Willow Creek
Community Development District

Agenda

April 14, 2026

AGENDA

Willow Creek
Community Development District

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

April 7, 2026

Board of Supervisors
Willow Creek
Community Development District

Dear Board Members:

The meeting of the Board of Supervisors of the Willow Creek Community Development District will be held **Tuesday, April 14, 2026 at 1:00 p.m. at the Willow Creek Amenity Center, 1756 Pecorino Ct., Titusville, FL 32780**. Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the January 13, 2026 Board of Supervisors Meeting
4. Discussion of Verona Phase I Erosion Issues
5. Consideration of Resolution 2026-04 Relating to the 2026 General Election and Qualifying Period Procedure
6. Staff Reports
    A. Attorney
    B. Engineer
    C. Field Manager's Report
        i. Discussion of Pressure Washing Proposals from Beacon Cleaning
        ii. Discussion of Landscaping Proposals from Robertson's Lawns, Inc.
        iii. Discussion of Landscape Maintenance Proposal for Willow Creek Phase 2 from Robertson's Lawns, Inc. – ADDED
        iv. Discussion of Proposal for Key Fobs from Strada Services, LLC
    D. District Manager's Report
7. Financial Reports
    A. Approval of Check Register
    B. Balance Sheet and Income Statement
8. Supervisor's Requests
9. Adjournment

Sincerely,

Jeremy LeBrun

Jeremy LeBrun
District Manager

MINUTES

MINUTES OF MEETING
WILLOW CREEK
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Willow Creek Community Development District was held on Tuesday, January 13, 2026 at 1:00 p.m. at the Willow Creek Amenity Center, 1756 Pecorino Court, Titusville, Florida

Present and constituting a quorum were:

Steve McConn *joined late*	Chairman
Stephen White	Assistant Secretary
Marisela Rivera	Assistant Secretary
Jeff Myers	Assistant Secretary

Also present were:

Jeremy LeBrun	District Manager
Nicole Corbin	Governmental Management Services
Patrick Collins *by phone*	District Counsel
Colin T. Van Wyk	
Mitchell Zwang *by phone*	District Counsel

FIRST ORDER OF BUSINESS **Roll Call**

Mr. LeBrun called the meeting to order and called the roll. We have four Supervisors present so we have our quorum.

SECOND ORDER OF BUSINESS **Public Comment Period**

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

THIRD ORDER OF BUSINESS **Approval of the Minutes of the November 12, 2025 Meeting**

Mr. LeBrun: Item number three is approval of the November 12, 2025, Board meeting. Happy to take any corrections. If not, I just need a motion to approve those minutes.

> On MOTION by Mr. Myers, seconded by Mr. White, with all in favor, the Minutes of the November 12, 2025, Meeting, were approved.

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

Mr. LeBrun: This is our public hearing on the adoption of amended and restated rules of procedure for the District. Before we start, can we get a motion to open the public hearing?

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

Mr. LeBrun: The public hearing is officially open. We'll check again just for the record that there no members of the public are present to comment for the hearing, we'll bring it back to the Board. Under that hearing, we have the consideration of Resolution 2026-03 adopting the amended restated Rules of Procedure of the District. That starts on page 15 of your electronic agendas. Patrick, do you want to give a quick summary of what the amended rules and restated rules are?

Mr. Collins: Yes, absolutely. Just a few minor updates to capture some law changes that came out of the state 2025 legislative session. Primarily just a couple of minor changes that related to the evaluation criteria for public works projects. No longer considering how much work a particular vendor has or has not done for the District. Also, a slight change to the rulemaking notices of procedures that requires at least 35 days to notice any public hearing that is required for a rule change. Besides that, just a few minor cleanup edits. Nothing major for the Board to note. I did see these changes being enacted across all the Districts that you are sitting on. If you have questions let me know. But otherwise, we'll be looking for a motion to accept.

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

Mr. LeBrun: For the record Supervisor Steve McConn just entered the meeting. Any questions for Patrick? If not, we need amotion to approve Resolution 2026-03.

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

Mr. LeBrun: Can I have a motion to close the meeting?

