Willow Creek II
Community Development District

Agenda

August 11, 2026

AGENDA

Willow Creek II
Community Development District

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

August 4, 2026

Board of Supervisors Meeting
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, August 11, 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 June 9, 2026 Board of Supervisors Meeting
4. Public Hearings
    A. Public Hearing on the Adoption of the Fiscal Year 2027 Budget
        i. Consideration of Resolution 2026-08 Adopting the Fiscal Year 2027 budget and Relating to the Annual Appropriations
        ii. Consideration of Fiscal Year 2027 Budget Deficit Funding Agreement
    B. Public Hearing on the Imposition of Operations and Maintenance Special Assessments
        i. Consideration of Resolution 2026-09 Imposing Special Assessments and Certifying an Assessment Roll
5. Consideration of Resolution 2026-10 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2027
6. **Consideration of Resolution 2026-11 Ratifying Series 2026 Bonds – ADDED**
7. Consideration of Fiscal Year 2026 Audit Engagement Letter from Grau & Associates
8. Ratification of First Amended and Restated Disclosure of Public Financing
9. District Goals and Objectives
    A. Adoption of Fiscal Year 2027 Goals and Objectives
    B. Review and Approval of Fiscal Year 2026 Goals and Objectives and Authorizing Chair to Execute Final Form
10. Staff Reports
    A. Attorney
    B. Engineer
        i. Erosion Update
        ii. Discussion of Cordgrass Installation and Erosion Stabilization Proposals – ADDED
    C. Field Manager’s Report
        i. Consideration of MES Repair Proposals
            1. Affordable Development

            2. Cordero Service Enterprises
        ii. Consideration of Robertson’s Lawns Proposals
            1. Barrier Installation for Plants at Corner of Prosecco and Willow Creek Blvd
            2. Sod Installation for Mailbox Area
            3. Sod Replacement for Corner of Willow Creek Blvd and Cortese Dr
    D. District Manager’s Report
11. Financial Reports
    A. Approval of Funding Request #21-22
    B. Balance Sheet and Income Statement
12. Supervisor’s Requests
13. 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, June 9, 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
Jeff Myers	Assistant Secretary

Also present were:

Jeremy LeBrun	District Manager
Nicole Corbin	Governmental Management Services
Lauren Gentry *by phone*	District Counsel
Patrick Collins *by phone*	District Counsel
Rodney Honeycutt	District Engineer
Sete Zare *by phone*	MBS
Cynthia Wilhelm *by phone*	Nabors Giblin & Nickerson

FIRST ORDER OF BUSINESS **Roll Call**

Mr. LeBrun called the meeting to order and called the roll. We have three 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. Are there any members of the public that wish to make a statement or comment to the Board?

THIRD ORDER OF BUSINESS **Approval of the Minutes of the May 12, 2026 Board of Supervisors Meeting**

Mr. LeBrun: First, we have the approval of the minutes of the May 12, 2026 Board of Supervisors meeting. There are no corrections to the minutes. Do you have a motion to approve those?

On MOTION by Mr. McConn, seconded by Mr. Myers, with all in favor, the Minutes of the May 12, 2026 Board of Supervisors Meeting were approved.

FOURTH ORDER OF BUSINESS **Financing Matters**

A. Presentation and Approval of Supplemental Engineer's Report

Mr. LeBrun: Next is our financing matters. The first item is the approval of the Supplemental Engineer's Report. We do have Rodney at the meeting today. Rodney, did you have anything you want to point out or review with the Board on the Supplemental Engineer's Report?

Mr. Honeycutt: I think the update for the cost was based on Phase 2 and Phase 3 new bids, and pretty much everything else stays the same.

Mr. LeBrun: Any questions for District Engineer on the Supplemental Engineer's Report?

Ms. Gentry: Rodney, just for the record, could you read the total estimated cost of this project?

Mr. Honeycutt: The total estimated cost is $31,515,325.

Ms. Gentry: Thank you, Rodney.

On MOTION by Mr. McConn, seconded by Mr. Myers, with all in favor, the Supplemental Engineer's Report, was approved.

B. Presentation and Approval of Preliminary Assessment Methodology Report

Mr. LeBrun: The next item is the Preliminary Assessment Methodology Report for the 2026 assessment area. That starts on page 23 of your electronic agendas. You have your narrative there that describes what's included within this Preliminary Assessment Methodology. And this will come back to the Board once it's updated with the final pricing of the bond numbers. But I'll just review it really quick for the Board. If you go to page 32, you'll see Table 1. This is a development program that lists the various phases and the product types and unit totals and you'll see your ERUs that are calculated there for each of those product types. In Table 2, you'll see your improvement cost estimates that are listed there. Those align with the Supplemental Engineer's Report that the Board just approved. Table 3 is your preliminary bond sizing. The par amount is $7,550,000. Then we have your bond assumptions that are listed there, your interest rates, amortization schedule, your capitalized interest, 50% maximum annual debt service, and then an underwriter's discount of 2%. Table four, you'll see your allocation of improvement cost broken out there by product type and you'll see your improvement cost per unit listed there. Table 5 is your allocation of total benefit and par debt for each product type. The far right column lists the par debt per unit for your 40 foot, 50 foot, and 60 foot lots that are listed there. Table 6 is your par debt and annual assessments for each product type, broken out there again by your 40 foot, 50 foot, and 60 foot lots. Table 7 is your preliminary assessment roll. This just lists the current owners of the various parcels that are within that assessment area, and you have your legal description. Are there any questions on that from the Board? I'll need a motion to approve that methodology report.

On MOTION by Mr. McConn, seconded by Mr. Myers, with all in favor, the Preliminary Assessment Methodology Report, was approved.

C. Consideration of Resolution 2026-05 Delegation Resolution

- **i. Exhibit A: Form of Purchase Agreement**
- **ii. Exhibit B: Forms of Master Indenture and Supplemental Indenture**
- **iii. Exhibit C: Form of Preliminary Limited Offering Memorandum**
- **iv. Exhibit D: Form of Continuing Disclosure Agreement**

Mr. LeBrun: Item 4C, this is consideration of Resolution 2026-05, the delegation resolution. Lauren, do you want to go through this for the Board?

Ms. Gentry: I believe Cynthia will be reviewing this.

Ms. Wilhelm: For the record, Cynthia Wilhelm with Nabors Giblin & Nickerson, bond counsel to the District. What we have before you today is our delegation resolution, and this resolution serves two main purposes. The first is to delegate to the Chair of the Board the authority to enter into a bond purchase agreement so long as the terms of the purchase agreement are within certain parameters that the Board will approve today and that we'll run through in a second. The second purpose of the resolution is to approve in substantial form certain of the documents that are needed to market price and sell the bonds, including the purchase agreement, the master and first supplemental trust indentures, the preliminary and limited offering memorandum, and the continuing disclosure agreement. As I noted before, there are certain parameters within which the Chair is authorized by this resolution to enter into the purchase agreement after pricing. They're set forth on Schedule I to the resolution, which is on page 53 of your electronic agenda. I'm going to run through those real quick. The maximum principal amount of bonds is not to exceed $8,500,000. The maximum coupon rate or interest rate is the maximum statutory rate. Underwriting discount is a maximum of 2%. Not to exceed maturity date is May 1, 2057, and the redemption provisions are as they are provided in the form of the bond with optional redemption no later than May 1, 2037 at par. Unless anyone has any questions on the resolution or the documents, we're approving in substantial form, we would just look for a motion to approve.

On MOTION by Mr. McConn, seconded by Mr. White, with all in favor, Resolution 2026-05 Delegation Resolution, was approved.

D. Consideration of Resolution 2026-06 Supplemental Assessment Resolution with Delegated Authority

Mr. LeBrun: Item 4D is Resolution of 2026-06, Supplemental Assessment Resolution with Delegated Authority.

Mr. Collins: What this resolution does is substantially approve the engineering report, the supplemental engineering report, and supplemental assessment methodology for the Series 2026 project. It makes a few key findings with regard to those reports primarily that the Series 2026 project serves a proper central and valid public purpose and that all lands within the Series 2026 project area are benefited by the Series 2026 projects and the assessment levy to fund that projects are fairly and reasonably allocated across the entire assessment area. It also authorizes staff and the Board to take necessary actions to finalize issuance of the Series 2026 bonds, such as updating and finalizing reports based on final bond pricing, recording assessment leads, and preparing for collection of the Series 2026 assessments. We would just be looking for approval as presented.

Ms. Wilhelm: I'd like to add one thing for the Board. This resolution, the key purpose is to ensure that you are able to issue the assessments that will secure the bonds. This District does have a master assessment lien. This resolution applies that master assessment lien to the actual terms of the Series 2026 funds and provides for the final assessment lien that will be levied to secure those bonds.

On MOTION by Mr. McConn, seconded by Mr. Myers, with all in favor, Resolution 2026-06 Supplemental Assessment Resolution with Delegated Authority, was approved.

E. Consideration of Series 2026 Ancillary Documents

i. True-Up Agreement

ii. Completion Agreement

iii. Collateral Assignment Agreement

iv. Declaration of Consent

v. Notice of Special Assessments

Mr. LeBrun: Next we have item 4E, consideration of the Series 2026 ancillary documents.

Mr. Collins: I'll provide a brief description of these documents and how they operate for the record. First, we have the true-up agreement. This provides for a true-up payment should there be less than the anticipated amount of lots platted on the property. The developer in that case would then owe a true-up payment to bring the assessment levels back to the target numbers in the methodology report. Next, you have the completion agreement. This sets forth the contractual obligation for the developer to complete the Series 2026 project or to provide funds for the project to be completed. After that, you have the collateral assignment. It comes into play in the event of a default on payments on the bonds or failure to complete the project, in which case the rights would be assigned to the District so the project could be completed. You also have the declaration of consent. This is the developer's declared consent to the jurisdiction of the District, the assessments on the property and the proceedings that levy them. It's an acknowledgement that the assessments are valid and that the finance agreements have all been entered into legally and correctly. You have the notice of special assessments. This is going to be the notice that is recorded after closing on the bonds when the assessment meet is finalized. It describes all the proceedings that the District has gone through to levy the assessments that gets recorded in the public records in Brevard County so that anybody buying property can see that there is an assessment lien on this property. Finally, it's not included in the package, but I do just want to remind the group that we do have an acquisition agreement in place for this District already since we started acquiring some improvements last year. That acquisition agreement sets out the terms by which the District can acquire infrastructure or products and real property ideas or will be completed, and it's to be paid out of bond proceeds when they become available.

Mr. LeBrun: Are there any questions?

Mr. Collins: We would just be looking for a motion to approve these documents in substantial form.

> On MOTION by Mr. McConn, seconded by Mr. Myers, with all in favor, the Series 2026 Ancillary Documents, were approved in substantial form.

FIFTH ORDER OF BUSINESS **Approval of Revised Proposed Fiscal Year 2027 Budget**

Mr. LeBrun: You have the revised proposed Fiscal Year 2027 budget. If you recall last month, the Board approved a proposed budget. This is brought back to the Board with an update just referencing those assessments that will be in effect for Fiscal Year 2027. That's the only change that you'll see on this revised proposed budget.

> On MOTION by Mr. McConn, seconded by Mr. Myers, with all in favor, the Revised Proposed Fiscal Year 2027 Budget, was approved.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2026-07 Declaring Special Assessments to Fund the Proposed Fiscal Year 2027 Budget and Setting a Public Hearing**

Mr. LeBrun: Resolution 2026-07, declaring special assessments to fund proposed Fiscal Year 2027 budget and setting a public hearing. Patrick, did you want to review any of this or add anything?

Mr. Collins: No, nothing additional to add. As you mentioned on the last item, this just reflects that we're going to hold an assessment public hearing for the first time of the assessments for this District.

Mr. LeBrun: That hearing is set for your August 11, 2026 meeting to align with the already scheduled meeting.

On MOTION by Mr. McConn, seconded by Mr. White, with all in favor, Resolution 2026-07 Declaring Special Assessments to Fund the Proposed Fiscal Year 2027 Budget and Setting a Public Hearing on August 11, 2026, was approved.

SEVENTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Mr. Collins: Nothing additional to add. I'll chime in when we get to the field manager's report on discussion of the landscape maintenance agreement so we can go through the necessary procedures to get started with the new agreement for Willow Creek II.

B. Engineer

i. Review of Village D Erosion Findings and Recommendations

Mr. LeBrun: Rodney just has the same item from the previous meeting, review of Village D erosion findings and recommendations. Anything you want to add for the Board; do you want to go through the same? Patrick, would you recommend we use the same motion that we used in the previous Board that authorized the Chair or Vice Chair to approve with not to exceed a $15,000 for those erosion repairs per Rodney's final report?

Mr. Collins: I don't think that's necessary since, and please correct me if I'm wrong, but since Village D is only located in Willow Creek I, it seems like all that work will just run directly through Willow Creek I.

C. Field Manager's Report

i. Consideration of Landscape Maintenance Agreement with Robertson's Lawns

Mr. Collins: Similar to what we did in the last meeting, we just want to make sure we go through the proper procedures to make sure the old agreement is correctly terminated and that we can get started with the new agreement. First, we would just be looking for a motion from the

Board to terminate the existing landscape maintenance agreement with Robertson's between Robertson's and Willow Creek II.

> On MOTION by Mr. McConn, seconded by Mr. Myers, with all in favor, Terminating existing Landscape Agreement, was approved.

Mr. Collins: Next, we would just be looking for a motion to approve the proposal for landscaping services from Robertson's in the amount of $132,000 per year.

> On MOTION by Mr. McConn, seconded by Mr. Myers, with all in favor, the Robertson Proposal for Willow Creek II Landscape Maintenance Agreement, was approved.

ii. Consideration of Tree Removal Proposal from Robertson's Lawns

Ms. Corbin: The only thing I have is the approval of the proposal to remove the tree over on Cortese for $6,800. Everything else is just what we went over in the last meeting.

> On MOTION by Mr. McConn, seconded by Mr. Myers, with all in favor, Tree Removal Proposal from Robertson's Lawns, was approved.

D. District Manager's Report

i. Reminder of Form 1 Filing Deadline – July 1st

Mr. LeBrun: I just had your Form 1 reminder, which I gave to the Board last meeting.

EIGHTH ORDER OF BUSINESS **Financial Reports**

A. Approval of Funding Request #20

Mr. LeBrun: We have our approval of funding request #20. That is on page 450 of your electronic agendas.

> On MOTION by Mr. McConn seconded by Mr. Myers with all in favor, Funding Requests #20, was approved.

B. Balance Sheet and Income Statement

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

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

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS **Adjournment**

Mr. LeBrun: If there are no other comments, 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

SECTION A

SECTION i

RESOLUTION 2026-08

THE ANNUAL APPROPRIATION RESOLUTION OF THE WILLOW CREEK II COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to June 15, 2026, submitted to the Board of Supervisors ("**Board**") of the Willow Creek II Community Development District ("**District**") proposed budget ("**Proposed Budget**") for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 ("**Fiscal Year 2027**"), along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statute*s; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website at least two (2) days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing Fiscal Year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing Fiscal Year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the Fiscal Year.

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

SECTION 1. BUDGET

a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

b. The Proposed Budget, attached hereto as **Exhibit A,** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Willow Creek II Community Development District for the Fiscal Year Ending September 30, 2027."

d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2027, the sum of $________________ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

GENERAL FUND	$__________________
DEBT SERVICE FUND – SERIES 2026	$__________________
TOTAL ALL FUNDS	$__________________

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2027 or within sixty (60) days following the end of the Fiscal Year 2027 may amend its Adopted Budget for that Fiscal Year as follows:

a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.

b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of $15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within five (5) days after adoption and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 11th DAY OF AUGUST, 2026.

ATTEST:	**WILLOW CREEK II COMMUNITY DEVELOPMENT DISTRICT**
______________________________	By:______________________________
Secretary/Assistant Secretary	Its:______________________________

Exhibit A: Adopted Budget for Fiscal Year 2027

Exhibit A

Willow Creek II

Community Development District

Approved Proposed Budget

FY2027

Table of Contents

Willow Creek II

Community Development District

Approved Proposed Budget

General Fund

Description	Approved Proposed Budget FY2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Approved Proposed Budget FY2027	Estimated Budget at Buildout
REVENUES:						
Special Assessments - On Roll	$ -	$ -	$ -	$ -	$ 162,431	$ -
Special Assessments - Direct Billed	-	-	-	-	260,567	-
Special Assessments-Sold lots	-	72,000	900	72,900	-	-
Developer Contribution	825,696	375,292	74,218	449,510	396,773	966,974
Interlocal-Governmental Revenue	139,053	98,381	39,639	138,160	172,093	-
Interest income	-	21	-	21	-	-
Clubhouse Revenue	-	2,325	500	2,825	-	-
Carry Forward Surplus	-	-	-	-	-	-
TOTAL REVENUES	**$ 964,749**	**$ 548,019**	**$ 115,257**	**$ 663,417**	**$ 991,864**	**$ 966,974**
EXPENDITURES:						
Administrative						
Engineering	$ 20,000	$ 1,800	$ 8,200	$ 10,000	$ 20,000	$ 10,000
Attorney	40,000	12,023	7,977	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	27,000	9,000	36,000	36,000	38,934
Property Appraiser	150	-	-	-	150	150
Information Technology	1,000	750	250	1,000	1,000	1,000
Website Maintenance	2,000	1,500	500	2,000	2,000	1,605
Postage & Delivery	800	93	10	103	500	1,200
Insurance General Liability	8,879	7,450	-	7,450	8,195	7,575
Printing & Binding	500	-	40	40	500	500
Legal Advertising	5,000	895	4,105	5,000	5,000	1,000
Other Current Charges	1,000	413	180	593	1,000	1,220
Office Supplies	100	0	20	20	100	100
Dues, Licenses & Subscriptions	175	175	-	175	175	175
First Quarter Operating Capital	253,160	-	-	-	139,684	-
TOTAL ADMINISTRATIVE	**$ 383,214**	**$ 55,299**	**$ 30,282**	**$ 85,581**	**$ 272,154**	**$ 108,584**
Operations & Maintenance						
Field Expenditures						
Field Management	$ 13,212	$ 9,909	$ 3,303	$ 13,212	$ 13,212	$ 27,682
Utility-Irrigation	-	4,325	1,800	6,125	4,800	4,800
Irrigation Maintenance	4,800	5,803	1,000	6,803	4,800	4,800
Landscape Maintenance	176,340	160,830	67,650	228,480	270,600	180,000
Mulch	45,000	4,875	5,000	9,875	45,000	-
Pest Control	1,000	-	-	-	1,000	1,000
Lake Maintenance	16,020	20,615	4,905	25,520	19,620	22,000
Wetlands/Preserves	5,000	-	-	-	5,000	30,000
Pressure Washing	5,000	-	2,000	2,000	5,000	10,000
Contingency	10,000	13,801	2,000	15,801	6,400	105,000
TOTAL FIELD EXPENDITURES	**$ 276,372**	**$ 220,158**	**$ 87,658**	**$ 307,816**	**$ 375,432**	**$ 385,282**

