	$86	$1,032
Contingency	Strada Security		$1,835
	Total	**$86**	**$2,867**

Alarm Monitoring
Cost for fire alarm monitoring.

Pool Monitoring
Cost for security system at the community pool.

Utilities - Electric
FPL electric meters for the Clubhouse and pool.

Location	Vendor	monthly	Total
1756 Pecorino Ct Clubhouse	FPL	$790	**$9,480**
1756 Pecorino CT Pool	FPL	$1,710	**$20,520**
	Total	**$2,500**	**$30,000**

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	$300	**$3,600**

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

Property Taxes
Non-ad valorem taxes the District incurs relating to the amenity center location.

Landscape Maintenance
The District contracted Robertson's Lawn Service to maintain the lawn through the amenity area.

Description	Vendor	monthly	Total
Lawn Maintenance service (38)	Robertson's Lawn	$1,305	$15,660
Contingency			$5,000
	Total	**$1,305**	**$20,660**

Willow Creek II

Community Development District

Budget Narrative

FY2027

Expenditures – Amenity (continued)

Landscape Replacement
The District contracted Robertson's Lawn Service replace seasonal flowers, mulch, and trees

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

Description	Vendor	Quarterly	Total
Pest control	Massey Services	$205	**$819**

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	$2,060	**$24,720**

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 Kitchen, bar area, Gym, drinking fountains, exterior

Description	Vendor	monthly	Total
Cleaning service 3 times a week	CSS	$2,369	**$28,428**

Janitorial Supplies
Cost for cleaning supplies.

Office Equipment Maintenance
Cost for office equipment maintenance.

Office/Clubhouse Supplies
Cost for office/clubhouse supplies.
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.

SECTION 5

SOLITUDE
LAKE MANAGEMENT

SERVICES AGREEMENT

PROPERTY NAME: Willow Creek CDD II
CUSTOMER NAME: Willow Creek CDD II
SERVICE DESCRIPTION: Annual Maintenance for thirteen (13) lakes, one (1) retention pond, and three (3) fountains
EFFECTIVE DATE: **May 1, 2026 through April 30, 2027**
SUBMITTED TO: Jeremy Leburn
SUBMITTED BY: Brittany Hemery, Sales Support Administrator

THIS SERVICES AGREEMENT (the "Agreement") is effective as of the date indicated above (the "Effective Date"), by and between SOLitude Lake Management, LLC ("SOLitude" or "Company"), and the customer identified above (the "Customer"), in accordance with the terms and conditions set forth in this Agreement.

1. SERVICES. SOLitude will provide services (the "Services") at the Customer's property in accordance with the Scope of Services attached hereto as Schedule A.

2. MODIFICATIONS. Any deviation from the requirements and Services outlined in Schedule A involving extra cost of material and labor will result in extra charges. Such additional services will be provided by SOLitude only upon a Change Order mutually approved by the parties in writing (the "Change Order").

3. PRICING. The Customer agrees to pay for the Services, as well as any applicable sales or other taxes, in accordance with the Pricing Schedule attached hereto as Schedule B. Prices are subject to annual increases. SOLitude will notify the Customer in writing (which may be by invoice) of such increases.

4. PAYMENT. Payment is due within thirty (30) days of the invoice date. Any disputes with an invoice or invoices must be brought to the attention of SOLitude by written notice within one hundred and twenty (120) days from the invoice date, otherwise Company will not be liable for any potential credits or adjustments. The parties agree to use good faith efforts to resolve any disputed invoice amounts within thirty (30) days after written notification of a dispute. Disputed amounts shall not affect payment of all undisputed amounts, and Customer agrees to pay all undisputed amounts owed on any disputed invoice within the applicable due dates. Invoices not paid on or before the invoice due date shall accrue interest charges at a rate of one percent (1%) per month, accruing as of the invoice date, until the time that such amounts are paid in full. Additionally, the Customer is liable for payment of all costs of collection of past due accounts, specifically including, but not limited to, court costs, expenses, and reasonable attorneys' fees. In addition to the compensation paid to SOLitude for performance of the Services, Customer shall reimburse SOLitude for all of the expenses paid or incurred by SOLitude in connection with the Services, including, but not limited to non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on SOLitude by the Customer that are not covered specifically by the written specifications of this Agreement ("Reimbursable Expenses"). Should the work performed be subject to any local, state, or federal jurisdiction, agency, or other organization of authority for sales or other taxes or fees in addition to those expressly covered by this contract, the customer will be invoiced and responsible for paying said additional taxes in addition to the contract price and other fees.

5. TERM AND EXPIRATION. This Agreement shall commence on the Effective Date and shall remain in effect for an initial term of _one_ year(s) (the "Initial Term"). Thereafter, this Agreement shall automatically renew under the same terms, conditions and specifications as set forth by this Agreement and for the same period of time as the Initial Term (each an "Additional Term") (the "Initial Term" and each "Additional Term" thereafter are collectively referred to herein as the "Term") unless either party gives written notice of cancellation thirty (30) days prior to the termination date of the Term then in effect. The parties understand and agree that the prices for each Additional Term shall automatically increase by **four percent (4%)** of then current annual pricing. SOLitude reserves the right to increase the amount charged for the Services. Such increase shall be communicated by written notice to the Customer, which notice may be by invoice. Customer may reject any such additional increase by notifying SOLitude in writing within fifteen (15) days of receiving such price increase notice.