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

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

Mr. LeBrun: This item is on page 110 of your electronic agenda. This is the Fiscal Year 2025 audit report. It was a clean audit, so I'll start with that. Each year the District undergoes and independent third-party audit of its finances. On page 110 you will see the letter to the Board from the auditor that says in their opinion the District complies in all material respects with the afore mentioned requirements for the fiscal year ending September 30, 2025. I'm happy to take any questions on it, if not a motion is needed to approve that and send to the state.

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

SIXTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Mr. Collins: I have nothing to add. Happy to answer any questions.

B. Engineer

Mr. LeBrun: The District engineer is not in attendance today.

C. Field Manager's Report

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

Ms. Corbin: We're still working on the erosion issue. I have all the houses there right now. They are making a list of which cases are the worst and we are going to focus on those and get the proposals going from there.

Mr. LeBrun: With there being 140 houses, these all were getting washouts down the slope because we had issues where the landscaper was essentially scalping the grass as they were going over that.

Ms. Corbin: Most of them are from washout coming from the property line into the conservation area. A few of them do not seem like they're like scalping or some of them have recovered from that because they've been trying to keep more of an eye on it. Some of them are just minor areas, but a lot of them are bigger areas when it's a lot toward the property line.

Mr. White: Do you have a set of construction plans?

Ms. Corbin: I do not know.

Mr. White: We need to get a set of construction plans because I believe that most of those houses aren't supposed to be draining. Yards are not supposed to be draining to the backyard, to the slope. They're supposed to be draining to the street.

Ms. Corbin: That's what I've been told.

Mr. White: Okay, we will get you the set of plans. I don't know that there's a whole lot that can be done to correct that now. How are you addressing the problem?

Ms. Corbin: The ones that have made it so theirs drain, they've kind of added on to make it drain towards the back. They've added those hoses onto the end of the drain to bring it towards the back.

Mr. White: Meaning they've added a pipe onto the gutter that are downspouts.

Ms. Corbin: Yes, then it comes that way. It comes directly to their fencing or whatever they have at the back.

Mr. White: How are you addressing that with the owner? Because they're creating the problem which again the CDDs must spend money to fix.

Ms. Corbin: Those ones will be getting told they need to fix it. But some of them do not have that issue. They haven't added on to their drain spout or their downspouts. It's just how it was when they bought it.

Mr. LeBrun: I think the District engineer is going to be going through that list.

Mr. White: One of the ways to manage it so that you're not having to fix the slope going down to the buffer is you have to manage the water. Are you're going to be repairing the slopes on the sod? You would have to install a little drain at the side yard swale. So between each hour

there's a swale, the house drains to the side property line and then either drains to the front or the back. They weren't supposed to drain to the back, but you know that.

Ms. Corbin: Yeah, a lot of seem to.

Mr. White: But it's going to go down that side swale get to the rear lot line and it's going to go down that slope and it's going to wash that thing out because those slopes are not reinforced.

Ms. Corbin: Correct.

Mr. White: The only way to permanently fix it is to put a little yard drain in there and put a section of that black corrugated pipe down the slope and discharge it at the wetland line or the buffer line. That way you'll drain it in the inlet and won't pick up speed going down the slope from now forever. Most likely it's going to have to be either built into the budget over time or it's just going to have to be a special assessment.

Mr. LeBrun: I think the challenge is the CDD doesn't own or maintain any property, like the resident lot lines, they meet each other. The CDD doesn't have any area in between the houses that the District oversees. So it's all that behind and I think Rodney was going to do the special inspection today, but he got sick. But that is part of his job to see how slope drains are.

Mr. White: So put a yard inlet in the back corner and then aggressively convey the water down the slope.

Mr. LeBrun: There is one homeowner that is experiencing some issues, so they put a temporary riprap repair there.

Mr. White: Well, you can try to reinforce it. You can reinforce the slope either with stone or fabric or whatever. What happens is when you put it in that side yard swale between the lots it goes from being sheet flow to shallow concentrated flow. Then when it hits that 4-1 slope, it picks up enough velocity where it erodes and washes out the sod and the dirt. Well then how to you slow it down? You can armor plate it. We start putting a bunch of rock in there. Then you can't mow the slope because then the motor is going to hit the rock and that's a problem.

Ms. Corbin: Yeah. What we did for the temporary fix for the one residentially on Friday, the neighbor has the retaining wall except for like this much of his yard. Then it goes into the one that has a fence in that area that was completely washing away.