Willow Creek II
Community Development District
Approved Proposed Budget
General Fund

Description	Approved Proposed Budget FY2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Approved Proposed Budget FY2027	Estimated Budget at Buildout
Amenity Expenditures						**100.00%**
Management Fees	$ 82,200	$ 61,650	$ 20,550	$ 82,200	$ 82,200	$ 100,000
Access Control	2,867	1,124	258	1,382	2,867	2,867
Alarm Monitoring	1,020	-	-	-	1,020	1,638
Pool Monitoring	1,020	-	-	-	1,020	12,831
Utility - Electric	22,800	18,088	5,700	23,788	30,000	27,847
Utility - Water & Sewer	7,200	4,215	2,200	6,415	7,200	20,066
Cable/Internet Services	2,220	2,790	906	3,697	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	11,745	5,850	17,595	23,400	26,823
Landscape Replacement	4,095	1,995	2,100	4,095	4,095	4,095
Pest Control	780	585	195	780	819	819
Pool & Spa Maintenance	24,000	27,479	6,000	33,479	24,720	34,399
Repairs and Maintenance	29,485	2,314	7,686	10,000	29,485	29,485
Janitorial Maintenance	28,200	20,750	7,050	27,800	28,428	50,000
Janitorial Supplies	2,252	-	-	-	2,252	2,252
Office Equipment Maintenance	2,662	493	500	993	2,664	2,662
Office Supplies/Clubhouse Supplies	4,000	-	1,000	1,000	4,000	6,962
Air Conditioning Maintenance	2,300	-	-	-	2,300	2,293
Fitness Equipment Lease	-	-	-	-	-	6,143
Fitness Equipment Maintenance	5,324	3,148	-	3,148	5,324	5,324
Window Cleaning/Pressure Cleaning	5,325	-	-	-	5,325	4,423
Porter Service	4,400	-	-	-	4,400	819
Trash Collection	800	-	-	-	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	-	-	-	-	-	12,150
Capital Outlay		2,440	-	2,440	-	-
Capital Reserve	10,000	-	-	-	25,000	12,000
TOTAL AMENITY EXPENDITURES	**$ 305,163**	**$ 191,342**	**$ 78,677**	**$ 270,020**	**$ 344,278**	**$ 473,108**
TOTAL EXPENDITURES	**$ 964,749**	**$ 466,799**	**$ 196,618**	**$ 663,416**	**$ 991,864**	**$ 966,974**
EXCESS REVENUES (EXPENDITURES	**$ -**	**$ 81,221**	**$ (81,360)**	**$ -**	**$ -**	**$ -**

Assessment Table

Product	Assessable Units	Total Gross Assessment	FY26 Gross Per Unit	FY27 Gross Per Unit	increase/ (decrease)	Estimated at Buildout
Platted						
Village C (Phase 1)						
Single Family-40'	126	$ 113,400	$ -	$ 900.00	$ 900.00	$ 900.00
Single Family-50'	66	$ 59,400	$ -	$ 900.00	$ 900.00	$ 900.00
Single Family-60'	0	$ -	$ -	$ 900.00	$ 900.00	$ 900.00
Total	192					
Unplatted						
Single Family-40'	98	$ 88,200	$ -	$ 900.00	$ 900.00	$ 900.00
Single Family-50'	147	$ 132,300	$ -	$ 900.00	$ 900.00	$ 900.00
Single Family-60'	63	$ 56,700	$ -	$ 900.00	$ 900.00	$ 900.00
Total	308					
Grand Total	**500**	**$ 449,998**				
Less Collection Fees & Discounts (6%)		$ 27,000				
Net Assessments		$ 422,998				

Willow Creek II

Community Development District

Exhibit A - Shared costs with Willow Creek CDD

Description	Shared Cost FY2027 23.91%	Approved Proposed Budget FY2027	Estimated Budget at Buildout
Special Assessments - On Roll	$ -	$ -	$ 274,104
Special Assessments - Direct	-	-	-
Developer Contribution	-	-	692,870
Interlocal-Governmental Revenue	-	172,093	-
Carry Forward Surplus	-	-	-
TOTAL REVENUES	**$ -**	**$ 172,093**	**$ 966,974**
<u>Administrative</u>			
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			
<u>Field Expenditures</u>			
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	64,704	270,600	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	**$ 89,771**	**$ 375,432**	**$ 385,282**

Willow Creek II
Community Development District
Exhibit A - Shared costs with Willow Creek CDD

Description	Shared Cost FY2027 23.91%	Approved 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	5,595	23,400	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	-	-	12,150
Capital Outlay	-	-	-
Capital Reserve	5,978	25,000	12,000
TOTAL AMENITY	**$ 82,322**	**$344,278**	**$ 473,108**
TOTAL EXPENDITURES	**$ 172,093**	**$ 719,710**	**$ 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.

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. Service for Landscape maintenance, shrub & detail maintenance, irrigation monitoring & reporting, fertilization & pest control and general property care.

Phase 1	Description	Vendor	monthly	Total
	Lawn Maintenance service	Robertson's Lawn	$13,500	**$162,000**

Phase 2	Description	Vendor	monthly	Total
	Lawn Maintenance service	Robertson's Lawn	$9,050	**$108,600**

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	Robertson's Lawn	$1,950	**$23,400**

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 patio,

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.

Willow Creek II

Community Development District

Approved Proposed Budget

Debt Service Series 2026 Capital Improvement Bonds

Description	Proposed Budget FY2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Proposed Budget FY2027
REVENUES:					
Special Assessments-On Roll	$ -	$ -	$ -	$ -	$ 192,820
Special Assessments-Direct Bill	-	-	-	-	340,725
Interest Earnings	200	-	200	200	6,650
Carry Forward Surplus (1)	129,607	-	129,607	129,607	129,607
TOTAL REVENUES	**$ 129,807**	**$ -**	**$ 129,807**	**$ 129,807**	**$ 669,802**
EXPENDITURES:					
Interest - 11/01	$ -	$ -	$ -	$ -	$ 129,607
Interest - 05/01	-	-	-	-	206,454
Principal - 05/01	-	-	-	-	120,000
TOTAL EXPENDITURES	**$ -**	**$ -**	**$ -**	**$ -**	**$ 456,062**
Other Sources/(Uses)					
Bond Proceed	$ 396,381	$ -	$ 396,381	$ 396,381	$ -
TOTAL OTHER SOURCES/(USES)	**$ 396,381**	**$ -**	**$ 396,381**	**$ 396,381**	**$ -**
EXCESS REVENUES (EXPENDITURES)	**$ 526,188**	**$ -**	**$ 526,188**	**$ 526,188**	**$ 213,740**

(1) Carry Forward is Net of Reserve Requirement

Interest Due 11/1/27 $ 204,054

Assessment Table

Product	Assessable Units	Total Gross Assessment	FY26 Gross Per Unit	FY27 Gross Per Unit	increase/ (decrease)
Platted					
Village C (Phase 1)					
Single Family-40'	126	$ 125,956	$ -	$ 999.65	$ 999.65
Single Family-50'	66	$ 79,172	$ -	$ 1,199.58	$ 1,199.58
Single Family-60'	0	$ -	$ -	$ 1,399.51	$ 1,399.51
Total	192				
Unplatted					
Village C (Phase 2 and 3)					
Single Family-40'	98	$ 97,966	$ -	$ 999.65	$ 999.65
Single Family-50'	147	$ 176,338	$ -	$ 1,199.58	$ 1,199.58
Single Family-60'	63	$ 88,169	$ -	$ 1,399.51	$ 1,399.51
Total	308				
Grand Total	**500**	**$ 567,601**			
Less Collection Fees & Discounts (6%)		$ 34,056			
Net Assessments		$ 533,545			

Willow Creek II

Community Development District

AMORTIZATION SCHEDULE

Debt Service Series 2026 Capital Improvement Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
07/08/26	$ 7,875,000	4.000%	$ -	$ -	$ -
11/01/26	7,875,000	4.000%	-	129,607	129,607
05/01/27	7,875,000	4.000%	120,000	206,454	
11/01/27	7,755,000	4.000%	-	204,054	530,509
05/01/28	7,755,000	4.000%	125,000	204,054	
11/01/28	7,630,000	4.000%	-	201,554	530,609
05/01/29	7,630,000	4.000%	130,000	201,554	
11/01/29	7,500,000	4.000%	-	198,954	530,509
05/01/30	7,500,000	4.000%	135,000	198,954	
11/01/30	7,365,000	4.000%	-	196,254	530,209
05/01/31	7,365,000	4.000%	140,000	196,254	
11/01/31	7,225,000	4.000%	-	193,454	529,709
05/01/32	7,225,000	4.300%	145,000	193,454	
11/01/32	7,080,000	4.300%	-	190,337	528,791
05/01/33	7,080,000	4.300%	155,000	190,337	
11/01/33	6,925,000	4.300%	-	187,004	532,341
05/01/34	6,925,000	4.300%	160,000	187,004	
11/01/34	6,765,000	4.300%	-	183,564	530,569
05/01/35	6,765,000	4.300%	170,000	183,564	
11/01/35	6,595,000	4.300%	-	179,909	533,474
05/01/36	6,595,000	4.300%	175,000	179,909	
11/01/36	6,420,000	4.300%	-	176,147	531,056
05/01/37	6,420,000	5.250%	185,000	176,147	
11/01/37	6,235,000	5.250%	-	171,291	532,438
05/01/38	6,235,000	5.250%	195,000	171,291	
11/01/38	6,040,000	5.250%	-	166,172	532,463
05/01/39	6,040,000	5.250%	205,000	166,172	
11/01/39	5,835,000	5.250%	-	160,791	531,963
05/01/40	5,835,000	5.250%	215,000	160,791	
11/01/40	5,620,000	5.250%	-	155,147	530,938
05/01/41	5,620,000	5.250%	225,000	155,147	
11/01/41	5,395,000	5.250%	-	149,241	529,388
05/01/42	5,395,000	5.250%	240,000	149,241	
11/01/42	5,155,000	5.250%	-	142,941	532,181
05/01/43	5,155,000	5.250%	250,000	142,941	
11/01/43	4,905,000	5.250%	-	136,378	529,319
05/01/44	4,905,000	5.250%	265,000	136,378	
11/01/44	4,640,000	5.250%	-	129,422	530,800
05/01/45	4,640,000	5.250%	280,000	129,422	
11/01/45	4,360,000	5.250%	-	122,072	531,494
05/01/46	4,360,000	5.250%	295,000	122,072	
11/01/46	4,065,000	5.250%	-	114,328	531,400
05/01/47	4,065,000	5.625%	310,000	114,328	
11/01/47	3,755,000	5.625%	-	105,609	529,938
05/01/48	3,755,000	5.625%	330,000	105,609	
11/01/48	3,425,000	5.625%	-	96,328	531,938
05/01/49	3,425,000	5.625%	350,000	96,328	
11/01/49	3,075,000	5.625%	-	86,484	532,813
05/01/50	3,075,000	5.625%	370,000	86,484	
11/01/50	2,705,000	5.625%	-	76,078	532,563
05/01/51	2,705,000	5.625%	390,000	76,078	
11/01/51	2,315,000	5.625%	-	65,109	531,188
05/01/52	2,315,000	5.625%	415,000	65,109	
11/01/52	1,900,000	5.625%	-	53,438	533,547
05/01/53	1,900,000	5.625%	435,000	53,438	
11/01/53	1,465,000	5.625%	-	41,203	529,641
05/01/54	1,465,000	5.625%	460,000	41,203	
11/01/54	1,005,000	5.625%	-	28,266	529,469
05/01/55	1,005,000	5.625%	490,000	28,266	
11/01/55	515,000	5.625%	-	14,484	532,750
05/01/56	515,000	5.625%	515,000	14,484	529,484
TOTAL			**$ 7,875,000**	**$ 8,188,092**	**$ 16,063,092**

Willow Creek II
Community Development District
Non-Ad Valorem Assessments Comparison
2026-2027

Neighborhood	O&M Units	Bonds 2026 Units	Annual Maintenance Assessments			Annual Debt Assessments			Total Assessed Per Unit		
			FY2027	**FY2026**	**Increase/ (decrease)**	**FY2027**	**FY2026**	**Increase/ (decrease)**	**FY2027**	**FY2026**	**Increase/ (decrease)**
Platted											
Village C (Phase 1)											
Single Family-40'	126	126	**$900.00**	$0.00	**$900.00**	**$999.65**	$0.00	**$999.65**	**$1,899.65**	$0.00	**$1,899.65**
Single Family-50'	66	66	**$900.00**	$0.00	**$900.00**	**$1,199.58**	$0.00	**$1,199.58**	**$2,099.58**	$0.00	**$2,099.58**
Single Family-60'	0	0	**$900.00**	$0.00	**$900.00**	**$1,399.51**	$0.00	**$1,399.51**	**$2,299.51**	$0.00	**$2,299.51**
Total	192	192									
Unplatted											
Village C (Phase 2 and 3)											
Single Family-40'	98	98	**$900.00**	$0.00	**$900.00**	**$999.65**	$0.00	**$999.65**	**$1,899.65**	$0.00	**$1,899.65**
Single Family-50'	147	147	**$900.00**	$0.00	**$900.00**	**$1,199.58**	$0.00	**$1,199.58**	**$2,099.58**	$0.00	**$2,099.58**
Single Family-60'	63	63	**$900.00**	$0.00	**$900.00**	**$1,399.51**	$0.00	**$1,399.51**	**$2,299.51**	$0.00	**$2,299.51**
Total	308	308									
Grand Total	**500**	**500**									

SECTION ii

FISCAL YEAR 2027 BUDGET DEFICIT FUNDING AGREEMENT

THIS AGREEMENT ("**Agreement**") is entered into this 11th day of August 2026, by and between:

WILLOW CREEK II COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in the City of Titusville, Brevard County, Florida, with an address of c/o Governmental Management Services - Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 ("**District**"), and

KB HOME ORLANDO LLC, a Delaware limited liability company and a landowner in the District ("**Developer**"), with an address of 9102 Southpark Center Loop, Suite 100, Orlando, Florida 32819.

RECITALS

WHEREAS, the District was established pursuant to Chapter 190, *Florida Statutes*, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure improvements; and

WHEREAS, the District, pursuant to Chapter 190, *Florida Statutes*, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, the District has adopted its operations and maintenance ("**O&M**") budget for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("**Fiscal Year 2027**" and the budget relating thereto, "**2027 O&M Budget**"), which budget commenced on October 1, 2026, and concludes on September 30, 2027, a copy of which is attached hereto as **Exhibit A** and incorporated herein by reference; and

WHEREAS, Developer is actively developing certain real property within the District and presently owns a portion of such real property identified in the District's Fiscal Year 2027 Assessment Roll ("**Assessment Roll**"), appended to the attached **Exhibit A** and incorporated herein by reference, which real property is located entirely within the District and which real property will benefit from the timely construction and acquisition of the District's facilities, activities and services and from the continued operations of the District ("**Property**"); and

WHEREAS, following the adoption of the 2027 O&M Budget, the District has the option of levying non-ad valorem assessments on all land within its boundaries that will benefit from the activities, operations and services set forth in such budget and at the full amount of the budget (hereinafter referred to as the "**2027 O&M Assessment(s)**"), or utilizing such other revenue sources as may be available to it; and

WHEREAS, the District is not able to predict with absolute certainty the amount of monies necessary to fund the operations and services set forth in the 2027 O&M Budget and believes that the 2027 O&M Assessments will be insufficient to cover the entire 2027 O&M Budget; and

WHEREAS, in contemplation of the foregoing, and in lieu of levying an increased amount in 2027 O&M Assessments on the Property to fund the full 2027 O&M Budget, Developer agrees to provide the monies necessary to fund the actual expenditures for the Fiscal Year 2027 (hereinafter referred to as the "**2027 O&M Budget Payment**"), not otherwise funded by 2027 O&M Assessments levied upon benefited lands located within the District; and

WHEREAS, Developer and the District desire to secure such budget funding through the imposition of a continuing lien against the Property described in **Exhibit B,** and otherwise as provided herein.

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

SECTION 1. RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

SECTION 2. PAYMENT OF DISTRICT'S 2027 O&M BUDGET.

i. ***Payment of O&M Budget Expenses.*** Developer agrees to make available to the District the monies necessary to fund all expenditures of the 2027 O&M Budget not otherwise funded through 2027 O&M Assessments levied upon benefited lands located within the District no later than **October 1, 2026**. Funds provided hereunder shall be placed in the District's general checking account. Any amounts not paid within the time period set forth herein shall accrue interest at a rate equal to the lesser of eighteen percent (18%) per annum or the maximum rate allowed by Florida law until paid in full. In no way shall the foregoing in any way affect the District's ability to levy special assessments upon the lands within the District, including the Property, in accordance with Florida law, to provide funds for any unfunded expenditures whether such expenditures are the result of an amendment to the District's 2027 O&M Budget or otherwise.

ii. ***Consent to Funding of 2027 O&M Budget.*** Developer acknowledges and agrees that the 2027 O&M Budget Payment represents the funding of operations and maintenance expenditures that would otherwise be appropriately funded through 2027 O&M Assessments equitably allocated to the Property within the District in accordance with the District's assessment methodology. Developer agrees to pay, or cause to be paid, the 2027 O&M Budget Payment regardless of whether Developer owns the Property at the time of such payment subject to the terms set forth in Section 10 herein. Developer agrees that it will not contest the legality or validity of such imposition, collection or enforcement to the extent such imposition is made in accordance with the terms of this Agreement.

SECTION 3. CONTINUING LIEN. If the Developer does not remit payment within the time specified in Section 2 herein, the District shall have the right to file and perfect a continuing lien upon the Property described in **Exhibit B** for all payments due and owing under the terms of this Agreement, for interest thereon, and for reasonable attorneys' fees, paralegals' fees, expenses and court costs incurred by the District incident to the collection of funds under this Agreement or for enforcement of this lien, and all sums advanced and paid by the District for taxes and payment on account of superior interests, liens and encumbrances in order to preserve and protect the District's lien. The lien shall be effective as of the date and time of the recording of a "Notice of Lien for FY 2027 O&M Budget" in the public records of Brevard County, Florida, stating among other things, the description of the real property and the amount due as of the recording of the Notice, and the existence of this Agreement. The District Manager, in its sole discretion, is hereby authorized by the District to file the Notice of Lien for FY 2027 O&M Budget on behalf of the District, without the need of further Board action authorizing or directing such filing. At the District Manager's direction, the District may also bring an action at law against the record title holder to the Property to pay the amount due under this Agreement or may foreclose the lien against the Property in any manner authorized by law. The District may partially release any filed lien for portions of the Property subject to a plat if and when Developer has demonstrated, in the District's sole discretion, that such release will not materially impair the ability of the District to enforce the collection of funds hereunder and that the value of the remaining Property subject to the lien provides adequate security for all outstanding and reasonably anticipated obligations under this Agreement. In the event Developer sells any of the Property described in **Exhibit B** after the execution of this Agreement, Developer's rights and obligations under this Agreement shall remain the same, provided however that the District's right to file a lien under this Section shall apply to the remaining Property owned by Developer, without limiting any other remedy available to the District under this Agreement.