6. TERMINATION. SOLitude may terminate this Agreement at any time, with or without cause, upon thirty (30) days' written notice to Customer. Subject to Sec. 7, in the event that this Agreement is terminated for any reason prior to the end of the Term, Customer agrees to pay SOLitude, in addition to all other amounts owed, an early termination fee of fifty percent (50%) of the remaining value of the Agreement (the "Early Termination Fee"). The Early Termination Fee is not a penalty, but rather a charge to compensate SOLitude for the Customer's failure to satisfy the Agreement in which the Customer's pricing plan is based.

7. TERMINATION FOR CAUSE. If SOLitude fails to materially perform pursuant to the terms of this Agreement, Customer shall provide written notice to SOLitude specifying the default. If SOLitude does not cure such default within forty-five (45) days of SOLitude's receipt of Customer's written notice, Customer may terminate this Agreement, in whole or in part, for cause. The Company, in case of such default, shall be entitled to receive payment only for work completed prior to said default, so long as the total paid hereunder does not exceed the contract sum. Either party may terminate this Agreement immediately if the other party becomes the subject of a petition in bankruptcy or any other proceeding relating to insolvency, receivership, liquidation or assignment for the benefit of creditors.

8. INSURANCE. SOLitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. A certificate of insurance will be issued to Customer, upon request.

9. INDEMNIFICATION; LIMITATION OF LIABILITY. THE CUSTOMER AGREES THAT THE WORK PROVIDED UNDER THIS AGREEMENT IS NOT TO BE CONSTRUED AS INSURANCE, OR AS A COVENANT, GUARANTEE, WARRANTY, OR PROMISE OF ANY KIND THAT THE CUSTOMER IS IN COMPLIANCE WITH ANY LEGAL GUIDELINES OR REQUIREMENTS. COMPANY DISCLAIMS ANY LIABILITY OR RESPONSIBILITY REGARDING THE PRACTICES AND OPERATIONS OF THE CUSTOMER, AND BEARS NO RESPONSIBILITY OR LIABILITY FOR WHETHER THE CUSTOMER CARRIES OUT THE RECOMMENDATIONS MADE BY COMPANY AND IN NO EVENT WILL COMPANY BE LIABLE FOR CONSEQUENTIAL, INDIRECT, OR ECONOMIC DAMAGES. THE CUSTOMER SHALL INDEMNIFY AND HOLD COMPANY HARMLESS FROM AND AGAINST ALL CLAIMS, DEMANDS, LIABILITIES, OBLIGATIONS, AND ATTORNEYS' FEES OR COSTS BROUGHT BY ANY THIRD PARTIES, ARISING OUT OF OR RELATED TO THIS AGREEMENT OR BY FAILURE OF THE CUSTOMER TO ACT IN ACCORDANCE WITH ANY LEGAL REQUIREMENTS IN CONNECTION WITH THE SERVICES DESCRIBED IN SCHEDULE A. COMPANY SHALL NOT BE LIABLE FOR ANY DELAY IN PERFORMING THE SERVICES, NOR LIABLE FOR ANY FAILURE TO PROVIDE THE SERVICES, DUE TO ANY CAUSE BEYOND ITS REASONABLE CONTROL. COMPANY WILL BE RESPONSIBLE FOR ONLY THOSE DAMAGES, CLAIMS, CAUSES OF ACTION, INJURIES, OR LEGAL COSTS CAUSED BY ITS OWN DIRECT NEGLIGENCE OR MISCONDUCT, BUT THEN ONLY TO AN AMOUNT NOT TO EXCEED THE ANNUAL FEES CHARGED UNDER THE AGREEMENT.

10. CONFIDENTIAL INFORMATION. "Confidential Information" means any information disclosed by one party ("Discloser") to the other party ("Recipient"), either directly or indirectly, in writing, orally, or by inspection of tangible objects, other than information that the Recipient can establish (i) was publicly known and made generally available in the public domain prior to the time of disclosure; (ii) becomes publicly known and made generally available after disclosure other than through Recipient's action or inaction; or (iii) is in Recipient's possession, without confidentiality restrictions, at the time of disclosure by Discloser as shown by Recipient's files and records immediately prior to the time of disclosure. Recipient shall not at any time (a) disclose, sell, license, transfer, or otherwise make available to any person or entity any Confidential Information, or (b) use, reproduce, or otherwise copy any Confidential Information, except as necessary in connection with the purpose for which such Confidential Information is disclosed to Recipient or as required by applicable law. Recipient agrees to take all reasonable measures to protect the secrecy of and avoid disclosure and unauthorized use of the Confidential Information. All Confidential Information shall at all times remain the property of Discloser, and all documents, electronic media, and other tangible items containing or relating to any Confidential Information shall be delivered to Discloser immediately upon the request of Discloser.