Mr. McConn: Is that where the edge of the wall is? That one area where the wall transitions around tapers to nothing. The problem is that also from what we saw on some of them once you install a fence, you're already altering the grade that was there, that was built by construction. You

have no idea what was altered to put the fence post, what was dug up, what happened to that dirt, where did all that go? And then over time impacts the way that the yard drains, then creates washout.

Mr. White: Well part of the problem with sodding these areas, the sod isn't very stable over time. It's maintainable because you can mow it. Cord grass is a much bigger root ball and will lock that dirt down. You're not trying to get a mower up and down, back and forth, on that slope area. If we get a little wash up, nobody knows the difference because the cord grass isn't going anywhere.

Ms. Corbin: Weber did the cord grass behind 10 or so houses last year. The issue that we're dealing with now with that is the houses that are not having erosion issues like Pecorino here. Theres cord grass on that very first house.

Mr. McConn: You can't get to them.

Ms. Corbin: We can't get to the rest of the houses to do the maintenance. It's just becoming an issue with that.

Mr. McConn: Well, that was the error of doing core grass isolating.Now you have to do sections that you're not trying to get maintenance or access across the cord grass sections.

Mr. LeBrun: I think once we have the list of the most critical down and engineer can see what fix might work for each of those specific areas, depending on where they are, so they will drain.

Mr. Collins: I know Rodney's not there, but just generally you who are working on this, if you could keep a list of homes that have installed their own kind of supplemental drainage apparatus and then take as many photos to document it as possible. We can work on those units as they're needed if they are not complying. Besides that, I think we probably just next up we need to get Rodney to review the most pressing points and opinion on what need to be done in order to get those remedied.

Ms. Corbin: The landscaping company is supposed to be noting anyone who has the drain coming out and then anything that's interrupting it. But Rodney and I will also keep note of it.

Mr. White: Now, on the several that have had cord grass installed, are you seeing any additional degradation or is it kind of stabilized?

Ms. Corbin: A lot of them, it still didn't completely fix the issue. Especially closer to the property line, because the cord grass was installed further away from the property line because the cord grass was installed further away from the property line.

Mr. McConn: Meaning like, down the slope?

Ms. Corbin: Correct. On Pecorino there's one towards the corner where it was installed, but their fence line used to have much behind the fence going towards the conservation, and now it has literally nothing. It's just going straight down. So that just keeps washing away more and more.

Mr. McConn: I'll get Rodney to look at it, and he can come up with what is the cause.

Ms. Corbin: Okay the tree work that was approved at the November meeting, trimming the trees and everything was completed by Robertsons. Then the same thing as usual where we'll go over proposals for the work. The three proposals for the debris removal, the work that was done by Weber last year but they did not remove the debris that residents are wanting removed. First one is $4,200, the second one is $3,700, and then there's the third one at $4,600. On two of those we have a second option where they could cut the debris into smaller pieces and move them further into the conservation area so they wouldn't be seen by residents. The third one that does not have that is the main resident that has asked us to remove it. And that one, that resident has agreed for us to, or agreed to remove the downspout so they can access behind their house. You have two options on two of them. Just the one option on the one.

Mr. White: Where is the debris now, on the slope?

Ms. Corbin: It's right behind the conservation fencing.

Mr. McConn: I don't think there's any reason trying to get a machine back there and haul if out of there, just push it back and let it do its thing.

Ms. Corbin: The one that we didn't do the option for that. Just because the resident has been adamant about having it removed. She says she sits in the back and that's all she sees. I can contact Krista and see what she would say for cost. If we did that for the third one as well it would be cheaper than what the current proposal is. We can go from there.

Ms. Rivera: She's the one that's providing access.

Ms. Corbin: Yeah, they said she would remove the drain spout so that they can get back there.

Mr. White: Can we get some pictures?

Ms. Corbin: I don't have them on hand, but yes. I can get them emailed to you. I believe hers are just like the regular ones, like right underneath the drain here.

Mr. McConn: They're just standard, because of the distance between each house, they prefer to be removed.

Ms. Corbin: Just trying to avoid any damage to the property to get back there.

Mr. McConn: Yes.

Ms. Corbin: Next one is for the ponds on the back part of Trobato. The landscaping company originally was trying to remove all the cattails and vegetation that's grown up, but because of how deep it is in there and how far it goes out, they weren't able to use the equipment they have on hand to do it. They did a proposal for dredging the pond for the removal of the cattails.