SECTION 4. ALTERNATIVE COLLECTION METHODS.

i. In the alternative or in addition to the collection method set forth in Section 3 above, the District may enforce the collection of the 2027 O&M Budget Payment(s) by action against Developer in the appropriate judicial forum in and for Brevard County, Florida. The enforcement of the collection of funds in this manner shall be in the sole discretion of the District Manager on behalf of the District. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

ii. The District hereby finds that the activities, operations and services funded by the 2027 O&M Budget Payment(s) provide a special and peculiar benefit to the Property. Developer agrees that the activities, operations and services that will be funded by the 2027 O&M Budget Payment(s) provide a special and peculiar benefit to the Property in excess of the costs thereof. Therefore, in the alternative or in addition to the other methods of collection set forth in this Agreement, the District, in its sole discretion, may choose to certify amounts due hereunder as a non-ad valorem assessment on all or any part of the Property for collection, either through the Uniform Method of Collection set forth in

Chapter 197 or under any method of direct bill and collection authorized by Florida law. Such assessment, if imposed, may be certified on the next available tax roll of the Brevard County property appraiser.

SECTION 5. NOTICE. All notices, payments and other communications hereunder ("**Notices**") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, to the parties, as follows:

A.	If to the District:	Willow Creek II Community Development District c/o GMS - Central Florida, LLC 219 E. Livingston Street Orlando, Florida 32801 Attn: District Manager
	With a copy to:	Kilinski | Van Wyk PLLC 517 East College Avenue Tallahassee, Florida 32303 Attn: District Counsel
B.	If to Developer:	KB Home Orlando LLC 9102 Southpark Center Loop, Suite100 Orlando, Florida 32819 Attn: Steve McConn

SECTION 6. AMENDMENT. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

SECTION 7. AUTHORITY. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

SECTION 8. ASSIGNMENT. This Agreement may not be assigned, in whole or in part, by either party except upon the prior written consent of the other party, which consent shall not be unreasonably withheld, conditioned, or delayed. Any attempted assignment without such consent shall be void.

SECTION 9. DEFAULT. A default by either party under this Agreement shall entitle the non-defaulting party to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance and specifically including the ability of the District to enforce any and all payment obligations under this Agreement in the manner described in Sections 3 and 4 above.

SECTION 10. THIRD-PARTY RIGHTS; TRANSFER OF PROPERTY. This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns. In the event Developer sells or otherwise disposes of its business or of all or substantially all of its assets relating to improvements, work product, or lands within the District, including the Property, Developer shall continue to be bound by the terms of this Agreement and additionally shall expressly require that the purchaser agree to be bound by the terms of this Agreement, subject to the District's prior written consent to such transfer. Developer shall give ninety (90) days prior written notice to the District under this Agreement of any such sale or disposition and shall provide evidence of the purchaser's assumption of this Agreement. Failure by Developer to comply with the requirements of this Section shall constitute a default under this Agreement, and any sale or disposition without the purchaser's written assumption of this Agreement shall not release Developer from any obligation hereunder.

SECTION 11. APPLICABLE LAW AND VENUE. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. The parties agree that venue will be in Brevard County, Florida. Nothing in this Agreement shall be deemed a waiver of the District's sovereign immunity or any limitations on liability of the District under Section 768.28, *Florida Statutes*, or other applicable law.

SECTION 12. NEGOTIATION AT ARM'S LENGTH. This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

SECTION 13. PUBLIC RECORDS. Developer understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Developer agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Developer acknowledges that the designated public records custodian for the District is **Jeremy LeBrun** ("**Public Records Custodian**"). Among other requirements and to the extent applicable by law, Developer shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Developer does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Developer's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Developer, Developer shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF DEVELOPER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO DEVELOPER'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 219 E. LIVINGSTON STREET, ORLANDO, FLORIDA 32801, BY TELEPHONE AT (407) 841-5524, OR AT JLEBRUN@GMSCFL.COM.

SECTION 14. EFFECTIVE DATE. The Agreement shall take effect as of October 1, 2026. The enforcement provisions of this Agreement, including but not limited to Sections 3, 4, and 9, shall survive its termination, until all payments due pursuant to this Agreement are paid in full.

SECTION 15. ANTI-HUMAN TRAFFICKING REQUIREMENTS. Developer certifies, by acceptance of this Agreement, that neither it nor its principals utilize coercion for labor or services as defined in Section 787.06, *Florida Statutes*. Developer agrees to execute the affidavit, in a form mutually acceptable to the Parties, in compliance with Section 787.06(14), *Florida Statutes*, within thirty (30) days of the Effective Date.

IN WITNESS WHEREOF, the Parties execute this Agreement on the day and year first written above.

WILLOW CREEK II
COMMUNITY DEVELOPMENT DISTRICT

____
Chairperson, Board of Supervisors

KB HOME ORLANDO LLC

____
By: ______________________________
Its: ______________________________

EXHIBIT A: 2027 O&M Budget & Assessment Roll
EXHIBIT B: Property Description

EXHIBIT A:
2027 O&M BUDGET & ASSESSMENT ROLL

<u>EXHIBIT B</u>:
PROPERTY DESCRIPTION

[*Begins on Following Page*]

A PARCEL OF LAND BEING PORTIONS OF LOTS 184, 185, 192, 193, 200, 201, AND 208 AS SHOWN ON THE PLAT OF COCOA-INDIAN RIVER PROPERTIES AS RECORDED IN PLAT BOOK 5, PAGE 7 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

TOGETHER WITH:

A PORTION OF THE NORTH 3/4 OF SECTION 9, TOWNSHIP 23 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA LYING EAST OF THE EASTERLY RIGHT OF WAY LINE INTERSTATE 95 AND STATE ROAD NO.407.

ALSO TOGETHER WITH:
A PORTION OF THE SOUTH 1/2 OF SECTION 4, TOWNSHIP 23 SOUTH, RANGE 35 EAST LYING EAST OF THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD NO.407.

ALL OF THE ABOVE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 10, TOWNSHIP 23 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, THENCE N.00°11'12"E., ALONG THE EAST LINE OF SAID SECTION 10, A DISTANCE OF 1327.76 FEET TO THE NORTHEAST CORNER OF THE SOUTH 1/4 OF SAID SECTION 10; THENCE CONTINUE N.00°11'12"E., ALONG SAID EAST LINE OF SECTION 10, A DISTANCE OF 101.45 FEET; THENCE S.89°22'09"W., 316.46 FEET TO A POINT LYING ON THE WESTERLY RIGHT OF WAY LINE OF GRISSOM PARKWAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 2721, PAGE 910 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE CONTINUE S.89°22'09"W., 4330.71 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE S.89°22'09"W., 4470.31 FEET TO A POINT LYING ON THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE 95; THENCE ALONG THE RIGHT OF WAY LINES OF INTERSTATE 95 AND STATE ROAD NO.407, THE FOLLOWING SEVEN COURSES AND DISTANCES; THENCE N.35°26'31"W., 1079.54 FEET; THENCE N.31°25'51"W., 461.53 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 1819.86 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°53'59", 917.93 FEET TO THE POINT OF TANGENCY; THENCE N.02°31'52"W., 1179.02 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 1342.40 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°21'46", 758.24 FEET TO THE POINT OF TANGENCY; THENCE N.29°49'54"E., 198.99 FEET; THENCE N.30°59'13"E., 268.32 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE OF INTERSTATE 95 ON A BEARING OF N.89°52'19"E., 3122.20 FEET TO THE MOST NORTHWESTERLY CORNER OF VERONA – VILLAGE "B", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 73, PAGES 29 THROUGH 36 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE RUN ALONG THE WESTERLY LINE OF THE AFORESAID PLAT OF VERONA – VILLAGE "B", THE FOLLOWING TWO (2) COURSES AND DISTANCES: THENCE S. 00°07'38"E., 533.14 FEET; THENCE S.15°34'01"E., 105.25 FEET; THENCE S.76°55'42"W., 17.53 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF "WILLOW CREEK BOULEVARD" (A 90.00 FOOT WIDE PUBLIC RIGHT OF WAY) AS SHOWN ON THE AFORESAID PLAT OF VERONA – VILLAGE "B"; SAID POINT BEING ON A NON-TANGENT CIRCULAR CURVE, CONCAVE WESTERLY HAVING A RADIUS OF 1210.50 FEET; THENCE RUN SOUTHERLY, ALONG THE ARC OF SAID CURVE AND ALONG SAID PUBLIC RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 32°16'15", 681.79 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 957.08 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 18°10'53", 303.71 FEET TO THE POINT OF TANGENCY; THENCE S.02°29'18"E., 162.53 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 459.29 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 71°22'59", 572.21 FEET TO THE POINT OF TANGENCY; THENCE

S.73°49'59"E., 207.65 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 1879.88 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 28°09'01", 923.61 FEET TO A POINT ON THE WEST LINE OF VERONA-VILLAGE "D", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 71, PAGES 18 THROUGH 24 OF THE AFORESAID PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE RUN N.08°34'09"W., ALONG SAID WEST LINE, A DISTANCE OF 6.94 FEET TO THE NORTHWEST CORNER OF SAID PLAT OF VERONA-VILLAGE "D"; SAID POINT BEING ON A NON-TANGENT CIRCULAR CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 805.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE AND ALONG THE NORTH LINE OF SAID PLAT OF VERONA-VILLAGE "D", THROUGH A CENTRAL ANGLE OF 05°26'28", 76.45 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 795.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE AND ALONG THE NORTH LINE OF SAID PLAT OF VERONA-VILLAGE "D", THROUGH A CENTRAL ANGLE OF 05°57'04", 82.57 FEET TO THE WEST CORNER OF TRACT REC-2, AS SHOWN ON SAID PLAT OF VERONA-VILLAGE "D"; THENCE DEPARTING SAID NORTH LINE, RUN S.09°28'11"E., 95.03 FEET TO THE NORTHEAST CORNER OF TRACT REC-1, AS SHOWN ON SAID PLAT OF VERONA-VILLAGE "D"; THENCE RUN ALONG THE BOUNDARY OF SAID TRACT REC-1 THE FOLLOWING THIRTY-SEVEN (37) COURSES AND DISTANCES: THENCE S.13°00'01"E., 66.81 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 70.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 44°32'33", 54.42 FEET TO THE POINT OF TANGENCY; THENCE S.57°32'34"E., 11.11 FEET; THENCE S.81°34'25"E., 11.77 FEET; THENCE N.74°26'37"E., 14.74 FEET; THENCE N.63°33'32"E., 48.72 FEET; THENCE N.80°02'14"E., 48.82 FEET; THENCE N.27°54'32"E., 18.00 FEET; THENCE S.66°31'54"E., 30.55 FEET; THENCE N.75°46'30"E., 28.29 FEET; THENCE S.86°37'24"E., 15.33 FEET; THENCE S.74°09'46"E., 12.79 FEET; THENCE S.48°16'14"E., 17.65 FEET; THENCE S.35°45'28"E., 12.66 FEET; THENCE S.15°02'04"E., 23.54 FEET; THENCE S.65°38'01"E., 25.44 FEET; THENCE S.70°56'30"E., 21.68 FEET TO A POINT ON A NON-TANGENT CIRCULAR CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 646.77 FEET AND TO WHICH POINT A RADIAL LINE BEARS N.18°15'43"E.; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°32'03", 254.37 FEET TO A POINT OF TANGENCY; THENCE ON A RADIAL LINE OF S.40°47'46"W., 120.00 FEET TO A POINT LYING ON THE EASTERLY RIGHT OF WAY LINE OF PECORINO COURT AS SHOWN ON SAID PLAT OF VERONA-VILLAGE "D" AND ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 526.78 FEET; THENCE NORTHWESTERLY, ALONG SAID RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°15'51", 20.82 FEET TO A POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 61.00 FEET; THENCE SOUTHWESTERLY TO NORTHEASTERLY ALONG SAID RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 254°11'29", 270.62 FEET TO THE POINT OF CUSP AND TO WHICH POINT A RADIAL LINE BEARS S.35°56'53"E.; THENCE DEPARTING SAID RIGHT OF WAY LINE, RUN S.52°19'17"W., 72.35 FEET; THENCE N.38°11'57"W., 11.02 FEET TO A POINT ON A NON-TANGENT CIRCULAR CURVE, CONCAVE EASTERLY, AND HAVING A RADIUS OF 89.50 FEET AND TO WHICH POINT A RADIAL LINE BEARS S.18°23'35"W., THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 55°38'31", 86.92 FEET; THENCE N.80°35'10"W., 132.57 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 68.50 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°49'57", 20.12 FEET TO THE POINT OF TANGENCY; THENCE N.63°45'13"W., 134.69 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 145.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 47°12'22", 119.47 FEET TO THE POINT OF TANGENCY; THENCE N.16°32'51"W., 23.24 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°54'40", 31.38 FEET; THENCE N.12°55'16"W., 31.71 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 81.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°12'05", 17.25 FEET TO THE POINT OF TANGENCY; THENCE N.25°07'21"W., 50.53 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF

81.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°54'15", 29.55 FEET TO THE POINT OF TANGENCY; THENCE N.46°01'36"W., 11.58 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS 49.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 29°46'08", 25.46 FEET TO THE POINT OF TANGENCY; THENCE N.16°00'44"W., 7.75 FEET TO THE SOUTHEAST CORNER OF TRACT L-7 AS SHOWN ON SAID PLAT OF VERONA-VILLAGE "D"; THENCE S.76°27'51"E., 78.17 FEET TO THE SOUTHWEST CORNER OF SAID TRACT L-7, SAID POINT BEING ON THE WEST LINE OF SAID PLAT OF VERONA-VILLAGE "D"; THENCE RUN ALONG THE WESTERLY LINE OF AFORESAID PLAT OF VERONA-VILLAGE "D", THE FOLLOWING SEVEN (7) COURSES AND DISTANCES: THENCE RUN S.08°34'09"E., 201.72 FEET; THENCE S.07°57'44E., 319.64 FEET; THENCE S.27°28'40"E., 417.26 FEET; THENCE S.36°41'30"E., 257.82 FEET; THENCE S.34°33'08"E., 308.78 FEET; THENCE S.10°27'19"E., 458.41 FEET; THENCE S.02°55'36"W., 222.15 FEET TO THE POINT OF BEGINNING, CONTAINING 425.15 ACRES.

SECTION B

SECTION I

RESOLUTION 2026-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WILLOW CREEK II COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2027; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Willow Creek II Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Brevard County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 ("**Fiscal Year 2027**"), attached hereto as **Exhibit A**; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2027; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector ("**Uniform Method**"), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll ("**Assessment Roll**") attached to this Resolution as **Exhibit B**, and to certify the portion of the Assessment Roll related to certain developed property ("**Tax Roll Property**") to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property ("**Direct Collect Property**"), all as set forth in **Exhibit B**; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits A** and **B** and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 170, 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits A and B.** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

A. **Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits A** and **B**.

B. **Direct Bill Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect

Property shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits A** and **B**. Assessments directly collected by the District are due in full on December 1, 2026; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2026, 25% due no later than February 1, 2027 and 25% due no later than May 1, 2027. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2027, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes,* or other applicable law to collect and enforce the whole assessment, as set forth herein.

C. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit B**, is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 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.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED THIS 11th DAY OF AUGUST, 2026.

ATTEST:

WILLOW CREEK II COMMUNITY DEVELOPMENT DISTRICT

____
Secretary / Assistant Secretary

By:_________________________________

Its:_________________________________

Exhibit A: Adopted Budget for Fiscal Year 2027
Exhibit B: Assessment Roll (Uniform Method)
Assessment Roll (Direct Collect)

Exhibit B

Willow Creek II CDD
FY 27 Assessment Roll

ParcelID	Units	Type	O&M	Debt	Total
23 3509-75-*-1	1	50	$900.00	$1,199.58	$2,099.58
23 3509-75-*-2	1	50	$900.00	$1,199.58	$2,099.58
23 3509-75-*-3	1	50	$900.00	$1,199.58	$2,099.58
23 3509-75-*-4	1	50	$900.00	$1,199.58	$2,099.58
23 3509-75-*-5	1	50	$900.00	$1,199.58	$2,099.58
23 3509-75-*-6	1	50	$900.00	$1,199.58	$2,099.58
23 3509-75-*-7	1	50	$900.00	$1,199.58	$2,099.58
23 3509-75-*-8	1	50	$900.00	$1,199.58	$2,099.58
23 3509-75-*-9	1	50	$900.00	$1,199.58	$2,099.58
23 3509-75-*-10	1	50	$900.00	$1,199.58	$2,099.58
23 3509-75-*-11	1	50	$900.00	$1,199.58	$2,099.58
23 3509-75-*-12	1	50	$900.00	$1,199.58	$2,099.58
23 3509-75-*-13	1	50	$900.00	$1,199.58	$2,099.58
23 3509-75-*-14	1	50	$900.00	$1,199.58	$2,099.58
23 3509-75-*-15	1	50	$900.00	$1,199.58	$2,099.58
23 3509-75-*-16	1	50	$900.00	$1,199.58	$2,099.58
23 3509-75-*-17	1	50	$900.00	$1,199.58	$2,099.58
23 3509-75-*-18	1	50	$900.00	$1,199.58	$2,099.58
23 3509-75-*-19	1	50	$900.00	$1,199.58	$2,099.58
23 3509-75-*-20	1	50	$900.00	$1,199.58	$2,099.58
23 3509-75-*-21	1	50	$900.00	$1,199.58	$2,099.58
23 3509-75-*-22	1	50	$900.00	$1,199.58	$2,099.58
23 3509-75-*-23	1	50	$900.00	$1,199.58	$2,099.58
23 3509-75-*-24	1	50	$900.00	$1,199.58	$2,099.58
23 3509-75-*-25	1	50	$900.00	$1,199.58	$2,099.58
23 3509-75-*-26	1	50	$900.00	$1,199.58	$2,099.58
23 3509-75-*-27	1	50	$900.00	$1,199.58	$2,099.58
23 3509-75-*-28	1	40	$900.00	$999.65	$1,899.65
23 3509-75-*-29	1	50	$900.00	$1,199.58	$2,099.58
23 3509-75-*-30	1	50	$900.00	$1,199.58	$2,099.58
23 3509-75-*-31	1	50	$900.00	$1,199.58	$2,099.58
23 3509-75-*-32	1	50	$900.00	$1,199.58	$2,099.58
23 3509-75-*-33	1	50	$900.00	$1,199.58	$2,099.58
23 3509-75-*-34	1	50	$900.00	$1,199.58	$2,099.58
23 3509-75-*-35	1	50	$900.00	$1,199.58	$2,099.58
23 3509-75-*-36	1	50	$900.00	$1,199.58	$2,099.58
23 3509-75-*-37	1	50	$900.00	$1,199.58	$2,099.58
23 3509-75-*-38	1	50	$900.00	$1,199.58	$2,099.58
23 3509-75-*-39	1	50	$900.00	$1,199.58	$2,099.58
23 3509-75-*-40	1	50	$900.00	$1,199.58	$2,099.58
23 3509-75-*-41	1	50	$900.00	$1,199.58	$2,099.58
23 3509-75-*-42	1	50	$900.00	$1,199.58	$2,099.58
23 3509-75-*-43	1	50	$900.00	$1,199.58	$2,099.58
23 3509-75-*-44	1	50	$900.00	$1,199.58	$2,099.58