Notwithstanding the foregoing, if Recipient is required by law, regulation, subpoena, government order, regulatory agency order, judicial order, or other court order to disclose any Confidential Information, Recipient shall give the Disclosing Party timely and lawful written notice of such a requirement prior to such disclosure, and shall reasonably and lawfully cooperate with the Disclosing Party to seek a protective order, confidential treatment, or other appropriate measures for such Confidential Information.

11. FORCE MAJEURE. The Company shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services, due to any cause beyond its reasonable control.

12. RIGHT TO SUBCONTRACT. The Company, in its sole discretion, may subcontract or delegate to an affiliate or third party any of its duties and obligations hereunder.

13. FUEL/TRANSPORTATION SURCHARGE. Like many other companies that are impacted by the price of gasoline, a rise in gasoline prices may necessitate a fuel surcharge. As such, the Company reserves the right to add a fuel surcharge to Customer's invoice for any increase in the cost of fuel as measured above the same time period in the prior year (by the National U.S. Average Motor Gasoline-Regular Fuel Price per Gallon Index reported by the U.S. Department of Energy). The surcharge may be adjusted monthly (up or down) with the price of gasoline.

14. ANTI-CORRUPTION AND BRIBERY. Each party represents that neither it nor anyone acting on its behalf has offered, given, requested or accepted any undue financial or other advantage of any kind in entering into this Agreement, and that it will comply with all applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.

15. E-VERIFY. SOLitude utilizes the federal E-Verify program in contracts with public employers as required by Florida State law, and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.

16. GOVERNING LAW. Except for the Mandatory Arbitration Clause in Section 17 of this Agreement, which is governed by and construed in accordance with the Federal Arbitration Act, this Agreement shall be governed by, and construed in accordance with, the laws of the state in which the Services are performed.

17. MANDATORY ARBITRATION. Any claim, dispute or controversy, regarding any contract, tort, statute, or otherwise ("Claim"), arising out of or relating to this Agreement or the relationships among the parties hereto shall be resolved by one arbitrator through binding arbitration administered by the American Arbitration Association ("AAA"), under the AAA Commercial or Consumer, as applicable, Rules in effect at the time the Claim is filed ("AAA Rules"). Copies of the AAA Rules and forms can be located at www.adr.org, or by calling 1-800-778-7879. The arbitrator's decision shall be final, binding, and non-appealable. Judgment upon the award may be entered and enforced in any court having jurisdiction. This clause is made pursuant to a transaction involving interstate commerce and shall be governed by the Federal Arbitration Act. Neither party shall sue the other party other than as provided herein or for enforcement of this clause or of the arbitrator's award; any such suit may be brought only in Federal District Court for the District in which the services were performed or, if any such court lacks jurisdiction, in any state court that has jurisdiction. The arbitrator, and not any federal, state, or local court, shall have exclusive authority to resolve any dispute relating to the interpretation, applicability, unconscionability, arbitrability, enforceability or formation of this Agreement including any claim that all or any part of the Agreement is void or voidable. Venue for arbitration hereunder shall be within the state where the customer's property, that is the subject of the services provided, is located.

18. ASSIGNMENT. The Company may assign this Agreement to a related or affiliated entity upon written notice to the Customer.

19. NOTICES. All notices, requests, consents, claims, demands, waivers and other communications hereunder shall be in writing and shall be directed to the individuals and addresses listed in the signature block. Notices sent in accordance with this Section shall be deemed effectively given: (a) when received, if delivered by hand (with written confirmation of receipt); (b) when received, if sent by a nationally recognized overnight courier (receipt requested); or (c) on the third (3rd) business day after the date mailed, by certified or registered mail, return receipt requested, postage prepaid.

20. DISCLAIMER. SOLitude is not responsible for the failure of any treatment, equipment installation, or other work that may result from dam or other structural failures, severe weather and storms, flooding, or other acts of God that are outside of the control of SOLitude. Customer understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat lakes and ponds. The Customer is responsible for notifying SOLitude in advance of the contract signing and the start of the Agreement if they utilize any of the water in their lakes or ponds for irrigation purposes. The Customer accepts full responsibility for any issues that may arise from the irrigation of turf, ornamentals, trees, crops, or any other plants as a result of treated water being used by the Customer for irrigation without the consent or knowledge of SOLitude. Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, or the installation and normal operation of the equipment we install, there is a risk under certain circumstances of significant dissolved oxygen drops. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Oftentimes, lakes and ponds will experience natural fish kills under these conditions even if no work is performed. Every effort, to include the method and timing of application, the choice of products and equipment used, and the skill and training of the staff, is made to avoid such problems. However, the Customer understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of SOLitude that will result in the death of some fish and other aquatic life. The Customer also understands and accepts that similar risks would remain even if no work was performed. The Customer

agrees to hold SOLitude harmless for any issues with fish or other aquatic life which occur as described above, or are otherwise outside the direct control of SOLitude, unless there is willful negligence on the part of SOLitude.