ParcelID	Units	Type	O&M	Debt	Total
23 3509-75-*-45	1	50	$900.00	$1,199.58	$2,099.58
23 3509-75-*-46	1	50	$900.00	$1,199.58	$2,099.58
23 3509-75-*-47	1	50	$900.00	$1,199.58	$2,099.58
23 3509-75-*-48	1	50	$900.00	$1,199.58	$2,099.58
23 3509-75-*-49	1	50	$900.00	$1,199.58	$2,099.58
23 3509-75-*-50	1	50	$900.00	$1,199.58	$2,099.58
23 3509-75-*-51	1	50	$900.00	$1,199.58	$2,099.58
23 3509-75-*-52	1	50	$900.00	$1,199.58	$2,099.58
23 3509-75-*-53	1	50	$900.00	$1,199.58	$2,099.58
23 3509-75-*-54	1	50	$900.00	$1,199.58	$2,099.58
23 3509-75-*-55	1	40	$900.00	$999.65	$1,899.65
23 3509-75-*-56	1	40	$900.00	$999.65	$1,899.65
23 3509-75-*-57	1	40	$900.00	$999.65	$1,899.65
23 3509-75-*-58	1	40	$900.00	$999.65	$1,899.65
23 3509-75-*-59	1	40	$900.00	$999.65	$1,899.65
23 3509-75-*-60	1	40	$900.00	$999.65	$1,899.65
23 3509-75-*-61	1	40	$900.00	$999.65	$1,899.65
23 3509-75-*-62	1	40	$900.00	$999.65	$1,899.65
23 3509-75-*-63	1	40	$900.00	$999.65	$1,899.65
23 3509-75-*-64	1	40	$900.00	$999.65	$1,899.65
23 3509-75-*-65	1	50	$900.00	$1,199.58	$2,099.58
23 3509-75-*-66	1	40	$900.00	$999.65	$1,899.65
23 3509-75-*-67	1	40	$900.00	$999.65	$1,899.65
23 3509-75-*-68	1	40	$900.00	$999.65	$1,899.65
23 3509-75-*-69	1	40	$900.00	$999.65	$1,899.65
23 3509-75-*-70	1	40	$900.00	$999.65	$1,899.65
23 3509-75-*-71	1	40	$900.00	$999.65	$1,899.65
23 3509-75-*-72	1	40	$900.00	$999.65	$1,899.65
23 3509-75-*-73	1	40	$900.00	$999.65	$1,899.65
23 3509-75-*-74	1	40	$900.00	$999.65	$1,899.65
23 3509-75-*-75	1	40	$900.00	$999.65	$1,899.65
23 3509-75-*-76	1	50	$900.00	$1,199.58	$2,099.58
23 3509-75-*-77	1	40	$900.00	$999.65	$1,899.65
23 3509-75-*-78	1	40	$900.00	$999.65	$1,899.65
23 3509-75-*-79	1	40	$900.00	$999.65	$1,899.65
23 3509-75-*-80	1	40	$900.00	$999.65	$1,899.65
23 3509-75-*-81	1	40	$900.00	$999.65	$1,899.65
23 3509-75-*-82	1	40	$900.00	$999.65	$1,899.65
23 3509-75-*-83	1	40	$900.00	$999.65	$1,899.65
23 3509-75-*-84	1	40	$900.00	$999.65	$1,899.65
23 3509-75-*-85	1	40	$900.00	$999.65	$1,899.65
23 3509-75-*-86	1	50	$900.00	$1,199.58	$2,099.58
23 3509-75-*-87	1	40	$900.00	$999.65	$1,899.65
23 3509-75-*-88	1	40	$900.00	$999.65	$1,899.65
23 3509-75-*-89	1	40	$900.00	$999.65	$1,899.65
23 3509-75-*-90	1	40	$900.00	$999.65	$1,899.65
23 3509-75-*-91	1	40	$900.00	$999.65	$1,899.65

ParcelID	Units	Type	O&M	Debt	Total
23 3509-75-*-92	1	40	$900.00	$999.65	$1,899.65
23 3509-75-*-93	1	40	$900.00	$999.65	$1,899.65
23 3509-75-*-94	1	40	$900.00	$999.65	$1,899.65
23 3509-75-*-95	1	40	$900.00	$999.65	$1,899.65
23 3509-75-*-96	1	40	$900.00	$999.65	$1,899.65
23 3509-75-*-97	1	40	$900.00	$999.65	$1,899.65
23 3509-75-*-98	1	40	$900.00	$999.65	$1,899.65
23 3509-75-*-99	1	50	$900.00	$1,199.58	$2,099.58
23 3509-75-*-100	1	40	$900.00	$999.65	$1,899.65
23 3509-75-*-101	1	40	$900.00	$999.65	$1,899.65
23 3509-75-*-102	1	40	$900.00	$999.65	$1,899.65
23 3509-75-*-103	1	40	$900.00	$999.65	$1,899.65
23 3509-75-*-104	1	40	$900.00	$999.65	$1,899.65
23 3509-75-*-105	1	40	$900.00	$999.65	$1,899.65
23 3509-75-*-106	1	40	$900.00	$999.65	$1,899.65
23 3509-75-*-107	1	40	$900.00	$999.65	$1,899.65
23 3509-75-*-108	1	40	$900.00	$999.65	$1,899.65
23 3509-75-*-109	1	40	$900.00	$999.65	$1,899.65
23 3509-75-*-110	1	40	$900.00	$999.65	$1,899.65
23 3509-75-*-111	1	40	$900.00	$999.65	$1,899.65
23 3509-75-*-112	1	40	$900.00	$999.65	$1,899.65
23 3509-75-*-113	1	40	$900.00	$999.65	$1,899.65
23 3509-75-*-114	1	50	$900.00	$1,199.58	$2,099.58
23 3509-75-*-115	1	40	$900.00	$999.65	$1,899.65
23 3509-75-*-116	1	40	$900.00	$999.65	$1,899.65
23 3509-75-*-117	1	40	$900.00	$999.65	$1,899.65
23 3509-75-*-118	1	40	$900.00	$999.65	$1,899.65
23 3509-75-*-119	1	40	$900.00	$999.65	$1,899.65
23 3509-75-*-120	1	40	$900.00	$999.65	$1,899.65
23 3509-75-*-121	1	40	$900.00	$999.65	$1,899.65
23 3509-75-*-122	1	40	$900.00	$999.65	$1,899.65
23 3509-75-*-123	1	40	$900.00	$999.65	$1,899.65
23 3509-75-*-124	1	40	$900.00	$999.65	$1,899.65
23 3509-75-*-125	1	40	$900.00	$999.65	$1,899.65
23 3509-75-*-126	1	40	$900.00	$999.65	$1,899.65
23 3509-75-*-127	1	40	$900.00	$999.65	$1,899.65
23 3509-75-*-128	1	40	$900.00	$999.65	$1,899.65
23 3509-75-*-129	1	40	$900.00	$999.65	$1,899.65
23 3509-75-*-130	1	40	$900.00	$999.65	$1,899.65
23 3509-75-*-131	1	40	$900.00	$999.65	$1,899.65
23 3509-75-*-132	1	40	$900.00	$999.65	$1,899.65
23 3509-75-*-133	1	50	$900.00	$1,199.58	$2,099.58
23 3509-75-*-134	1	40	$900.00	$999.65	$1,899.65
23 3509-75-*-135	1	40	$900.00	$999.65	$1,899.65
23 3509-75-*-136	1	40	$900.00	$999.65	$1,899.65
23 3509-75-*-137	1	40	$900.00	$999.65	$1,899.65
23 3509-75-*-138	1	50	$900.00	$1,199.58	$2,099.58

ParcelID	Units	Type	O&M	Debt	Total
23 3509-75-*-139	1	40	$900.00	$999.65	$1,899.65
23 3509-75-*-140	1	40	$900.00	$999.65	$1,899.65
23 3509-75-*-141	1	40	$900.00	$999.65	$1,899.65
23 3509-75-*-142	1	40	$900.00	$999.65	$1,899.65
23 3509-75-*-143	1	40	$900.00	$999.65	$1,899.65
23 3509-75-*-144	1	40	$900.00	$999.65	$1,899.65
23 3509-75-*-145	1	40	$900.00	$999.65	$1,899.65
23 3509-75-*-146	1	40	$900.00	$999.65	$1,899.65
23 3509-75-*-147	1	40	$900.00	$999.65	$1,899.65
23 3509-75-*-148	1	40	$900.00	$999.65	$1,899.65
23 3509-75-*-149	1	50	$900.00	$1,199.58	$2,099.58
23 3509-75-*-150	1	40	$900.00	$999.65	$1,899.65
23 3509-75-*-151	1	40	$900.00	$999.65	$1,899.65
23 3509-75-*-152	1	40	$900.00	$999.65	$1,899.65
23 3509-75-*-153	1	40	$900.00	$999.65	$1,899.65
23 3509-75-*-154	1	50	$900.00	$1,199.58	$2,099.58
23 3509-75-*-155	1	40	$900.00	$999.65	$1,899.65
23 3509-75-*-156	1	40	$900.00	$999.65	$1,899.65
23 3509-75-*-157	1	40	$900.00	$999.65	$1,899.65
23 3509-75-*-158	1	40	$900.00	$999.65	$1,899.65
23 3509-75-*-159	1	40	$900.00	$999.65	$1,899.65
23 3509-75-*-160	1	40	$900.00	$999.65	$1,899.65
23 3509-75-*-161	1	40	$900.00	$999.65	$1,899.65
23 3509-75-*-162	1	40	$900.00	$999.65	$1,899.65
23 3509-75-*-163	1	40	$900.00	$999.65	$1,899.65
23 3509-75-*-164	1	50	$900.00	$1,199.58	$2,099.58
23 3509-75-*-165	1	40	$900.00	$999.65	$1,899.65
23 3509-75-*-166	1	40	$900.00	$999.65	$1,899.65
23 3509-75-*-167	1	40	$900.00	$999.65	$1,899.65
23 3509-75-*-168	1	40	$900.00	$999.65	$1,899.65
23 3509-75-*-169	1	40	$900.00	$999.65	$1,899.65
23 3509-75-*-170	1	40	$900.00	$999.65	$1,899.65
23 3509-75-*-171	1	40	$900.00	$999.65	$1,899.65
23 3509-75-*-172	1	50	$900.00	$1,199.58	$2,099.58
23 3509-75-*-173	1	40	$900.00	$999.65	$1,899.65
23 3509-75-*-174	1	40	$900.00	$999.65	$1,899.65
23 3509-75-*-175	1	40	$900.00	$999.65	$1,899.65
23 3509-75-*-176	1	40	$900.00	$999.65	$1,899.65
23 3509-75-*-177	1	40	$900.00	$999.65	$1,899.65
23 3509-75-*-178	1	50	$900.00	$1,199.58	$2,099.58
23 3509-75-*-179	1	40	$900.00	$999.65	$1,899.65
23 3509-75-*-180	1	40	$900.00	$999.65	$1,899.65
23 3509-75-*-181	1	40	$900.00	$999.65	$1,899.65
23 3509-75-*-182	1	40	$900.00	$999.65	$1,899.65
23 3509-75-*-183	1	40	$900.00	$999.65	$1,899.65
23 3509-75-*-184	1	40	$900.00	$999.65	$1,899.65
23 3509-75-*-185	1	40	$900.00	$999.65	$1,899.65

ParcelID	Units	Type	O&M	Debt	Total
23 3509-75-*-186	1	40	$900.00	$999.65	$1,899.65
23 3509-75-*-187	1	40	$900.00	$999.65	$1,899.65
23 3509-75-*-188	1	40	$900.00	$999.65	$1,899.65
23 3509-75-*-189	1	40	$900.00	$999.65	$1,899.65
23 3509-75-*-190	1	40	$900.00	$999.65	$1,899.65
23 3509-75-*-191	1	40	$900.00	$999.65	$1,899.65
23 3509-75-*-192	1	50	$900.00	$1,199.58	$2,099.58
Total Gross Onroll			$172,800.00	$205,128.18	$377,928.18
Total Net Onroll			$162,432.00	$192,820.49	$355,252.49
Direct Billing	**Acres**				
23 3509-75-*-FD.1	29.41		$119,397.36	$156,127.23	$275,524.60
23 3509-75-*-FD.2	38.87		$157,802.64	$206,347.01	$364,149.64
Total Gross Direct	68.28		$277,200.00	$362,474.24	$639,674.24
Total Net Direct			$260,568.00	$340,725.79	$601,293.79
Total Gross Assessments			$450,000.00	$567,602.42	$1,017,602.42
Total Net Assessments			$423,000.00	$533,546.27	$956,546.27

SECTION 5

RESOLUTION 2026-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WILLOW CREEK II COMMUNITY DEVELOPMENT DISTRICT SETTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2027; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District's regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located; and

WHEREAS, the Board of Supervisors desires to adopt an annual meeting schedule for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("**Fiscal Year 2027**"), attached as **Exhibit A**.

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

SECTION 1. The Fiscal Year 2027 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

SECTION 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 11th DAY OF AUGUST 2026.

ATTEST:	**WILLOW CREEK II COMMUNITY DEVELOPMENT DISTRICT**
______________________________	______________________________
Secretary/Assistant Secretary	Chairperson, Board of Supervisors

Exhibit A: Fiscal Year 2027 Annual Meeting Schedule

EXHIBIT A:
WILLOW CREEK II COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF MEETINGS FOR FISCAL YEAR 2027

The Board of Supervisors ("**Board**") of the Willow Creek II Community Development District ("**District**") will hold their regular meetings for Fiscal Year 2027 at the Willow Creek Amenity Center, 1756 Pecorino Court, Titusville, Florida 32780, at 1:30 p.m. on the following dates, unless otherwise indicated as follows:

October 13, 2026
November 10, 2026
December 8, 2026
January 12, 2027
February 9, 2027
March 9, 2027
April 13, 2027
May 11, 2027
June 8, 2027
July 13, 2027
August 10, 2027
September 14, 2027

The meetings will be conducted in accordance with the provisions of Florida law for community development districts and will be open to the public. The meetings may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meetings may be obtained by contacting the office of the District Manager c/o Governmental Management Services - Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801; Phone: (407) 841-5524 ("**District Manager's Office**").

There may be occasions when one or more Board supervisors or staff will participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at any meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

District Manager

SECTION 6

RESOLUTION 2026-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WILLOW CREEK II COMMUNITY DEVELOPMENT DISTRICT RATIFYING, CONFIRMING, AND APPROVING THE ACTIONS OF THE CHAIRPERSON, VICE CHAIRPERSON, SECRETARY, ASSISTANT SECRETARIES, AND ALL DISTRICT STAFF REGARDING THE SALE AND CLOSING OF $7,875,000 WILLOW CREEK II COMMUNITY DEVELOPMENT DISTRICT CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2026 (SERIES 2026 ASSESSMENT AREA); PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Willow Creek II Community Development District (the "**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, located in the City of Titusville, Brevard County, Florida; and

WHEREAS, the District previously adopted Resolution Nos. 2025-30, and 2026-05 on January 14, 2025, and June 9, 2026, respectively (collectively, the "**Bond Resolution**"), authorizing the issuance of its $7,875,000 Willow Creek II Community Development District Capital Improvement Revenue Bonds, Series 2026 (Series 2026 Assessment Area) (the "**Series 2026 Bonds**"), for the purpose of financing a portion of the acquisition and/or construction of certain improvements as described in the *Supplemental Engineer's Report – Series 2026 Project*, dated June 9, 2026; and

WHEREAS, the District closed on the issuance of the Series 2026 Bonds on July 8, 2026; and

WHEREAS, as prerequisites to the issuance of the Series 2026 Bonds, the Chairperson, Vice Chairperson, Treasurer, Secretary, Assistant Secretaries, and District staff including the District Manager, District Assessment Consultant, District Counsel and Bond Counsel ("**District Staff**") were required to execute and deliver various documents (the "**Closing Documents**"); and

WHEREAS, the District desires to ratify, confirm, and approve all actions of the District Chairperson, Vice Chairperson, Treasurer, Secretary, Assistant Secretaries, and District Staff in closing on the issuance of the Series 2026 Bonds.

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

SECTION 1. The issuance of the Series 2026 Bonds, the adoption of resolutions relating to such Series 2026 Bonds, and all actions taken in the furtherance of the closing on such Series 2026 Bonds, are hereby declared and affirmed as being in the best interests of the District and are hereby ratified, approved, and confirmed by the Board of Supervisors of the District.

SECTION 2. The actions of the Chairperson, Vice Chairperson, Treasurer, Secretary, Assistant Secretaries, and all District Staff in finalizing the closing and issuance of the Series 2026 Bonds, including the execution and delivery of the Closing Documents, and such other certifications or other documents required for the closing on the Series 2026 Bonds, are determined to be in accordance with the prior authorizations of the Board and are hereby ratified, approved, and confirmed in all respects.

SECTION 3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 11th day of August 2026.

ATTEST:	**WILLOW CREEK II COMMUNITY DEVELOPMENT DISTRICT**
______________________________	______________________________
Secretary	Chairperson, Board of Supervisors

SECTION 7

1001 Yamato Road ▪ Suite 301
Boca Raton, Florida 33431
(561) 994-9299 ▪ (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

July 29, 2026

Board of Supervisors
Willow Creek II Community Development District
219 East Livingston Street
Orlando, Florida 32801

We are pleased to confirm our understanding of the services we are to provide Willow Creek II Community Development District, City of Titusville, Florida ("the District") for the fiscal year ended September 30, 2026. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Willow Creek II Community Development District as of and for the fiscal year ended September 30, 2026. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2026 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

1) Management's Discussion and Analysis
2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

We will also issue a management letter as required by Chapter 10.550, Rules of the Auditor General of the State of Florida. As part of our audit, we will apply financial condition assessment procedures pursuant to Section 218.39(5), Florida Statutes, and Rule 10.556(8), Rules of the Auditor General, and will report, as applicable, whether the District met any of the conditions described in Section 218.503(1), Florida Statutes.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards.*

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Grau & Associate's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT: C/O GOVERNMENTAL MANAGEMENT SERVICES – CENTRAL FLORIDA LLC, 219 EAST LIVINGSTON STREET ORLANDO, FLORIDA 32801, OR RECORDREQUEST@GMSCFL.COM, PH: (407) 841-5524.

Our fee for these services will not exceed $5,300 for the September 30, 2026 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2025 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Willow Creek II Community Development District and believe this letter accurately summarizes the terms of our engagement and, with any addendum, if applicable, is the complete and exclusive statement of the agreement between Grau & Associates and the District with respect to the terms of the engagement between the parties. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates

____
Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Willow Creek II Community Development District.

By: ____

Title: _______________________________________

Date: _______________________________________

FICPA
Florida Institute of Certified Public Accountants

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

November 18, 2025

Antonio Grau
Grau & Associates
1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431-4403

Dear Antonio Grau:

It is my pleasure to notify you that on November 18, 2025, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2028. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee
paul@ficpa.org
850.224.2727, x5957

cc: Daniel Hevia, David Caplivski

Firm Number: 900004390114 Review Number: 616829

SECTION 8

CFN 2026157262, OR BK 10691 Page 2685, Recorded 08/03/2026 at 11:01 AM Rachel M. Sadoff, Clerk of Courts, Brevard County

This instrument was prepared by and upon recording should be returned to:

Lauren Gentry, Esq.
Kilinski |Van Wyk PLLC
517 East College Avenue
Tallahassee, Florida 32301

FIRST AMENDED AND RESTATED DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY THE WILLOW CREEK II COMMUNITY DEVELOPMENT DISTRICT

THIS FIRST AMENDED AND RESTATED DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY THE WILLOW CREEK II COMMUNITY DEVELOPMENT DISTRICT AMENDS, SUPPLEMENTS, AND REINSTATES THE *DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY THE WILLOW CREEK II COMMUNITY DEVELOPMENT DISTRICT ("DISCLOSURE")*[1], RECORDED IN THE OFFICIAL RECORDS BOOK 10671, PAGE 1785, INCLUSIVE, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

Board of Supervisors[2]
Willow Creek II Community Development District

Stephen McConn
Chairperson

Stephen White
Assistant Secretary

Casey Dare
Vice Chairperson

Paul Thomas
Assistant Secretary

Jeff Myers
Assistant Secretary

District Manager
c/o Governmental Management Services - Central Florida, LLC
219 E. Livingston Street
Orlando, Florida 32801
Tel: (407) 841-5524
("**District Manager's Office**")

District records are on file at the District Manager's Office and are available for public inspection upon request during normal business hours.

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[1] Exhibit A of the Disclosure has been amended to include the full legal description of the District's boundaries.
[2] This list reflects the composition of the Board of Supervisors as of July 23, 2026. For a current list of Board Members, please contact the District Manager's Office.

TABLE OF CONTENTS

FIRST AMENDED AND RESTATED DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY THE WILLOW CREEK II COMMUNITY DEVELOPMENT DISTRICT

INTRODUCTION

On behalf of the Willow Creek II Community Development District ("**District**"), the following information is provided to give you a description of the District's services and the assessments that have been levied within the District to pay for certain community infrastructure, and the manner in which the District is operated. The District is a unit of special-purpose local government created pursuant to and existing under the provisions of Chapter 190, *Florida Statutes* (the "**Act**"). Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. The law specifically provides that this information shall be made available to all persons currently residing within the District and to all prospective District residents, as well as filed in the property records of each county in which the District is located.

WHAT IS THE DISTRICT AND HOW IS IT GOVERNED?

The District was established by Ordinance No. 47-2024, enacted by the City Council of the City of Titusville, Florida on December 10, 2024, and effective as of the same date. The District currently includes approximately 425.15 acres, more or less, within the City of Titusville, Florida ("**Development**"). The legal description of the boundaries of the District is attached hereto as **Exhibit A**. As a local unit of special-purpose government, the District provides an alternate means for planning, financing, constructing, operating and maintaining various public improvements and community facilities within its jurisdiction.

The District is governed by a five-member Board of Supervisors ("**Board**" and individually, "**Supervisors**"), the members of which must be residents of the State of Florida and citizens of the United States. Within ninety (90) days of appointment of the initial Board, members were elected on an at-large basis by the owners of property within the District. Subsequent landowner elections are then held every two (2) years in November. At the landowner elections, and generally stated, each landowner is entitled to cast one vote for each acre of land owned with fractions thereof rounded upward to the nearest whole number, or one vote per platted lot. Commencing six (6) years after the initial appointment of the members of the Board and when the District attains a minimum of two hundred and fifty (250) qualified electors, Supervisors whose terms are expiring will begin to be elected by qualified electors of the District. A "qualified elector" in this instance is any person at least eighteen (18) years of age who is a citizen of the United States, a legal resident of Florida and of the District, and who is also registered to vote with the Supervisor of Elections for Brevard County. Notwithstanding the foregoing, if at any time the Board proposes to exercise its ad valorem taxing power, it shall, prior to the exercise of such power, call an election at which all members of the Board shall be elected by qualified electors of the District.

The District is subject to Florida law governing open meetings and records. Accordingly, Board meetings are noticed in the local newspaper and are conducted in a public forum in which public participation is permitted. Consistent with Florida's public records laws, the records of the District are available for public inspection at the District Manager's Office during normal business hours.

OVERVIEW OF THE DISTRICT'S PROJECTS, BONDS & DEBT ASSESSMENTS

The District is authorized by the Act to, amongst other things, finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain systems, facilities, and basic infrastructures in one or more stages, within and without the boundaries of the District.

Pursuant to the Act, the District is authorized to levy and impose special assessments to pay all, or any part of, the cost of such infrastructure projects and services and to issue bonds, notes and/or other specific financing mechanisms payable from such special assessments. On July 23, 2025, the Eighteenth Judicial Circuit of Florida, in and for Brevard County, Florida, entered a Final Judgment validating the District's ability to issue an aggregate principal amount not to exceed $84,780,000 in Capital Improvement Revenue Bonds, in one or more series, for infrastructure needs of the District ("**Final Judgment**"). On September 10, 2025, the Eighteenth Judicial Circuit of Florida, in and for Brevard County, Florida, entered a Certificate of No Appeal certifying that no notice of appeal has been filed or taken by any party or other person from Final Judgment.

Capital Improvement Plan / Master Bonds & Assessments

In 2025, the District authorized the construction and/or financing of its master capital improvement plan ("**CIP**"). The CIP includes, among other things, roadways, stormwater management, water, wastewater and reclaim utilities, hardscape, landscape and irrigation, streetlights and undergrounding of electrical utility lines, recreational amenities, environmental conservation and mitigation, offsite improvements, and soft costs. The CIP is estimated to cost approximately $59,787,407 and is described in more detail in the *Engineer's Report*, dated January 14, 2025 ("**Master Engineer's Report**").

The District anticipates financing all or a portion of the CIP by the issuance of a series of future Capital Improvement Revenue Bonds ("**Master Bonds**"). To secure the repayment of such Master Bonds, the District has levied and imposed one or more non-ad valorem debt service special assessment liens ("**Master Assessments**") on certain benefitted lands within the District. The Master Assessments are further described in the *Master Special Assessment Methodology Report for Willow Creek II Community Development District*, dated January 14, 2025 ("**Master Assessment Report**"). The Master Assessment Report and the reports that supplement it are designed to conform to the requirements of Chapters 170, 190 and 197, *Florida Statutes*, are not intended to address any other assessments, if applicable, that may be levied by the District, a homeowner's association, or any other unit of government.

Allocation of special assessments is a continuous process until the CIP is completed. As a master series of interrelated improvements, the CIP benefits all developable acres within the District. Once platting has begun, the assessments will be allocated to the assigned properties based on the benefits they receive as set forth herein ("**Assigned Properties**"). The unassigned properties, defined as property that has not been platted and assigned development rights, will continue to be assessed on a per acre (equal acreage) basis ("**Unassigned Properties**"). Eventually the development plan will be completed and the assessments securing the series of bonds will be allocated to the benefitted property within the District. If there are changes to the development plan causing a change in the ultimate number of platted units, a true-up of the assessment(s) will be calculated to determine if a debt reduction or true-up payment from the developer is required.

Series 2026 Bonds and Assessments

The District has authorized the construction and/or acquisition of its "**Series 2026 Project**" for the CIP. On July 8, 2026, the District issued **$7,875,000.00** of Capital Improvement Revenue Bonds, Series 2026 ("**Series 2026 Bonds**") for the purpose of financing a portion of the Series 2026 Project. The amortization schedules for the Series 2026 Bonds are available at the District Manager's Office. The Series 2026 Project is anticipated to cost **$31,515,325.00** and is described in the *Supplemental Engineer's Report – Series 2026 Project*, dated June 9, 2026 (the "**Supplemental Engineer's Report**" and the project detailed therein, the "**Series 2026 Project**" and together with the Master Engineer's Report, the "**Engineer's Report**"). The Series 2026 Project includes roadways, stormwater management, water, wastewater and reuse utilities, hardscape, landscape and irrigation, undergrounding of electrical utilities, recreational amenities, environmental conservation and mitigation, professional services, and contingency costs, all as more specifically described in the Engineer's Report.

The Series 2026 Bonds are secured by non-ad valorem special assessments levied and imposed as part of the Master Assessments on all developable land within the District ("**Series 2026 Assessments**"). The Series 2026 Assessments are further described in the *Supplemental Assessment Methodology for the 2026 Assessment Area*, dated June 24, 2026 ("**Series 2026 Assessment Report**"). It is anticipated that the Series 2026 Assessments will be collected through the Uniform Method of Collection described in Chapter 197.3632, *Florida Statutes*, for platted lots and directly collected for unplatted property but the assessments may be collected by any other legal means available to the District. Schedules of the annual assessments on benefiting property levied to defray the debt service obligations of the District are summarized provided below and are available for public inspection at the District Manager's Office.

The Series 2026 Assessments described above exclude any operations and maintenance assessments that may be determined and calculated annually by the Board against all benefited lands in the District. A detailed description of all costs and allocations that result in the formulation of assessments, fees and charges is available for public inspection at the District Manager's Office.

The allocation of the Series 2026 Assessments as set forth in the Series 2026 Assessment Report is provided below. Please note that the unit count below reflects the allocation at the time of issuance of the Series 2026 Bonds, and may be amended from time to time to reflect changes in development. For the most recent unit count, please contact the District Manager's Office.

Series 2026 Assessments			
Product Type	**No. of Units**	**Net Annual Assessment per Unit***	**Par Debt per Unit**
Single Family 40'	224	$939.67	$13,869.32
Single Family 50	213	$1,127.61	$16,643.18
Single Family 60'	63	$1,315.54	$19,417.05

*Note: The annual debt assessment per unit amounts are subject to a collection fee and early payment discounts when collected on the Brevard County tax bill, which are not reflected here.

Operation and Maintenance Assessments

In addition to the Debt Assessments, the District also imposes on an annual basis operations and maintenance assessments ("**O&M Assessments**"), which are determined and calculated annually by the Board in order to fund the District's annual operations and maintenance budget. O&M Assessments are levied against all benefitted lands in the District and may vary from year to year based on the amount of the District's budget. O&M Assessments may also be affected by the total number of units that ultimately are constructed within the District. The allocation of O&M Assessments is set forth in the resolutions imposing the assessments. Certain operations and maintenance costs are shared among the District and the other community development districts within the Development. Please contact the District Manager's Office for more information regarding the allocation of O&M Assessments.

The District may undertake the construction, acquisition, or installation of other future improvements and facilities, which may be financed by bonds, notes or other methods authorized by Chapter 190, *Florida Statutes*. Further information regarding any of the improvements can be obtained from the engineer's report on file in the District Manager's Office. Further, a detailed description of all costs and allocations that result in the formulation of assessments, fees and charges is available for public inspection at the District Manager's Office.

METHODS OF COLLECTION

For any given fiscal year, the District may elect to collect any special assessment for any lot or parcel by any lawful means. The provisions governing the collection of special assessments are more fully set forth in the applicable assessment resolutions, which are on file at the District Manager's Office. That said, and generally speaking, the District may elect to place a special assessment on that portion of the annual real estate tax bill, entitled "non-ad valorem assessments," which would then be collected by the Brevard County Tax Collector in the same manner as county ad valorem taxes ("**Uniform Method**"). Each property owner subject to the collection of special assessments by the Uniform Method must pay both ad valorem and non-ad valorem assessments at the same time. Property owners will, however, be entitled to the same discounts as provided for ad valorem taxes. As with any tax bill, if all taxes and assessments due are not paid within the prescribed time limit, the tax collector is required to sell tax certificates which, if not timely redeemed, may result in the loss of title to the property. The use of the Uniform Method for any given fiscal year does not mean that the Uniform Method will be used to collect assessments in future years, and the District reserves the right in its sole discretion to select a new or different collection method in any given year, regardless of past practices.

Alternatively, the District may elect to collect any special assessment by sending a direct bill to a given landowner. In the event that an assessment payment is not timely made, the whole assessment – including any remaining amounts for the fiscal year as well as any future installments of assessments securing debt service – shall immediately become due and payable and shall accrue interest as well as penalties, plus all costs of collection and enforcement, and shall either be enforced pursuant to a foreclosure action, or, at the District's discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Please contact the District Manager's Office for further information regarding collection methods.

This description of the District's operations, services and financing structure is intended to provide assistance to landowners and purchasers concerning the important role that the District plays in providing infrastructure improvements essential to the development of communities. If you have questions or would like additional information about the District, please write to: Willow Creek II Community Development District, c/o Governmental Management Services - Central Florida, LLC, Attn: District Manager, Offices: 219 E. Livingston Street, Orlando, Florida 32801, or call: (407) 841-5524.

[Remainder of page intentionally left blank]

IN WITNESS WHEREOF, this *First Amended and Restated Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken by the Willow Creek II Community Development District* has been executed effective as of the 31st day of July, 2026, and recorded in the Official Records of Brevard County, Florida.

WILLOW CREEK II COMMUNITY DEVELOPMENT DISTRICT

By: Stephen McConn
Stephen McConn, Chairperson

Witness
Address: 9102 Southpark Center Loop STE 100, Orlando, FL 32819
Eileen Sesto
Print Name

Witness
Address: 9102 Southpark Center Lp Ste 100, Orlando, FL 32819
Rachael Nisaglioni
Print Name

STATE OF FLORIDA
COUNTY OF ~~LAKE~~ Orange

The foregoing instrument was acknowledged before me [X] in person or [_] by means of electronic notarization this 31st day of July 2026, by Stephen McConn, Chairperson of the Willow Creek II Community Development District, who [X] is personally known to me or who [_] has produced ______________ as identification, and did not take the oath.

Notary Public State of Florida
Eileen Sesto
My Commission HH 683570
Expires 7/12/2029

Notary Public, State of Florida
Print Name: Eileen Sesto
Commission No.: HH683570
My Commission Expires: 7/12/29

Exhibit A: District Boundary Legal Description

EXHIBIT A
District Boundary Legal Description

LEGAL DESCRIPTION:

WILLOW CREEK CDD II:

A PARCEL OF LAND BEING PORTIONS OF LOTS 184, 185, 192, 193, 200, 201, AND 208 AS SHOWN ON THE PLAT OF COCOA-INDIAN RIVER PROPERTIES AS RECORDED IN PLAT BOOK 5, PAGE 7 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

TOGETHER WITH:

A PORTION OF THE NORTH 3/4 OF SECTION 9, TOWNSHIP 23 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA LYING EAST OF THE EASTERLY RIGHT OF WAY LINE INTERSTATE 95 AND STATE ROAD NO.407.

ALSO TOGETHER WITH:
A PORTION OF THE SOUTH 1/2 OF SECTION 4, TOWNSHIP 23 SOUTH, RANGE 35 EAST LYING EAST OF THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD NO.407.