21. BINDING. This Agreement shall inure to the benefit of and be binding upon the legal representatives and successors of the parties.

22. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or otherwise. This Agreement may not be modified or amended except by written agreement executed by both parties. In the event that any provision of this Agreement is determined to be void, invalid, or unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.

23. SEVERABILITY. If any part of this Agreement is held to be invalid or unenforceable for any reason, the remaining Terms and Conditions of this Agreement shall remain in full force and effect.

By signing below, the parties agree to be bound by the terms and conditions of this Agreement and any accompanying schedules as of the Effective Date.

ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

Signature: Trina L. Duncan

Printed Name: Trina L. Duncan

Title: Business Manager

Date: 04/21/2026

WILLOW CREEK CDD II

Signature: Signed by: Steve McConn 63535C7139ED474...

Printed Name: Steve McConn

Title: Chairman

Date: 2026-04-17

Please Remit All Payments to:

SOLitude Lake Management, LLC
1320 Brookwood Dr Ste H
Little Rock, AR 72202

Please Mail All Notices and Agreements to:

SOLitude Lake Management, LLC
1253 Jensen Drive, Suite 103
Virginia Beach, VA 23451

Customer's Address for Notice Purposes:

SCHEDULE A – SCOPE OF SERVICES

A SOLitude Aquatic Specialist will visit the site and inspect the waterbodies one time per month.

The fountains will be serviced quarterly (April, July, October, January).

Monitoring:

1. Observations and data collected during the inspections will be used to inform and guide all activities required to fulfill the requirements of this contract as specified in the description of services below.

Visual Inspections:

1. A visual inspection of the lake(s) will be performed during each visit to the site. The inspections shall include the following:
    - Water levels
    - Water clarity or quality
    - Turbidity
    - Beneficial Aquatic Vegetation
    - Nuisance, Invasive, or Exotic Aquatic Vegetation
    - Algae
    - Physical components such as above ground pipes, inlet and outlet structures, trash racks, emergency spillways, and dams
    - Erosion
    - Issues with shoreline and bank stabilization measures such as rip rap stone, bulkheads, retaining walls, etc.
    - Forebays and inflowing or outflowing swales, ditches, and stream channels
    - Vegetated buffers
    - Sedimentation
    - Nuisance animal activity
    - Fish habitat
    - Mosquito breeding conditions and habitat
    - Trash and debris
2. Any issues or deficiencies that are observed during this visual monitoring will be documented by our staff in the field notes of the service order completed at the time the issue was first observed and reported to the Customer in writing as part of that month's service report.
3. Customer will be notified immediately if there are any deficiencies observed that appear in the judgment of our staff to be posing an immediate risk or otherwise jeopardizing the integrity of the lake(s) structures.
4. The scope of these services is limited to what can be reasonably observed at the surface of the water and above the ground around the water that makes up the physical structure of the lake(s). These routine inspection services are not intended to replace any requirement or need for a more comprehensive engineered inspection, or any other type of inspection that would require expertise or equipment to survey the condition of the physical components of the lake(s) underground, underwater, or inside any of the associated structures.

Aquatic Weed Control:

1. Any growth of undesirable aquatic weeds and vegetation found in the lake(s) with each inspection shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the specific varieties of aquatic weeds and vegetation found at the time of application.
2. Invasive and unwanted submersed and floating vegetation will be treated and controlled preventatively and curatively each spring and early summer through the use of systemic herbicides at the rate appropriate for control of the target species. Application rates will be designed to allow for selective control of unwanted species while allowing for desirable species of submersed and emergent wetland plants to prosper.

Shoreline Weed Control:

1. Shoreline areas will be inspected for any growth of cattails, phragmites, or other unwanted shoreline vegetation found within the lake areas shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required for control of the plants present at time of application.
2. Any growth of unwanted plants or weeds growing in areas where stone has been installed for bank stabilization and erosion control shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the unwanted growth present at the time of application.

Algae Control:

1. Any algae found in the lake(s) with each inspection shall be treated and controlled through the application of algaecides, aquatic herbicides, and aquatic surfactants as needed for control of the algae present at the time of service.

Trash Removal:

1. Trash will be removed from the lake(s) and disposed of off site. Any large item or debris that is not easily and reasonably removable by one person during the routine visit will be removed with the Customer's approval for an additional fee. Routine trash and debris removal services are for the lake areas only, and do not include any trash or debris removal from the surrounding terrestrial (dry land) areas.

Fountain Maintenance Service:

1. Company will service the Fountain(s) as follows:
   Perform Amp test on the motor to verify appropriate amp load.
   Check incoming and outgoing Voltage.
   Test Motor GFCI Protection Breaker.
   Test Contactor (starter).
   Test motor overload protection to make sure it is set and functioning properly.
   Check fuses.
   Make sure all wires, breakers, and other electronic parts are securely attached
   Check timer and set as needed.
   Test Lighting GFCI breaker in the control panel to make sure it is operating properly.
   Check lighting timer and set as needed.