ALL OF THE ABOVE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 10, TOWNSHIP 23 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, THENCE N.00°11'12"E., ALONG THE EAST LINE OF SAID SECTION 10, A DISTANCE OF 1327.76 FEET TO THE NORTHEAST CORNER OF THE SOUTH 1/4 OF SAID SECTION 10; THENCE CONTINUE N.00°11'12"E., ALONG SAID EAST LINE OF SECTION 10, A DISTANCE OF 101.45 FEET; THENCE S.89°22'09"W., 316.46 FEET TO A POINT LYING ON THE WESTERLY RIGHT OF WAY LINE OF GRISSOM PARKWAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 2721, PAGE 910 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE CONTINUE S.89°22'09"W., 4330.71 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE S.89°22'09"W., 4470.31 FEET TO A POINT LYING ON THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE 95; THENCE ALONG THE RIGHT OF WAY LINES OF INTERSTATE 95 AND STATE ROAD NO.407, THE FOLLOWING SEVEN COURSES AND DISTANCES; THENCE N.35°26'31"W., 1079.54 FEET; THENCE N.31°25'51"W., 461.53 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 1819.86 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°53'59", 917.93 FEET TO THE POINT OF TANGENCY; THENCE N.02°31'52"W., 1170.02 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 1342.40 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°21'46", 758.24 FEET TO THE POINT OF TANGENCY; THENCE N.29°49'54"E., 198.99 FEET; THENCE N.30°59'13"E., 268.32 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE OF INTERSTATE 95 ON A BEARING OF N.89°52'19"E., 3121.20 FEET TO THE MOST NORTHWESTERLY CORNER OF VERONA – VILLAGE "B", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 73, PAGES 29 THROUGH 36 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE RUN ALONG THE WESTERLY LINE OF THE AFORESAID PLAT OF VERONA – VILLAGE "B", THE FOLLOWING TWO (2) COURSES AND DISTANCES: THENCE S. 00°07'38"E., 533.14 FEET; THENCE S.15°34'01"E., 105.25 FEET; THENCE S.76°55'42"W., 17.53 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF "WILLOW CREEK BOULEVARD" (A 90.00 FOOT WIDE PUBLIC RIGHT OF WAY) AS SHOWN ON THE AFORESAID PLAT OF VERONA – VILLAGE "B"; SAID POINT BEING ON A NON-TANGENT CIRCULAR CURVE, CONCAVE WESTERLY HAVING A RADIUS OF 1210.50 FEET; THENCE RUN SOUTHERLY, ALONG THE ARC OF SAID CURVE AND ALONG SAID PUBLIC RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 32°14'15", 681.79 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 957.08 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 18°10'53", 303.71 FEET TO THE POINT OF TANGENCY; THENCE S.02°29'12"E., 162.53 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 459.29 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 71°22'59", 572.21 FEET TO THE POINT OF TANGENCY; THENCE

[LEGAL DESCRIPTION CONTINUES ON NEXT PAGE}

S.73°49'59"E., 207.65 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 1879.85 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 28°09'01", 923.61 FEET TO A POINT ON THE WEST LINE OF VERONA-VILLAGE "D", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 71, PAGES 18 THROUGH 24 OF THE AFORESAID PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE RUN N.08°34'09"W., ALONG SAID WEST LINE, A DISTANCE OF 6.94 FEET TO THE NORTHWEST CORNER OF SAID PLAT OF VERONA-VILLAGE "D"; SAID POINT BEING ON A NON-TANGENT CIRCULAR CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 805.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE AND ALONG THE NORTH LINE OF SAID PLAT OF VERONA-VILLAGE "D", THROUGH A CENTRAL ANGLE OF 05°26'28", 76.45 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 795.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE AND ALONG THE NORTH LINE OF SAID PLAT OF VERONA-VILLAGE "D", THROUGH A CENTRAL ANGLE OF 05°57'04", 82.57 FEET TO THE WEST CORNER OF TRACT REC-2, AS SHOWN ON SAID PLAT OF VERONA-VILLAGE "D"; THENCE DEPARTING SAID NORTH LINE, RUN S.09°28'11"E., 95.03 FEET TO THE NORTHEAST CORNER OF TRACT REC-1, AS SHOWN ON SAID PLAT OF VERONA-VILLAGE "D"; THENCE RUN ALONG THE BOUNDARY OF SAID TRACT REC-1 THE FOLLOWING THIRTY-SEVEN (37) COURSES AND DISTANCES: THENCE S.13°00'01"E., 66.81 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 70.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 44°32'33", 54.42 FEET TO THE POINT OF TANGENCY; THENCE S.57°32'34"E., 11.11 FEET; THENCE S.81°34'25"E., 11.77 FEET; THENCE N.74°26'37"E., 14.74 FEET; THENCE N.63°33'32"E., 48.72 FEET; THENCE N.80°02'14"E., 48.82 FEET; THENCE N.27°54'32"E., 18.00 FEET; THENCE S.66°31'54"E., 30.55 FEET; THENCE N.75°46'30"E., 26.29 FEET; THENCE S.86°37'24"E., 15.33 FEET; THENCE S.74°09'46"E., 12.79 FEET; THENCE S.48°16'14"E., 17.65 FEET; THENCE S.35°45'28"E., 12.66 FEET; THENCE S.15°02'04"E., 23.54 FEET; THENCE S.65°38'01"E., 25.44 FEET; THENCE S.70°56'30"E., 21.68 FEET TO A POINT ON A NON-TANGENT CIRCULAR CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 646.77 FEET AND TO WHICH POINT A RADIAL LINE BEARS N.18°15'43"E.; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°32'03", 254.37 FEET TO A POINT OF TANGENCY; THENCE ON A RADIAL LINE OF S.40°47'46"W., 120.00 FEET TO A POINT LYING ON THE EASTERLY RIGHT OF WAY LINE OF PECORINO COURT AS SHOWN ON SAID PLAT OF VERONA-VILLAGE "D" AND ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 526.78 FEET; THENCE NORTHWESTERLY, ALONG SAID RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°15'51", 20.82 FEET TO A POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 61.00 FEET; THENCE SOUTHWESTERLY TO NORTHEASTERLY ALONG SAID RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 254°11'29", 270.62 FEET TO THE POINT OF CUSP AND TO WHICH POINT A RADIAL LINE BEARS S.35°56'53"E.; THENCE DEPARTING SAID RIGHT OF WAY LINE, RUN S.52°19'17"W., 71.35 FEET; THENCE N.38°11'57"W., 31.02 FEET TO A POINT ON A NON-TANGENT CIRCULAR CURVE, CONCAVE EASTERLY, AND HAVING A RADIUS OF 89.50 FEET AND TO WHICH POINT A RADIAL LINE BEARS S.18°23'35"W., THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 55°38'31", 86.92 FEET; THENCE N.80°35'10"W., 132.57 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 68.50 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°49'57", 20.12 FEET TO THE POINT OF TANGENCY; THENCE N.63°45'13"W., 134.69 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 145.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 47°12'22", 119.47 FEET TO THE POINT OF TANGENCY; THENCE N.16°32'51"W., 23.24 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°54'40", 31.38 FEET; THENCE N.12°55'16"W., 31.71 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 81.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°12'05", 17.25 FEET TO THE POINT OF TANGENCY; THENCE N.25°07'21"W., 50.53 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF

[LEGAL DESCRIPTION CONTINUES ON NEXT PAGE}

81.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°54'15", 29.55 FEET TO THE POINT OF TANGENCY; THENCE N.46°01'36"W., 11.58 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS 49.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 29°46'08", 25.46 FEET TO THE POINT OF TANGENCY; THENCE N.16°00'44"W., 7.75 FEET TO THE SOUTHEAST CORNER OF TRACT L-7 AS SHOWN ON SAID PLAT OF VERONA-VILLAGE "D"; THENCE S.76°27'51"E., 78.17 FEET TO THE SOUTHWEST CORNER OF SAID TRACT L-7, SAID POINT BEING ON THE WEST LINE OF SAID PLAT OF VERONA-VILLAGE "D"; THENCE RUN ALONG THE WESTERLY LINE OF AFORESAID PLAT OF VERONA-VILLAGE "D", THE FOLLOWING SEVEN (7) COURSES AND DISTANCES: THENCE RUN S.08°34'09"E., 201.72 FEET; THENCE S.07°57'44"E., 319.64 FEET; THENCE S.27°28'40"E., 417.26 FEET; THENCE S.36°41'30"E., 257.82 FEET; THENCE S.34°33'08"E., 308.78 FEET; THENCE S.10°27'19"E., 458.41 FEET; THENCE S.02°55'34"W., 222.15 FEET TO THE POINT OF BEGINNING, CONTAINING 425.15 ACRES.

[LEGAL DESCRIPTION ENDS}

SECTION 9

SECTION A

Willow Creek II Community Development District
Performance Measures/Standards &
Annual Reporting Form

October 1, 2026 – September 30, 2027

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.
Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.
Standard: A minimum of three board meetings were held during the Fiscal Year.
Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.
Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.
Standard: 100% of meetings were advertised with 7 days notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).
Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.
Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.
Standard: 100% of monthly website checks were completed by District Management.
Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair:___________________________ Date:_______________
Print Name:________________________________
Willow Creek II Community Development District

District Manager:___________________________ Date:_______________
Print Name:________________________________
Willow Creek II Community Development District

SECTION B

Willow Creek II Community Development District
Performance Measures/Standards &
Annual Reporting Form

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.
Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.
Standard: A minimum of three board meetings were held during the Fiscal Year.
Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.
Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.
Standard: 100% of meetings were advertised with 7 days notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).
Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.
Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.
Standard: 100% of monthly website checks were completed by District Management.
Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair:___________________________ Date:_______________
Print Name:_______________________________
Willow Creek II Community Development District

District Manager:___________________________ Date:_______________
Print Name:_______________________________
Willow Creek II Community Development District

SECTION 10

SECTION B

SECTION i

Honeycutt & Associates, Inc.

ENGINEERS • PLANNERS 3700 S. Washington Avenue, Titusville, FL 32780

email : mail@honeycutt.cc Phone: 321-267-6233 Fax: 321-269-7847

June 30, 2026

To: Jeremy LeBrun, Governmental Management Services

Subject: Verona – Village D Rear Lot Slope Erosion

Dear Jeremy,

All of the lots in Verona Village D back up to a conservation area or a stormwater treatment pond. The lots are considerably higher than the adjacent conservation area and/or stormwater treatment pond. The rear lot slope is the area between the lot rear property line and the conservation area or stormwater treatment pond. There are a few property side lot slopes also. The rear or side lot slopes vary from 3:1 to 5:1 and are subject to erosion from animals digging/rooting, drainage runoff from lots, mower scalping, homeowner alteration (addition of roof drains, pools, fences, and possible sprinkler issues).

The rear and side lot slopes in Verona Village D were field reviewed on Thursday, April 16, 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:

<table>
<tr><th>Address</th><th>Findings</th><th>Recommendation</th><th>Reference Photos</th></tr>
<tr><td>1711 Pecorino Court (Side)</td><td rowspan="6">Minor Scalp, Erosion, and/or Animal Disturbance</td><td rowspan="6">Re-grade area and plant Bahia sod. Pin sod to slope. Tend to and monitor until roots are established.</td><td>1</td></tr>
<tr><td>1701 Pecorino Court</td><td>4-6</td></tr>
<tr><td>1682 Pecorino Court</td><td>78-79</td></tr>
<tr><td>1671 Pecorino Court</td><td>7-8</td></tr>
<tr><td>1652 Pecorino Court</td><td>77</td></tr>
<tr><td>1642 Pecorino Court</td><td>76</td></tr>
</table>

1621 Pecorino Court (Fence Corner)	Minor Scalp, Erosion, and/or Animal Disturbance	Re-grade area and plant Bahia sod. Pin sod to slope. Tend to and monitor until roots are established.	14-15
1432 Pecorino Court			71
1421 Pecorino Court			64-70
Tract UT-3 (adjacent to 1541 Pecorino Ct & 7745 Turchetta Ct)			51 (Pecorino) No photo of Turchetta
1711 Pecorino Court (Corner and Rear)	Major Scalp, Erosion, and/or Animal Disturbance	Provide adequate fill required to establish uniform slope. Re-grade area and plant Bahia sod. Pin sod to slope. Tend to and monitor until roots are established.	2-4
1441 Pecorino Court (at retaining wall ends)			61-63
1651 Pecorino Court[1]	Stabilization Required	Re-grade area and plant cordgrass. Provide fill, as required. Tend to and monitor until roots are established.	10
1661, 1641-1631 Pecorino Court			9, 11-13
1541-1531 Pecorino Court			52
1521-1441 Pecorino Court[1]			53-60
1512 Pecorino Court	Minimal/No Findings	Continue to monitor.	75
1502 Pecorino Court			74-75
1482 Pecorino Court			73
1452 Pecorino Court			72

Address	Findings	Recommendation	Reference Photos
7606 Turchetta Court (Side)	Minor Scalp, Erosion, and/or Animal Disturbance	Re-grade area and plant Bahia sod. Pin sod to slope. Tend to and monitor until roots are established.	34
7605 Turchetta Court (Side)			41-42
7655 Turchetta Court (Rear & Corner)			44-45
7726 Turchetta Court	Major Scalp, Erosion, and/or Animal Disturbance	Provide adequate fill required to establish uniform slope. Re-grade area and plant Bahia sod. Pin sod to slope. Tend to and monitor until roots are established.	24-27
7716 Turchetta Court			27-29
7736-7746 Turchetta Court	Stabilization Required	Re-grade area and plant cordgrass. Provide fill, as required. Tend to and monitor until roots are established.	19-23
7756-7776 Turchetta Court[1]			16-18
7646-7726 Turchetta Court[1]			24-33
7605 & 7606 Turchetta Court (Rear & Corner)			35-40
7675-7705 Turchetta Court			46-50
7665 Turchetta Court	Minimal/No Findings	Continue to monitor.	-
7646 Turchetta Court (Side)			43

[1] Added due to lack of access.

Areas recommended to receive sod are intended to be spot repairs only and should blend with the surrounding sod. The entire slope is not intended to be re-graded and sodded. However, areas where cordgrass is recommended shall be planted along the entire length of the affected property. The rows of cordgrass shall be installed with 2' spacing and each row shall be offset/staggered. Landscaper shall water and provide additional soil, as required, until the plant is fully established. Landscaper is to monitor growth on a weekly basis and develop a maintenance plan specific for cordgrass that shall be amended into the landscape contract. It is recommended the landscaper not mow or drive over cordgrass and, therefore, additional areas for cordgrass are recommended based on lack of mower accessibility.

During the development of this report, City of Titusville Code Enforcement became involved in the following lots:

1631 Pecorino Court
1641 Pecorino Court
1661 Pecorino Court
1701 Pecorino Court
7685 Turchetta Court

Three of the lots were noted to receive cordgrass for stabilization purposes in this report. Cordgrass was extended to include one of the lots and one lot was added for cordgrass stabilization due to isolated access. The remaining lot was already noted to receive minor repairs.

At the Willow Creek CDD Board Meeting on June 9, 2026, the erosion issues were discussed and the committee agreed to proceed with cordgrass in Village D to address the areas of greatest concern. A budget of $15,000 was approved and the CDD Management is working to obtain pricing. An exhibit showing the proposed cordgrass locations is included in Appendix B.

In areas with sod, it is recommended landscape crews raise decks to avoid continued scalping and reduce speed around corners to minimize scalping and ruts. Landscaper shall take excessive wet/dry periods into consideration when mowing to limit damage to established sod. Homeowners have expressed concerns that the wire/mesh within the fence bottom is cut as a result of weed-eating. Therefore, it is recommended not to weed-eat at those particular fence lines and/or exercise caution in those areas.

In the event areas noted as *Minimal/No Findings* continue to worsen, the recommended repair methods noted above shall be implemented. Properties with repair recommendations are also encouraged to continuously monitor the rear and side slopes. If continued erosion occurs, additional work outside the slope tract may be required. Animal disturbance will continue to occur and shall be repaired on a case by case basis using the above recommended methods.

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

Yours truly,

Rodney M. Honeycutt, PE

RODNEY M. HONEYCUTT LICENSE No 46917 STATE OF FLORIDA PROFESSIONAL ENGINEER

CC: Nicole Corbin
Krista Vaughn

Appendix A: Site Photos

Photo 1. Side view of 1711 Pecorino Court.

Photo 2. Corner of 1711 Pecorino Court.

Photo 3. Corner of 1711 Pecorino Court.

Photo 4. Rear of 1711/1701 Pecorino Court.

Photo 5. Rear of 1701 Pecorino Court.

Photo 6. Rear of 1701 Pecorino Court.

Photo 7. Rear of 1671 Pecorino Court.

Photo 8. Rear of 1671/1661 Pecorino Court.

Photo 9. Rear of 1661 Pecorino Court.

Photo 10. Rear of 1651 Pecorino Court.

Photo 11. Rear of 1641 Pecorino Court.

Photo 12. Rear of 1631 Pecorino Court.

Photo 13. Rear of 1631 Pecorino Court.

Photo 14. Rear of 1621 Pecorino Court.

Photo 15. Rear of 1621 Pecorino Court.

Photo 16. Rear of 7766/7756 Turchetta Court.

Photo 17. Rear of 7766/7756 Turchetta Court.

Photo 18. Rear of 7756 Turchetta Court.

Photo 19. Rear of 7746 Turchetta Court.

Photo 20. Corner of 7746 Turchetta Court.

Photo 21. Side of 7746 Turchetta Court / Rear of 7736 Turchetta Court.

Photo 22. Rear of 7736 Turchetta Court.

Photo 23. Rear of 7736 Turchetta Court.

Photo 24. Rear of 7726 Turchetta Court.

Photo 25. Rear of 7726 Turchetta Court.

Photo 26. Rear of 7726 Turchetta Court.

Photo 27. Rear of 7726/7716 Turchetta Court.

Photo 28 Rear of 7716 Turchetta Court.

Photo 29. Rear of 7716 Turchetta Court.

Photo 30. Rear of 7696 Turchetta Court.

Photo 31. Rear of 7696 Turchetta Court.

Photo 32. Rear of 7686/7676 Turchetta Court.

Photo 33. Rear of 7656 Turchetta Court.

Photo 34. Side of 7606 Turchetta Court.

Photo 35. Rear of 7605 Turchetta Court.

Photo 36. Rear/Corner of 7605 Turchetta Court.

Photo 37. Rear of 7606 Turchetta Court.

Photo 38. Rear of 7606/7605 Turchetta Court.

Photo 39. Rear of 7605 Turchetta Court.

Photo 40. Rear of 7605 Turchetta Court.

Photo 41. Side of 7605 Turchetta Court.

Photo 42. Side of 7605 Turchetta Court.

Photo 43. Side of 7646 Turchetta Court.

Photo 44. Corner of 7655 Turchetta Court.

Photo 45. Rear of 7655 Turchetta Court.

Photo 46. Rear of 7685 Turchetta Court.

Photo 47. Rear of 7695 Turchetta Court.

Photo 48. Rear of 7695 Turchetta Court.

Photo 49. Rear of 7705 Turchetta Court.

Photo 50. Rear of 7705/7715 Turchetta Court.

Photo 51. Tract U-1.

Photo 52. Rear of 1541 Pecorino Court.

Photo 53. Rear of 1511 Pecorino Court.

Photo 54. Rear of 1501 Pecorino Court.

Photo 55. Rear of 1501/1491 Pecorino Court.

Photo 56. Rear of 1481 Pecorino Court.

Photo 57. Rear of 1471 Pecorino Court & Side of 1461 Pecorino Court.

Photo 58. Corner of 1461 Pecorino Court.

Photo 59. Rear of 1451 Pecorino Court.

Photo 60. Rear of 1451 Pecorino Court.

Photo 61. Rear of 1441 Pecorino Court.

Photo 62. Rear of 1441 Pecorino Court.

Photo 63. Rear of 1441 Pecorino Court.

Photo 64. Rear of 1431/1421 Pecorino Court.

Photo 65. Rear of 1421 Pecorino Court.

Photo 66. Rear of 1421 Pecorino Court.

Photo 67. Rear of 1421 Pecorino Court.

Photo 68. Rear of 1421 Pecorino Court.

Photo 69. Rear of 1421 Pecorino Court.

Photo 70. Rear of 1421 Pecorino Court.

Photo 71. Rear of 1432 Pecorino Court.

Photo 72. Rear of 1452 Pecorino Court.

Photo 73. Rear 1482 Pecorino Court.

Photo 74. Rear 1502 Pecorino Court.

Photo 75. View of 1502 – 1532 Pecorino Court.

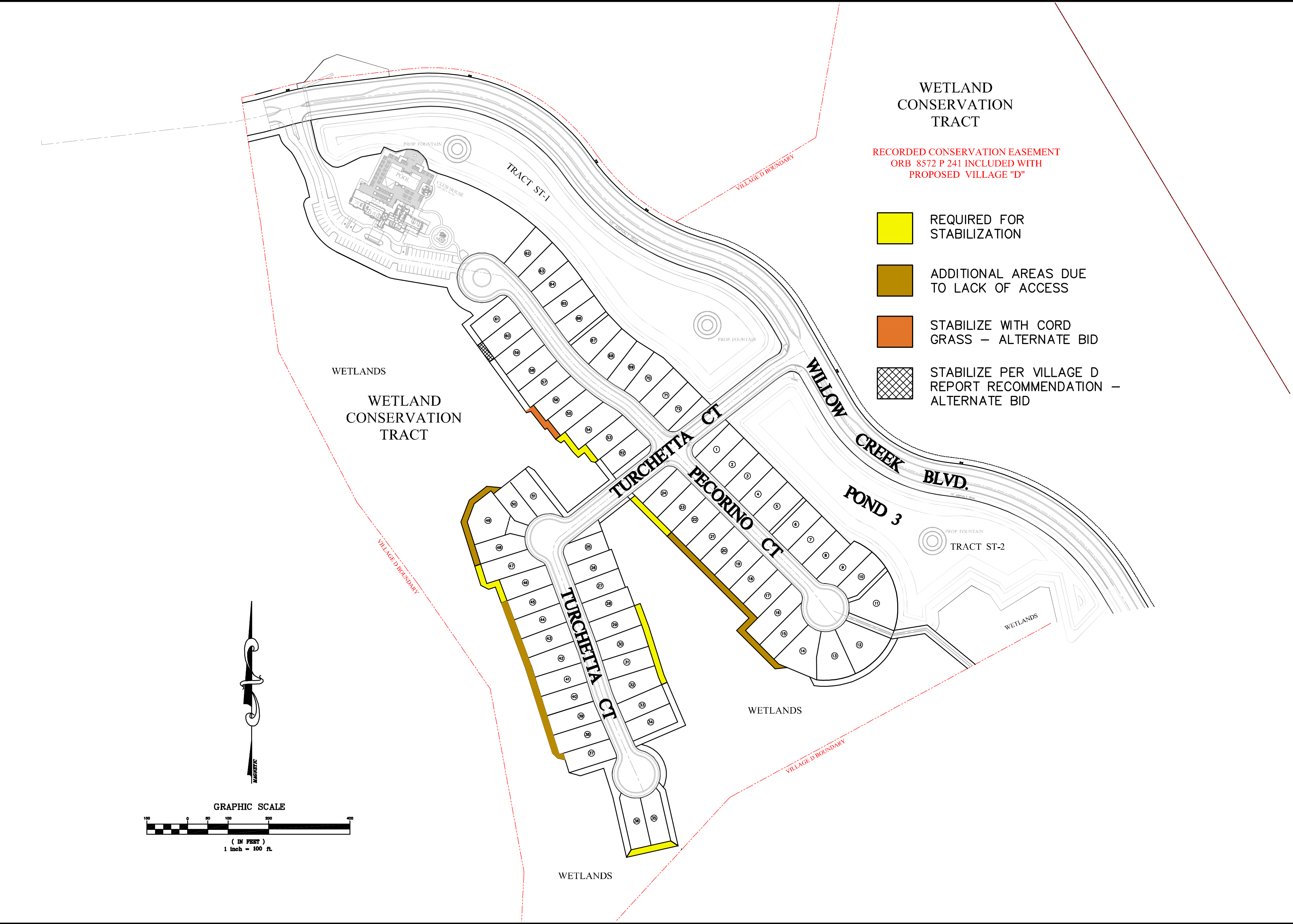
Photo 76. Rear of 1642 Pecorino Court.

Photo 77. Rear of 1652 Pecorino Court.

Photo 78. Rear of 1682 Pecorino Court.

Photo 79. Rear of 1682 Pecorino Court.

Appendix B: Cordgrass Exhibit



CORDGRASS EXHIBIT REVISION 1

VERONA VILLAGE D

CITY OF TITUSVILLE
BREVARD COUNTY
FLORIDA

Honeycutt & Associates, Inc.
ENGINEERS • PLANNERS
3700 South Washington Avenue
Titusville, Florida 32780
(321) 267-6233 Fax (321) 269-7847
Certificate of Authorization EB-0007623

RODNEY M. HONEYCUTT, P.E.
REGISTRATION #46917
STATE OF FLORIDA

FOR INFORMATIONAL PURPOSES ONLY

APPROVED BY: DATE:

JOB NO. 25740
SCALE AS SHOWN
DRAWN STC
APPR. RMH

SHEET NO: 1 OF 1
CADD FILE: EROSION CONTROL
FILE NO

SECTION ii

ESTIMATE

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

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

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

Estimate details
Estimate no.: 2853
Estimate date: 08/05/2026

P.O. Number: Erosion job Brown section
Sales Rep: Krista

#	Product or service	Description	Qty	Rate	Amount
1.	**4005 Enhancements**	Scope of Work – Cordgrass Installation & Erosion Stabilization Verona Village D – Turchetta Ct / Pecorino Ct This proposal covers cordgrass installation along designated rear-yard easements between residential lots and the conservation area, per the engineer's Cordgrass Exhibit (Honeycutt & Associates, Job No. 25740). Work includes: Mobilization of grading equipment to bring easement areas to proper finished grade prior to planting Import and placement of topsoil as needed to establish uniform slope grade across each lot's easement area Regrading of areas where existing vegetation has been removed, to restore a stable, plantable surface Installation of cordgrass in rows per the planting pattern detail (3' row spacing, 3' O.C. within rows, 1' stagger rows), from property line to toe of slope. Row starts 3' from homeowner fence/ property line. Fill dirt placement and compaction as required to correct low spots or erosion prior to planting Access note: Rear-yard access is limited on the majority of lots. Where equipment cannot reach the work area, topsoil and fill dirt will be moved by hand (wheelbarrow) from the nearest accessible point. Pricing	1	$0.00	$0.00

		reflects the additional labor and time required for manual material handling on access-restricted lots.			
2.	**4005 Enhancements**	1521 Pecorino Ct - install new grassy plants. Significant dirt install and regrade needed. Estimated to need 64 grassy plants.	1	$1,900.80	$1,900.80
3.	**4005 Enhancements**	1511 Pecorino Ct - install new grassy plants. Minimum dirt install and regrade needed. Estimated to need 64 grassy plants.	1	$1,606.80	$1,606.80
4.	**4005 Enhancements**	1501 Pecorino Ct - install new grassy plants. Medium dirt install and regrade needed. Estimated to need 64 grassy plants.	1	$1,726.80	$1,726.80
5.	**4005 Enhancements**	1491 Pecorino Ct -install new grassy plants. Medium dirt install and regrade needed. Estimated to need 64 grassy plants.	1	$1,726.80	$1,726.80
6.	**4005 Enhancements**	1481 Pecorino Ct - install new grassy plants. Minimum dirt install and regrade needed. Estimated to need 64 grassy plants.	1	$1,606.80	$1,606.80
7.	**4005 Enhancements**	1471 Pecorino Ct - install new grassy plants. Minimum dirt install and regrade needed. Estimated to need 64 grassy plants.	1	$1,606.80	$1,606.80
8.	**4005 Enhancements**	1461 Pecorino Ct - install new grassy plants. Significant dirt install and regrade needed. Estimated to need 64 grassy plants.	1	$1,900.80	$1,900.80
9.	**4005 Enhancements**	1451 Pecorino Ct - install new grassy plants. Minimum dirt install and regrade needed. Estimated to need 64 grassy plants.	1	$1,606.80	$1,606.80
10.	**4005 Enhancements**	7766 Turchetta Ct - install new grassy plants. Significant dirt install and regrade needed. Estimated to need 192 grassy plants.	1	$4,766.40	$4,766.40
11.	**4005 Enhancements**	7756 Turchetta Ct - install new grassy plants. Significant dirt install and regrade needed. Estimated to need 64 grassy plants.	1	$1,900.80	$1,900.80
12.	**4005 Enhancements**	7726 Turchetta Ct - install new grassy plants. Medium dirt install and regrade needed. Estimated to need 64 grassy plants.	1	$1,726.80	$1,726.80
13.	**4005 Enhancements**	7716 Turchetta Ct - install new grassy plants. Medium dirt install and regrade needed. Estimated to need 64 grassy plants.	1	$1,726.80	$1,726.80

14.	**4005 Enhancements**	7706 Turchetta Ct - install new grassy plants. Medium dirt install and regrade needed. Estimated to need 64 grassy plants.	1	$1,726.80	$1,726.80
15.	**4005 Enhancements**	7696 Turchetta Ct - install new grassy plants. Medium dirt install and regrade needed. Estimated to need 64 grassy plants.	1	$1,726.80	$1,726.80
16.	**4005 Enhancements**	7686 Turchetta Ct - install new grassy plants. Medium dirt install and regrade needed. Estimated to need 64 grassy plants.	1	$1,726.80	$1,726.80
17.	**4005 Enhancements**	7666 Turchetta Ct - install new grassy plants. Medium dirt install and regrade needed. Estimated to need 64 grassy plants.	1	$1,726.80	$1,726.80
18.	**4005 Enhancements**	7656 Turchetta Ct - install new grassy plants. Medium dirt install and regrade needed. Estimated to need 64 grassy plants.	1	$1,726.80	$1,726.80

Total **$32,437.20**

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.: 2854
Estimate date: 08/05/2026

P.O. Number: Erosion job Gray section
Sales Rep: Krista

#	Product or service	Description	Qty	Rate	Amount
1.	**4005 Enhancements**	Scope of Work – Cordgrass Installation & Erosion Stabilization Verona Village D – Turchetta Ct / Pecorino Ct This proposal covers cordgrass installation along designated rear-yard easements between residential lots and the conservation area, per the engineer's Cordgrass Exhibit (Honeycutt & Associates, Job No. 25740). Work includes: Mobilization of grading equipment to bring easement areas to proper finished grade prior to planting Import and placement of topsoil as needed to establish uniform slope grade across each lot's easement area Regrading of areas where existing vegetation has been removed, to restore a stable, plantable surface Installation of cordgrass in rows per the planting pattern detail (3' row spacing, 3' O.C. within rows, 1' stagger rows), from property line to toe of slope. Row starts 3' from homeowner fence/ property line. Fill dirt placement and compaction as required to correct low spots or erosion prior to planting Access note: Rear-yard access is limited on the majority of lots. Where equipment cannot reach the work area, topsoil and fill dirt will be moved by hand (wheelbarrow) from the nearest accessible point. Pricing	1	$0.00	$0.00

		reflects the additional labor and time required for manual material handling on access-restricted lots.			
2.	**4005 Enhancements**	1651 Pecorino Ct - install new grassy plants. Minimum dirt install and regrade needed. Estimated to need 64 grassy plants.	1	$1,606.80	$1,606.80
3.	**4005 Enhancements**	1661 Pecorino Ct - install new grassy plants. Minimum dirt install and regrade needed. Estimated to need 64 grassy plants.	1	$1,606.80	$1,606.80
4.	**4005 Enhancements**	1671 Pecorino Ct - install new grassy plants. Minimum dirt install and regrade needed. Estimated to need 64 grassy plants.	1	$1,606.80	$1,606.80

Total **$4,820.40**

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.: 2816
Estimate date: 07/09/2026

P.O. Number: Erosion job Yellow section
Sales Rep: Krista

#	Product or service	Description	Qty	Rate	Amount
1.	**4005 Enhancements**	Scope of Work – Cordgrass Installation & Erosion Stabilization Verona Village D – Turchetta Ct / Pecorino Ct This proposal covers cordgrass installation along designated rear-yard easements between residential lots and the conservation area, per the engineer's Cordgrass Exhibit (Honeycutt & Associates, Job No. 25740). Work includes: Mobilization of grading equipment to bring easement areas to proper finished grade prior to planting Import and placement of topsoil as needed to establish uniform slope grade across each lot's easement area Regrading of areas where existing vegetation has been removed, to restore a stable, plantable surface Installation of cordgrass in rows per the planting pattern detail (3' row spacing, 3' O.C. within rows, 1' stagger rows), from property line to toe of slope. Row starts 3' from homeowner fence/ property line. Fill dirt placement and compaction as required to correct low spots or erosion prior to planting Access note: Rear-yard access is limited on the majority of lots. Where equipment cannot reach the work area, topsoil and fill dirt will be moved by hand (wheelbarrow) from the nearest accessible point. Pricing	1	$0.00	$0.00

		reflects the additional labor and time required for manual material handling on access-restricted lots.			
2.	**4005 Enhancements**	1631 Pecorino Ct - existing grassy plants need to be removed and disposed, and new grass plants installed. Significant dirt install and regrade needed. Estimated to need 64 grassy plants.	1	$1,900.80	$1,900.80
3.	**4005 Enhancements**	1641 Pecorino Ct - existing grassy plants need to be removed and disposed, and new grass plants installed. Significant dirt install and regrade needed. Estimated to need 90 grassy plants.	1	$2,439.00	$2,439.00
4.	**4005 Enhancements**	1541 Pecorino Ct - existing grassy plants need to be removed and disposed, and new grass plants installed. Minimum dirt install and regrade needed. Estimated to need 64 grassy plants.	1	$1,606.80	$1,606.80
5.	**4005 Enhancements**	1531 Pecorino Ct - existing grassy plants need to be removed and disposed, and new grass plants installed. Minimum dirt install and regrade needed. Estimated to need 64 grassy plants.	1	$1,606.80	$1,606.80
6.	**4005 Enhancements**	7746 Turchetta Ct - existing grassy plants need to be removed and disposed, and new grass plants installed. Minimum dirt install and regrade needed. Estimated to need 64 grassy plants.	1	$1,606.80	$1,606.80
7.	**4005 Enhancements**	7736 Turchetta Ct - existing grassy plants need to be removed and disposed, and new grass plants installed. Minimum dirt install and regrade needed. Estimated to need 72 grassy plants.	1	$1,772.40	$1,772.40
8.	**4005 Enhancements**	7606 Turchetta Ct - existing grassy plants need to be removed and disposed, and new grass plants installed. Minimum dirt and regrade needed. Estimated to need 80 grassy plants.	1	$1,884.00	$1,884.00
9.	**4005 Enhancements**	7605 Turchetta Ct - install new grassy plants. Minimum dirt install and regrade needed. Estimated to need 80 grassy plants.	1	$1,884.00	$1,884.00
10.	**4005 Enhancements**	7685 Turchetta Ct - existing grassy plants need to be removed and disposed, and new grass plants installed. Medium dirt install and regrade needed. Estimated to need 64 grassy plants.	1	$1,726.80	$1,726.80
11.	**4005 Enhancements**	7695 Turchetta Ct - install new grassy plants. Minimum dirt install and regrade needed. Estimated to need 64 grassy plants.	1	$1,606.80	$1,606.80

12.	**4005 Enhancements**	7705 Turchetta Ct - install new grassy plants. Minimum dirt install and regrade needed. Estimated to need 64 grassy plants.	1	$1,552.80	$1,552.80

Total	**$19,587.00**

Accepted date **Accepted by**

SECTION C

WILLOW CREEK I AND II CDD

August 2026 Field Report

GMS
GOVERNMENTAL MANAGEMENT SERVICES

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
    - Repair Phase 1- Pecorino and Turchetta regrade and cord grass
        - Rodney and Robertson's working on plan/proposal
- Tree Removal from June meeting- received permit approval on 8/4. Robertson's scheduling as soon as we receive the actual permit.
- Tree/Plant install as soon as second pump is installed in a few weeks.
- Proposals
    - Robertson's
        - Sod for old mailbox area
        - Barrier for plant area on Prosecco to prevent further washout
        - Replace with sod for corner of Willow Creek Blvd and Cortese Dr due to visibility.

LAKES

- Ponds were treated by Solitude.
- Proposals
    - MES Repair
        - Cordero
        - Affordable Development

Clubhouse

- Pool Tanks Repair was completed
- Air Conditioner
    - DelAir was out on 8/4 to replace wiring
    - Put in portable AC units to help temp
- Leg Press repaired again, general maintenance was completed 8/4
- Proposals
    - Pickleball nets replaced

SECTION i

SECTION 1

AFFORDABLE DEVELOPMENT, a division of DRIVEWAYS, INC

3300 BOBBI LANE TITUSVILLE, FL 32780
(321) 267-4032 FAX (321) 264-2842

7/13/2026

TO: **VERONA VILLAGE**

REF: **DRAINAGE REPAIR, TITUSVILLE**

PROPOSAL TO FURNISH ALL MATERIALS, LABOR, AND EQUIPMENT FOR THE INSTALLATION OF THE FOLLOWING DESCRIBED WORK.

ITEM	DESCRIPTION	QTY	UNITS	TOTAL
1	MOBILIZATION	1	EA	
2	FILL & REMOVE DIRT DIKE	36	CY	
3	DEWATERING	60	LF	
4	REINSTALL 36" MES	1	EA	
5	FORM & POUR CONCRETE MES DOT	1	EA	
6	30" PIPE PLUG	1	EA	
7	FLOATING TURBIDITY	210	LF	
8	PUMP DOWN EXISTING LAKE	1	LS	
	PROPOSED GRAND TOTAL			**$ 28,617.50**

NOTE:
*LAYOUT, ASBUILTS, PERMITS, & FEES ARE NOT INCLUDED IN PROPOSAL
*PROPOSAL IS SUBJECT TO CHANGE AFTER 60 DAYS.
*THIS PROPOSAL IS BASED ON ITEMS AND QUANTITIES LISTED ONLY

***Signature received by email shall create a binding obligation of the party executing with the same force and effect as an original.**

RESPECTFULLY SUBMITTED

AUTHORIZED SIGNATURE: *KEN UPTHEGROVE, PRESIDENT*
AFFORDABLE DEVELOPMENT

CUSTOMER REPRESENTATIVE PRINTED NAME:
____

AUTHORIZED SIGNATURE:______________________________

This proposal will become a part of any purchase order you may issue.
It takes precedence over any and all other terms and conditions.
By signing this proposal you are acknowledging this statement.

SECTION 2

Cordero Service Enterprises, Inc.