2. If the fountain(s) or light(s) are not visibly operating properly, or malfunctioning in any way as determined by the diagnostic checks specified above, the Company will further perform the following:
   Perform ohm test to cable to test for any shorts or resistance in the power cable between the control panel and the motor.
   Inspect motor shaft to make sure it is not bent and that it is turning smoothly and quietly.
   Inspect propeller or impeller *(depending on what type unit)* and diffuser plate *(if present)* to make sure they are tightly attached and not bent or damaged in any way.
   Clean fountain(s) debris screen nozzle, shaft, and pump chamber ensure proper water flow.
   Clean all lighting lens covers.
   Check each light and replace lamps that have burnt out.
   Replace any seals on light housing which are leaking.
3. All replacement parts required for proper maintenance of the fountain(s) and the additional labor required to replace these parts as needed will be billed as an additional charge.
4. All lights, seals, other replacement parts, and labor required for light replacements will be billed as an additional charge.
5. All necessary repairs (parts & labor) covered by warranty will be performed at no additional charge to the Customer.
6. Any significant problems or malfunctions that are discovered during the maintenance service that are not able to be repaired during that service, which are no longer under warranty, and that will require significant additional labor and/or parts, will be written up and submitted to the Customer for his / her approval prior to proceeding with the work.
7. All fountain work will be performed by factory certified service and repair technicians.

Service Reporting:

1. Customer will be provided with a service report detailing all of the work performed as part of this Agreement after each visit.

General Qualifications:

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

compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.

6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense. The application method and equipment (boat, ATV, backpack, etc.) used is determined by our technician at the time of the treatment to ensure the most effective method is provided for optimal results.

SCHEDULE B – PRICING SCHEDULE

Total Price: **$19,620.00**

Invoice Amount: **$1,635.00**

Invoice Frequency: **Monthly**

SECTION 6

SECTION C

WILLOW CREEK I AND II CDD

May 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
- Front Entrance lights that were not working were fixed
  - New GFI installed
- Proposals
  - Robertson's
    - Willow I and Willow II separate pricing proposals
    - Replacing palm trees and one other tree

LAKES

- Ponds were treated by Solitude.
- Front fountain was repaired by Hall Fountains.

Clubhouse

- Key Fob distribution
  - Approximately 390 distributed so far
  - Order was placed for 150 more cards
- Playground Equipment Update?
  - Benches
  - Trashcan
- Pool Tanks Repairs
  - Parts are in, repairs will be done soon
- Air Conditioning was repaired on Friday, May 8th (scheduled)
- Pressure washing was completed of clubhouse, retaining walls, and front entrance area.

SECTION i

Willow Creek II
Landscape Maintenance Service Breakdown

Service Area:
Willow Creek Phase 2 including all common areas, roadways, ponds, clubhouse property, and surrounding landscape including pond behind clubhouse.

Monthly Investment: $11,000

Landscape Maintenance
- Weekly mowing during growing season (April–September)
- Bi-weekly mowing during off-season (October–March), weather permitting
- Edging along sidewalks, curbing, and beds
- String trimming around buildings and amenities
- Blowing and debris removal
- Routine cleanup for professional appearance
- Monthly weed control

Shrub & Landscape Detailing
- Routine pruning and shaping
- Rotation-based trimming
- Removal of overgrowth and dead material
- Detail work in high-visibility areas

Irrigation Management & Monitoring
- Monthly inspections
- System adjustments
- Issue reporting
- Repair recommendations

Fertilization & Pest Control (Clubhouse & Main Corridors)
- Turf fertilization
- Shrub treatments
- Pest and disease control

Clubhouse & High-Visibility Areas
- Enhanced detailing
- Priority service for high-traffic areas

General Property Care
- Post-storm inspections
- Ongoing communication
- Recommendations for improvements

SECTION ii

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.: 2715
Estimate date: 04/24/2026

P.O. Number: Palm Tree Replacement

#	Product or service	Description	Qty	Rate	Amount
1.	**4005 Enhancements**	Replace sick and dead palm trees around pool from freeze damage. #6 Triple 45 gallon Christmas Palms #2 45 gallon Foxtail palms #2 25 gallon Single Christmas Palms #2 Double 45 gallon Christmas Palms Heavy equipment will be needed to remove palm trees and install. This price includes removing a panel of fence around the pool to bring equipment in. Plywood will be used to protect pavers. Includes refresher rock for around palms.	1	$9,873.29	$9,873.29

Total **$9,873.29**

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.: 2718
Estimate date: 05/07/2026

P.O. Number: Enhancements
Sales Rep: Krista

#	Product or service	Description	Qty	Rate	Amount
1.	**4005 Enhancements**	Replace dead tree at 2021 Vinifera Dr and replace with a 45 gallon oak tree 10/12' tall. Price includes removal and install. Note: Irrigation is off right now due to damage in construction so do not recommend replacing until system is back on.	1	$894.00	$894.00

Total **$894.00**

Accepted date **Accepted by**

SECTION iii

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.: 2716
Estimate date: 05/05/2026

P.O. Number: Mulch
Sales Rep: Krista

#	Product or service	Description	Qty	Rate	Amount
1.	**4005 Enhancements**	Install fresh layer of Pine Bark mulch around the clubhouse and amenities. Estimated to need 75 yards for full coverage.	75	$65.00	$4,875.00

Total **$4,875.00**

Accepted date **Accepted by**

SECTION D

SECTION i

April 20, 2026

Syanne Hall, Recording Secretary
219 E Livingston St
Orlando FL 32801

Re: Willow Creek II Community Development District

Dear Ms. Hall:

I am writing in response to your request on March 30, 2026, for the number of registered voters within the afore-mentioned community:

Please be advised our records indicate the number of registered voters as of April 15, 2026, are as follows:

Willow Creek II Community Development District 76

If you need any additional information, or have any questions, please feel free to contact me at 321.290.8683.

Kind regards,

Tim Bobanic
Supervisor of Elections, Brevard County

TB/dy

Mailing Address
PO Box 410819
Melbourne, FL 32941-0819
Toll Free: (800) 579-4780

Supervisor of Elections - Titusville
400 South Street
Suite 1F
Titusville, FL 32780-7610
Telephone: (321) 264-6740
Fax: (321) 264-6741

Supervisor of Elections - Viera
2725 Judge Fran Jamieson Way
Building C, Suite 105
Viera, FL 32940-6605
Telephone: (321) 633-2124
Fax: (321) 633-2130

Supervisor of Elections - Melbourne
1515 Sarno Road
Building A
Melbourne, FL 32935-5293
Telephone: (321) 255-4455
Fax: (321) 255-4401

Supervisor of Elections – Palm Bay
450 Cogan Drive SE
Palm Bay, FL 32909-6869
Telephone: (321) 952-6328
Fax: (321) 952-6332

(321) 290-VOTE (8683)
VoteBrevard.gov

SECTION 7

SECTION A

Willow Creek II

COMMUNITY DEVELOPMENT DISTRICT

Funding Request list

Date	*Funding Requests*	*Amount*
4/15/2026	*#19*	$34,915.68
	TOTAL	**$34,915.68**

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

April 15, 2026
Funding Request #19

	PAYEE			GENERAL FUND
1	**Robertson's Lawns Inc.**			
	Inv#26-000348	April Lawn Maintenance	$	16,000.00
	Inv#26-000496	Irrigation repair	$	555.08
	Inv#26-000621	Irrigation repair	$	973.20
2	**Community Association Lifestyle Management II**			
	Inv#6	April - Amenity Mgmt and Field service	$	7,951.00
3	**GMS-CF**			
	Inv#14	April - Administration	$	3,250.00
4	**CSS Clean Star Service**			
	Inv#17551	March - monthly cleaning	$	2,300.00
5	**Kilinski Wyk PLLC**			
	Inv#14474	General 2/1- 2/28/26	$	145.50
6	**Solitude Lake Management**			
	Inv#PSI250223	April- Lake maintenance	$	1,335.00
7	**Strada Security**			
	Inv#0426345921	April - Monitoring service	$	85.99
8	**FPL**			
	Account#64812-20447	Pool 2/12-3/13/26	$	1,408.95
	Account#99447-10442	Clubhouse 2/12-3/13/26	$	647.42
	Account#86249-25320	Irrigation 2/12-3/13/26	$	38.52
	Account#64812-20447	Pool 3/13-4/13/26	$	1,344.80
	Account#99447-10442	Clubhouse 3/13-4/13/26	$	431.39
	Account#86249-25320	Irrigation 3/13-4/13/26	$	38.52
9	**City of Titusville**			
	Acct#141914	Water/Sewer Clubhouse 2/3-3/3/26	$	521.32
	Acct#143893	Water/Sewer Torbate Trl 2/3-3/3/26	$	461.88
10	**Loggins Pools LLC**			
	Inv#	April Pool service	$	2,000.00
11	**Spectrum**			
	Inv#0595015021326	TV/Internet 3/13-4/12/26	$	302.21
12	**Your Hometown Handyman**			
	Inv#98	Install four larger signs on pool fencing	$	524.90
	Estopples - Sold lots		$	(5,400.00)
	TOTAL		**$**	**34,915.68**

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

March 31, 2026

Table of Contents

Willow Creek II

Community Development District

Combined Balance Sheet

March 31, 2026

		General Fund
Assets:		
Cash:		
Operating Account	$	33,185
Due from Willow Creek CDD		60,309
Deposits		4,861
Total Assets	**$**	**98,355**
Liabilities:		
Accounts Payable	$	8,109
Total Liabilites	**$**	**8,109**
Fund Balance:		
Nonspendable:		
Deposits	$	4,861
Unassigned		85,385
Total Fund Balances	**$**	**90,246**
Total Liabilities & Fund Balance	$	98,355