P.O. Box 843
Sorrento, Florida 32776
Phone: (321) 354-7607

Proposal

Date	Proposal#
7/3/2026	20261234

Name / Address
KB Homes 9102 Southpark Center Loop #100 Orlando, FL 32819 407-587-3504 smcconn@kbhome.com

Project	Verona Disjointed MES in

Description	Unit	Qty	Rate	Total
MOBILIZATION	LS	1	1,175.00	1,175.00
INSTALL PLUG INTO STORM PIPE TO PUMP POND	LS	1	3,675.00	3,675.00
DELIVER & INSTALL 200' FT OF TURBIDITY BARRIER IN FRONT OF MES TO HOLD SEDIMENT BACK	LS	1	2,850.00	2,850.00
DELIVER & SET UP 8" PUMP OUT OF OVERFLOW BOX TO REDUCE POND LEVEL FROM MES REPAIR (PUMPING APPROX. 1 WEEK)	LS	1	6,000.00	6,000.00
REMOVE MES & INSTALL CRUSHED ROCK BASE & COMPACT	LS	1	2,875.00	2,875.00
12 TONS CRUSHED ROCK DELIVERED & INSTALL	LS	1	2,250.00	2,250.00
DELIVER & INSTALL;; FLOCK LOGS TO KEEP WATER CLEAN AT FALL STRUCTURE	EA	4	350.00	1,400.00
RE- INSTALL MES TO EXISTING PIPE	LS	1	3,875.00	3,875.00
REMOVE PUMP. TURBIDITY BARRIER, FLOOR LOGS	LS	1	1,875.00	1,875.00
	Total			$25,975.00

SECTION ii

SECTION 1

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.: 2814
Estimate date: 07/10/2026

P.O. Number: Black Aluminum edging
Sales Rep: Krista

#	Product or service	Description	Qty	Rate	Amount
1.	**4005 Enhancements**	7751 Prosecco. Install black aluminum edging between mulch bed and Sod. Due to the grade of how high the shrub bed sits, the edging will have to come out far enough to help reduce washout of mulch during rain storms. See attached picture for reference.	1	$595.00	$595.00

Total **$595.00**

Accepted date

Accepted by

SECTION 2

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.: 2813
Estimate date: 07/09/2026

P.O. Number: Sod install
Sales Rep: Krista

#	Product or service	Description	Qty	Rate	Amount
1.	**4005 Enhancements**	Removal of existing sod and installation of new sod in the area on Fortana Way. See attached pictures for reference.	2	$500.00	$1,000.00

Total **$1,000.00**

Accepted date

Accepted by

SECTION 3

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.: 2849
Estimate date: 08/03/2026

P.O. Number: Enhancements
Sales Rep: Krista

#	Product or service	Description	Qty	Rate	Amount
1.	**4005 Enhancements**	Remove rows of grassy plants on the corner of Willow Creek Blvd. and Cortese. Install Sod in area. This will help improve line of Site for this corner. Estimated to need three pallets of sod	1	$2,496.00	$2,496.00

Total **$2,496.00**

Accepted date

Accepted by

SECTION 10

SECTION A

Willow Creek II

COMMUNITY DEVELOPMENT DISTRICT

Funding Request list

Date	*Funding Requests*	*Amount*
6/17/2026	*FR#21*	$61,435.52
	TOTAL	**$61,435.52**

Willow Creek II

Community Development District

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

June 17, 2026
Funding Request #21

	PAYEE			GENERAL FUND
1	**Robertson's Lawns Inc.**			
	Inv#26-000878	May Add Lawn Maintenance Phase 2	$	8,500.00
	Inv#26-000925	June Lawn Maintenance	$	16,000.00
	Inv#26-001002	June Add Lawn Maintenance Phase 2	$	8,500.00
	Inv#26-001022	Irrigation Repairs	$	435.33
	Inv#26-001027	Irrigation Repairs	$	295.68
	Inv#26-001028	Irrigation Repairs	$	1,227.41
	Inv#26-001038	Cut back/tim oak tree 7970 Torbato Trl and 8378 Cortese Dr	$	3,700.00
2	**Community Association Lifestyle Management II**			
	Inv#8	June - Amenity Mgmt and Field service	$	8,172.52
3	**GMS-CF**			
	Inv#17	June - Administration	$	3,251.33
4	**CSS Clean Star Service**			
	Inv#18066	May - monthly cleaning	$	2,300.00
5	**Kilinski Wyk PLLC**			
	Inv#15024	General 4/1 - 4/30/26	$	1,964.00
6	**Solitude Lake Management**			
	Inv#PSI272161	June- Lake maintenance	$	1,635.00
7	**Strada Security**			
	Inv#0526350127	June - Monitoring service	$	85.99
8	**FPL**			
	Account#64812-20447	Pool 4/13- 5/13/26	$	1,257.92
	Account#99447-10442	Clubhouse 4/13 - 5/13/26	$	372.63
	Account#86249-25320	Irrigation 4/13 - 5/13/26	$	584.07
9	**City of Titusville**			
	Acct#141914	Water/Sewer Clubhouse 3/31-5/5/26	$	674.10
	Acct#143893	Water/Sewer Torbate Trl 3/31-5/5/26	$	599.13
10	**Loggins Pools LLC**			
	Inv# 33518	June Pool service	$	2,000.00
11	**Spectrum**			
	Inv#0595015051326	TV/Internet 6/13-7/12/26	$	302.14
12	**Cicero Pools LLC**			
	Inv#2686	Filter Grids/New Probes/Brackets and Shocks/Adapters	$	6,564.05
	Inv#2729	Storage Container and Fileter Cartridge Replacement	$	2,339.22
13	**Florida Department of Health**			
	Permit 05-30-2930140	Public Pool thru 6/30/27	$	350.00
	Permit 05-60-2930137	Water Activiy thru 6/30/27	$	225.00
	Estopples - Sold lots		$	(9,900.00)
	TOTAL		**$**	**61,435.52**

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

Funding Request list

Date	Funding Requests	Amount
7/14/2026	*FR#22*	$56,012.32
	TOTAL	**$56,012.32**

Willow Creek II

Community Development District

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

July 14, 2026
Funding Request #22

	PAYEE			GENERAL FUND
1	**Robertson's Lawns Inc.**			
	Inv#26-001231	July Lawn Maintenance	$	13,500.00
	Inv#26-001241	July Add Lawn Maintenance Phase 2	$	11,000.00
	Inv#26-001260	Irrigation Repairs	$	340.11
	Inv#26-001257	Irrigation Repairs	$	351.19
	Inv#26-001256	Inverter cooling fan	$	617.98
	Inv#26-001104	Install fresh layer of pine Bark	$	4,875.00
	Inv#26-001117	Irrigation Repairs	$	95.00
2	**Community Association Lifestyle Management II**			
	Inv#9	June - Amenity Mgmt and Field service	$	7,951.00
3	**GMS-CF**			
	Inv#21	July - Administration	$	3,250.77
4	**CSS Clean Star Service**			
	Inv#18327	June - monthly cleaning	$	2,350.00
5	**Kilinski Wyk PLLC**			
	Inv#15272	General 5/1 - 5/31/26	$	1,308.50
6	**Solitude Lake Management**			
	Inv#PSI280979	July - Lake maintenance	$	1,635.00
	Inv#PSI277122	Pond 5 Clearing and Trimming	$	8,000.00
7	**Strada Security**			
	Inv#0726358461	July - Monitoring service	$	85.99
8	**City of Titusville**			
	Acct#141914	Water/Sewer Clubhouse 5/5-6/2/26	$	589.22
	Acct#143893	Water/Sewer Torbate Trl 5/5-6/2/26	$	108.70
9	**Loggins Pools LLC**			
	Inv# 34395	July Pool service	$	2,000.00
10	**Spectrum**			
	Inv#0595015051326	TV/Internet 7/13-8/12/26	$	302.22
11	**Action Mail Services**			
	Inv#9078843	Mailed notices	$	351.64
	Estopples - Sold lots		$	(2,700.00)
	TOTAL		**$**	**56,012.32**

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

June 30, 2026

Table of Contents

Willow Creek II

Community Development District

Combined Balance Sheet

June 30, 2026

		General Fund
Assets:		
Cash:		
Operating Account	$	30,818
Due from Willow Creek CDD*		98,390
Deposits		4,861
Total Assets	**$**	**134,069**
Liabilities:		
Accounts Payable	$	14,503
Clubhouse Deposits		1,000
Total Liabilites	**$**	**15,503**
Fund Balance:		
Nonspendable:		
Deposits	$	4,861
Unassigned		113,705
Total Fund Balances	**$**	**118,566**
Total Liabilities & Fund Balance	$	134,069

* Funds will be received in October 2026

Willow Creek II

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2026

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
Revenues:				
Developer Contribution	$ 825,696	$ 375,292	$ 375,292	$ -
Special Assessments-Sold lots	-	-	72,000	72,000
Clubhouse Revenue	-	-	2,325	2,325
Interest Income	-	-	21	21
Interlocal-Governmental Revenue*	139,053	104,290	98,390	(5,900)
Total Revenues	**$ 964,749**	**$ 479,582**	**$ 548,028**	**$ 68,445**
Expenditures:				
General & Administrative:				
Engineering	$ 20,000	$ 15,000	$ 1,800	$ 13,200
Attorney	40,000	30,000	12,023	17,977
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	27,000	27,000	-
Property Appraiser	150	-	-	-
Information Technology	1,000	750	750	0
Website Maintenance	2,000	1,500	1,500	(0)
Postage & Delivery	800	600	93	507
Insurance General Liability	8,879	8,879	7,450	1,429
Printing & Binding	500	375	-	375
Legal Advertising	5,000	3,750	895	2,855
Other Current Charges	1,000	750	413	337
Office Supplies	100	75	0	75
Dues, Licenses & Subscriptions	175	175	175	-
Fist Quarter Operating Capital	253,160	189,870	-	189,870
Total General & Administrative	**$ 383,214**	**$ 286,624**	**$ 55,299**	**$ 231,325**
Operations & Maintenance				
Field Expenditures				
Field Management	$ 13,212	$ 9,909	$ 9,909	$ -
Utility-Irrigation	-	-	4,325	(4,325)
Irrigation Maintenance	4,800	3,600	5,803	(2,203)
Landscape Maintenance	176,340	132,255	160,830	(28,575)
Mulch	45,000	33,750	4,875	28,875
Pest Control	1,000	750	-	750
Lake Maintenance	16,020	12,015	20,615	(8,600)
Wetlands/Preserves	5,000	3,750	-	3,750
Pressure Washing	5,000	3,750	-	3,750
Contingency	10,000	10,000	13,801	(3,801)
Subtotal Field Expenditures	**$ 276,372**	**$ 209,779**	**$ 220,158**	**$ (10,379)**

Willow Creek II

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2026

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
Amenity Expenditures				
Management Fees	$ 82,200	$ 61,650	$ 61,650	$ -
Access Control	2,867	2,150	1,124	1,026
Alarm Monitoring	1,020	765	-	765
Pool Monitoring	1,020	765	-	765
Utility - Electric	22,800	17,100	18,088	(988)
Utility - Water & Sewer	7,200	5,400	4,215	1,185
Cable/Internet Services	2,220	1,665	2,790	(1,125)
Property Insurance	14,861	14,861	20,161	(5,300)
Propery Taxes	-	-	2,465	(2,465)
Landscape Maintenance	15,660	11,745	11,745	-
Landscape Replacement	4,095	3,071	1,995	1,076
Pest Control	780	585	585	-
Pool & Spa Maintenance	24,000	18,000	27,479	(9,479)
Repairs and Maintenance	29,485	22,114	2,314	19,799
Janitorial Maintenance	28,200	21,150	20,750	400
Janitorial Supplies	2,252	1,689	-	1,689
Office Equipment Maintenance	2,662	1,997	-	1,997
Office Supplies/Clubhouse Supplies	4,000	3,000	493	2,507
Air Conditioning Maintenance	2,300	1,725	-	1,725
Fitness Equipment Maintenance	5,324	3,993	-	3,993
Window Cleaning/Pressure Cleaning	5,325	3,994	3,148	846
Porter Service	4,400	3,300	-	3,300
Trash Collection	800	600	-	600
Special Events	18,682	14,012	-	14,012
Holiday Lighting	13,010	13,010	9,900	3,110
Capital Reserve	10,000	7,500	-	7,500
Capital Outlay	-	-	2,440	(2,440)
Subtotal Amenity Expenditures	**$ 305,163**	**$ 235,840**	**$ 191,342**	**$ 44,498**
Total Operations & Maintenance	**$ 581,535**	**$ 445,619**	**$ 411,500**	**$ 34,119**
Total Expenditures	**$ 964,749**	**$ 732,243**	**$ 466,799**	**$ 265,444**
Excess (Deficiency) of Revenues over Expenditure	$ -	$ (252,661)	$ 81,229	$ 333,889
Net Change in Fund Balance	**$ -**	**$ (252,661)**	**$ 81,229**	**$ 333,889**
Fund Balance - Beginning	$ -		$ 37,337	
Fund Balance - Ending	**$ -**		**$ 118,566**	

*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	$ 19,450	$ 69,935	$ 33,964	$ 52,204	$ 44,745	$ 11,747	$ 34,916	$ 46,895	$ 61,436	$ -	$ -	$ -	$ 375,292	$ -
Special Assessments-Sold lots	-	7,200	12,600	1,800	4,500	27,900	3,600	3,600	10,800	-	-	-	72,000	-
Clubhouse Revenue	250	-	-	250	-	325	300	350	850	-	-	-	2,325	-
Interest Income	-	-	-	-	-	-	21	-	-	-	-	-	21	-
Interlocal-Governmental Revenue*	10,687	12,765	9,219	8,276	10,250	9,111	10,923	11,982	15,175	-	-	-	98,390	98,390
Total Revenues	**$ 30,387**	**$ 89,901**	**$ 55,784**	**$ 62,530**	**$ 59,495**	**$ 49,084**	**$ 49,759**	**$ 62,827**	**$ 88,261**	**$ -**	**$ -**	**$ -**	**$ 548,028**	**$ 98,389.68**
Expenditures:														
General & Administrative:														
Engineering	$ -	$ -	$ 1,800	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,800	$ -
Attorney	2,526	3,129	911	1,169	146	870	1,964	1,309	-	-	-	-	12,023	-
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	3,000	3,000	3,000	-	-	-	27,000	-
Property Appraiser	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Information Technology	83	83	83	83	83	83	83	83	83	-	-	-	750	-
Website Maintenance	167	167	167	167	167	167	167	167	167	-	-	-	1,500	-
Postage & Delivery	1	-	-	-	-	-	-	91	-	-	-	-	93	-
Insurance General Liability	7,450	-	-	-	-	-	-	-	-	-	-	-	7,450	-
Printing & Binding	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Legal Advertising	-	222	673	-	-	-	-	-	-	-	-	-	895	-
Other Current Charges	40	33	50	56	70	38	28	56	42	-	-	-	413	-
Office Supplies	0	-	-	-	-	-	-	-	0	-	-	-	0	-
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175	-
Total General & Administrative	**$ 13,442**	**$ 6,634**	**$ 9,885**	**$ 4,475**	**$ 3,466**	**$ 4,158**	**$ 5,242**	**$ 4,706**	**$ 3,292**	**$ -**	**$ -**	**$ -**	**$ 55,299**	**$ -**
Operations & Maintenance														
Field Expenditures														
Field Management	$ 1,101	$ 1,101	$ 1,101	$ 1,101	$ 1,101	$ 1,101	$ 1,101	$ 1,101	$ 1,101	$ -	$ -	$ -	$ 9,909	**$ 2,369.24**
Utility-Irrigation	-	279	439	657	500	485	1,048	693	223	-	-	-	4,325	**1,034.03**
Irrigation Maintenance	-	-	432	250	-	1,125	973	-	3,023	-	-	-	5,803	**1,387.47**
Landscape Maintenance	14,695	14,695	17,295	14,695	14,695	15,970	18,695	23,195	26,895	-	-	-	160,830	**38,454.45**
Mulch	-	-	-	-	-	-	-	-	4,875	-	-	-	4,875	**1,165.61**
Pest Control	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lake Maintenance	1,335	1,335	1,335	1,335	1,335	1,335	1,335	1,635	9,635	-	-	-	20,615	**4,929.05**
Wetlands/Preserves	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Pressure Washing	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Contingency	-	-	-	-	9,400	-	4,401	-	-	-	-	-	13,801	**3,299.92**
Subtotal Field Expenditures	**$ 17,131**	**$ 17,410**	**$ 20,602**	**$ 18,038**	**$ 27,031**	**$ 20,016**	**$ 27,554**	**$ 26,624**	**$ 45,752**	**$ -**	**$ -**	**$ -**	**$ 220,158**	**$ 52,639.78**

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	$ 6,850	$ 6,850	$ 6,850	$ -	$ -	$ -	$ 61,650	**$ 14,740.52**
Access Control	86	86	86	86	86	436	86	86	86	-	-	-	1,124	**268.73**
Alarm Monitoring	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
Pool Monitoring	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
Utility - Electric	2,168	2,005	2,261	2,246	2,056	1,994	1,464	1,631	2,262	-	-	-	18,088	**4,324.76**
Utility - Water & Sewer	335	523	420	641	522	509	674	590	-	-	-	-	4,215	**1,007.84**
Cable/Internet Services	399	293	293	293	302	302	302	302	302	-	-	-	2,790	**667.12**
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	1,305	1,305	1,305	-	-	-	11,745	**2,808.23**
Landscape Replacement	125	-	-	-	-	1,870	-	-	-	-	-	-	1,995	**477.00**
Pest Control	-	195	-	195	-	-	-	195	-	-	-	-	585	**139.87**
Pool & Spa Maintenance	2,000	2,000	2,000	2,000	2,000	2,000	2,000	9,139	4,339	-	-	-	27,479	**6,570.14**
Repairs and Maintenance	-	260	-	294	144	525	-	1,091	-	-	-	-	2,314	**553.39**
Janitorial Maintenance	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,350	-	-	-	20,750	**4,961.33**
Janitorial Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
Office Equipment Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
Office Supplies/Clubhouse Supplies	-	-	-	-	272	-	-	-	222	-	-	-	493	**117.91**
Air Conditioning Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
Fitness Equipment Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
Window Cleaning/Pressure Cleaning	-	-	-	-	-	-	3,148	-	-	-	-	-	3,148	**752.69**
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	**$ 27,568**	**$ 35,980**	**$ 17,956**	**$ 16,575**	**$ 15,837**	**$ 18,091**	**$ 18,130**	**$ 23,489**	**$ 17,716**	**$ -**	**$ -**	**$ -**	**$ 191,342**	**$ 45,749.90**
Total Operations & Maintenance	**$ 44,699**	**$ 53,390**	**$ 38,558**	**$ 34,612**	**$ 42,869**	**$ 38,107**	**$ 45,684**	**$ 50,113**	**$ 63,468**	**$ -**	**$ -**	**$ -**	**$ 411,500**	**$ 98,389.68**
Total Expenditures	**$ 58,141**	**$ 60,024**	**$ 48,443**	**$ 39,087**	**$ 46,334**	**$ 42,265**	**$ 50,926**	**$ 54,819**	**$ 66,760**	**$ -**	**$ -**	**$ -**	**$ 466,799**	**$ 98,389.68**
Excess (Deficiency) of Revenues over Ex	$ (27,754)	$ 29,877	$ 7,341	$ 23,443	$ 13,161	$ 6,819	$ (1,166)	$ 8,008	$ 21,500	$ -	$ -	$ -	$ 81,229	**$ -**
Net Change in Fund Balance	**$ (27,754)**	**$ 29,877**	**$ 7,341**	**$ 23,443**	**$ 13,161**	**$ 6,819**	**$ (1,166)**	**$ 8,008**	**$ 21,500**	**$ -**	**$ -**	**$ -**	**$ 81,229**	

* funds will be received in October 2026