Willow Creek II

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Developer Contribution	$ 825,696	$ 232,046	$ 232,046	$ -
Interest Income	-	-	21	21
Special Assessments-Sold lots	-	-	54,000	54,000
Clubhouse Revenue	-	-	825	825
Interlocal-Governmental Revenue*	139,053	60,309	60,309	-
Total Revenues	**$ 964,749**	**$ 292,355**	**$ 347,201**	**$ 54,846**
Expenditures:				
General & Administrative:				
Engineering	$ 20,000	$ 10,000	$ 1,800	$ 8,200
Attorney	40,000	20,000	8,750	11,250
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	18,000	18,000	-
Property Appraiser	150	-	-	-
Information Technology	1,000	500	500	0
Website Maintenance	2,000	1,000	1,000	(0)
Postage & Delivery	800	400	1	399
Insurance General Liability	8,879	8,879	7,450	1,429
Printing & Binding	500	250	-	250
Legal Advertising	5,000	2,500	895	1,605
Other Current Charges	1,000	500	287	213
Office Supplies	100	50	0	50
Dues, Licenses & Subscriptions	175	88	175	(88)
Fist Quarter Operating Capital	$ 253,160	126,580	-	126,580
Total General & Administrative	**$ 383,214**	**$ 195,647**	**$ 42,059**	**$ 153,588**
Operations & Maintenance				
Field Expenditures				
Field Management	$ 13,212	$ 6,606	$ 6,606	$ -
Utility-Irrigation	-	-	2,360	(2,360)
Irrigation Maintenance	4,800	2,400	1,807	593
Landscape Maintenance	176,340	88,170	92,045	(3,875)
Mulch	45,000	-	-	-
Pest Control	1,000	500	-	500
Lake Maintenance	16,020	8,010	8,010	-
Wetlands/Preserves	5,000	-	-	-
Pressure Washing	5,000	2,500	-	2,500
Contingency	10,000	10,000	9,400	600
Subtotal Field Expenditures	**$ 276,372**	**$ 118,186**	**$ 120,228**	**$ (2,042)**

Willow Creek II

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Amenity Expenditures				
Management Fees	$ 82,200	$ 41,100	$ 41,100	$ -
Access Control	2,867	1,434	866	568
Alarm Monitoring	1,020	510	-	510
Pool Monitoring	1,020	510	-	510
Utility - Electric	22,800	11,400	12,731	(1,331)
Utility - Water & Sewer	7,200	3,600	2,949	651
Cable/Internet Services	2,220	1,110	1,884	(774)
Property Insurance	14,861	14,861	20,161	(5,300)
Propery Taxes	-	-	2,465	(2,465)
Landscape Maintenance	15,660	7,830	7,830	-
Landscape Replacement	4,095	2,048	1,995	53
Pest Control	780	390	390	-
Pool & Spa Maintenance	24,000	12,000	12,000	-
Repairs and Maintenance	29,485	14,743	1,223	13,519
Janitorial Maintenance	28,200	14,100	13,800	300
Janitorial Supplies	2,252	1,126	-	1,126
Office Equipment Maintenance	2,662	1,331	-	1,331
Office Supplies/Clubhouse Supplies	4,000	2,000	272	1,728
Air Conditioning Maintenance	2,300	1,150	-	1,150
Fitness Equipment Maintenance	5,324	2,662	-	2,662
Window Cleaning/Pressure Cleaning	5,325	2,663	-	2,663
Porter Service	4,400	2,200	-	2,200
Trash Collection	800	400	-	400
Special Events	18,682	9,341	-	9,341
Holiday Lighting	13,010	13,010	9,900	3,110
Capital Reserve	10,000	5,000	-	5,000
Capital Outlay	-	-	2,440	(2,440)
Subtotal Amenity Expenditures	**$ 305,163**	**$ 166,517**	**$ 132,005**	**$ 34,512**
Total Operations & Maintenance	**$ 581,535**	**$ 284,703**	**$ 252,234**	**$ 32,469**
Total Expenditures	**$ 964,749**	**$ 480,350**	**$ 294,292**	**$ 186,057**
Excess (Deficiency) of Revenues over Expenditure	$ -	$ (187,994)	$ 52,909	$ 240,903
Net Change in Fund Balance	**$ -**	**$ (187,994)**	**$ 52,909**	**$ 240,903**
Fund Balance - Beginning	$ -		$ 37,337	
Fund Balance - Ending	**$ -**		**$ 90,246**	

*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	$ 8,792	$ 57,170	$ 24,745	$ 43,928	$ 34,491	$ 2,611	$ -	$ -	$ -	$ -	$ -	$ -	$ 171,737	$ -
Special Assessments-Sold lots	-	7,200	12,600	1,800	4,500	27,900							54,000	-
Clubhouse Revenue	250	-	-	250	-	325	-	-	-	-	-	-	825	-
Interlocal-Governmental Revenue*	10,658	12,765	9,219	8,276	10,255	9,136	-	-	-	-	-	-	60,309	60,309.07
Total Revenues	**$ 19,700**	**$ 77,135**	**$ 46,564**	**$ 54,254**	**$ 49,245**	**$ 39,972**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 286,871**	**$ 60,309.07**
Expenditures:														
General & Administrative:														
Engineering	$ -	$ -	$ 1,800	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,800	$ -
Attorney	2,526	3,129	911	1,169	146	870	-	-	-	-	-	-	8,750	-
Annual Audit	-	-	3,200	-	-	-	-	-	-	-	-	-	3,200	-
Assessment Administration	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Management Fees	3,000	3,000	3,000	3,000	3,000	3,000	-	-	-	-	-	-	18,000	-
Property Appraiser	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Information Technology	83	83	83	83	83	83	-	-	-	-	-	-	500	-
Website Maintenance	167	167	167	167	167	167	-	-	-	-	-	-	1,000	-
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	38	-	-	-	-	-	-	287	-
Office Supplies	0	-	-	-	-	-	-	-	-	-	-	-	0	-
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175	-
Total General & Administrative	**$ 13,442**	**$ 6,634**	**$ 9,885**	**$ 4,475**	**$ 3,466**	**$ 4,158**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 42,059**	**$ -**
Operations & Maintenance														
Field Expenditures														
Field Management	$ 1,101	$ 1,101	$ 1,101	$ 1,101	$ 1,101	$ 1,101	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,606	**$ 1,579.49**
Utility-Irrigation	-	279	439	657	500	485	-	-	-	-	-	-	2,360	**564.37**
Irrigation Maintenance	-	-	432	250	-	1,125	-	-	-	-	-	-	1,807	**432.07**
Landscape Maintenance	14,695	14,695	17,295	14,695	14,695	15,970	-	-	-	-	-	-	92,045	**22,007.96**
Mulch	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Pest Control	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lake Maintenance	1,335	1,335	1,335	1,335	1,335	1,335	-	-	-	-	-	-	8,010	**1,915.19**
Wetlands/Preserves	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Pressure Washing	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Contingency	-	-	-	-	9,400	-	-	-	-	-	-	-	9,400	**2,247.54**
Subtotal Field Expenditures	**$ 17,131**	**$ 17,410**	**$ 20,602**	**$ 18,038**	**$ 27,031**	**$ 20,016**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 120,228**	**$ 28,746.63**

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	$ 6,850	$ -	$ -	$ -	$ -	$ -	$ -	$ 41,100	**$ 9,827.01**
Access Control	86	86	86	86	86	436	-	-	-	-	-	-	866	**207.05**
Alarm Monitoring	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
Pool Monitoring	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
Utility - Electric	2,168	2,005	2,261	2,246	2,056	1,994	-	-	-	-	-	-	12,731	**3,043.88**
Utility - Water & Sewer	337	523	419	641	541	487	-	-	-	-	-	-	2,949	**705.10**
Cable/Internet Services	399	293	293	293	302	302	-	-	-	-	-	-	1,884	**450.40**
	-	-	-	-	-	-								
Property Insurance	12,000	7,797	-	364	-	-	-	-	-	-	-	-	20,161	**4,820.50**
Propery Taxes	-	2,465	-	-	-	-	-	-	-	-	-	-	2,465	**589.37**
Landscape Maintenance	1,305	1,305	1,305	1,305	1,305	1,305	-	-	-	-	-	-	7,830	**1,872.15**
Landscape Replacement	-	-	-	-	-	1,995	-	-	-	-	-	-	1,995	**477.00**
Pest Control	-	195	-	195	-	-	-	-	-	-	-	-	390	**93.25**
Pool & Spa Maintenance	2,000	2,000	2,000	2,000	2,000	2,000	-	-	-	-	-	-	12,000	**2,869.20**
Repairs and Maintenance	-	260	-	294	144	525	-	-	-	-	-	-	1,223	**292.50**
Janitorial Maintenance	2,300	2,300	2,300	2,300	2,300	2,300	-	-	-	-	-	-	13,800	**3,299.58**
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	**$ 27,445**	**$ 35,980**	**$ 17,955**	**$ 16,575**	**$ 15,857**	**$ 18,194**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 132,005**	**$ 31,562.43**
Total Operations & Maintenance	**$ 44,576**	**$ 53,390**	**$ 38,558**	**$ 34,612**	**$ 42,888**	**$ 38,211**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 252,234**	**$ 60,309.07**
Total Expenditures	**$ 58,018**	**$ 60,024**	**$ 48,442**	**$ 39,087**	**$ 46,354**	**$ 42,368**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 294,292**	**$ 60,309.07**
Excess (Deficiency) of Revenues over Expe	$ (38,318)	$ 17,112	$ (1,878)	$ 15,167	$ 2,892	$ (2,396)	$ -	$ -	$ -	$ -	$ -	$ -	$ (7,421)	**$ -**
Net Change in Fund Balance	**$ (38,318)**	**$ 17,112**	**$ (1,878)**	**$ 15,167**	**$ 2,892**	**$ (2,396)**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ (7,421)**	