Mr. White Why are we trying to remove the cattails?

Ms. Corbin: Just to make it work with the other ponds. I've had multiple residents contact me asking for it.

Mr. White: Okay. The wetlands type vegetation is a natural occurrence so to go in there where the conditions exist that they were to occur naturally, you're going to invest all kinds of money and be doing this from now for forever. Because cattails, they serve the function of absorbing nutrients out of the stormwater so when it discharges it's cleaner into the environment. You're going to have residents asking for everything under the sun. I don't know that is the best justification for the CDD to throw money at things. If it's a problem that's fixable, but if it's a maintenance thing that is just going to be a money sink. It's just like the hogs. It's a huge environmental area. I mean, to really address the hog issue for good without just spending tons and tons and tons of money.

Ms. Rivera: I don't know if they got rid of the alligator or not.

Ms. Corbin: I haven't been able to see it and know how big it is. Fish and Wildlife will not come out unless they're over 4 foot long.

Mr. McConn: All ponds breed mosquitos, and they want all the ponds treated for mosquitos. That is one of the other complications and they are blaming the cattails. That's not the cattails. This is Florida. Every area that is not built on is floodplain. It holds water most of the time. I'm not telling you flat out to tell them no, but to try to educate them.

Mr. LeBrun: Yeah, typically the process would be if we receive a report for that, we usually have them call it into the FWC with all the pertinent information because they want a first-person

account. If they do send a trapper out, we don't ever get a confirmation. They authorize a tag and that's it.

Ms. Corbin: The ones that we've had removed, one was reported by a resident, and they had to contact me to get approval to come out.

Mr. McConn: Now, who's doing the aquatic maintenance?

Ms. Corbin: Solitude.

Mr. McConn: Are they spraying the shoreline?

Ms. Corbin: Yes.

Mr. McConn: How often are they spraying?

Ms. Corbin: They come out once a month. I believe they spray it. The last time they were out, they said they sprayed it, and they were going to come and do an additional visit.

Mr. McConn: What is Solitude saying about the cattails?

Ms. Corbin: No, this is Robertsons who does the landscaping.

Mr. McConn: I know, but what's the aquatic maintenance company saying about the cattails?

Ms. Corbin: I haven't talked to Solitude about it.

Mr. McConn: Well, aren't they the right vendor? Because these are wetland vegetation that's occurring inside the water line, right?

Mr. LeBrun: What we've seen some other Districts that have this because we don't always remove cattails like when you said. The issue is usually the lake vendor can treat them in some cases, but they don't haul it out.

Mr. McConn: My point is that if they're spraying the shoreline and if they say from an aquatics vendor expertise that without reconfiguring that pond making the slope going into the pond much steeper. What happens is some of these ponds have a littoral shelf that enhances wetland vegetation. If there's a shelf there, that's intended to grow wetland plants. We had to replant this whole mitigation area right here, right across from the entrance to the amenity site. We planted that and within not even a year it was thick. You're fighting against nature.

Mr. LeBrun: I think the cattail removal is more resident driven as opposed to vendor water.

Mr. McConn: I know, but it's just like the landscape guys be like oh yeah, I'll remove anything you'd asked me to remove for a price. If that's not a good investment of the money, then that's different.

Ms. Corbin: Originally the plan was they were just going to remove it. They started on it some before they realized how deep it as going down and they couldn't get the crew to take care of it, but they were just doing it like the regular maintenance. But once it became the dredging part of it with bringing in equipment they stopped.

Mr. McConn: These ponds are all stormwater permitted ponds for St. Johns, no? If you're going to dredge a pond talk to Rodney, but you're going to have to get a permit out of St. Johns and usually they frown upon removing the natural occurring wetland vegetation because that's part of the function. With a stormwater pond, it's just not a cosmetic thing, they are occurring naturally. They are not here for cosmetic purposes. Now they serve a nice cosmetic purpose, but they have a technical purpose to manage and treat stormwater.

Mr. McConn: I would ask Rodney, because the vendor is going to say no problem. We'll do whatever to the water and remove the wetland vegetation. St. Johns probably will not. That's not normal maintenance function. So we are not going to permit that.

Mr. LeBrun: We'll do whatever the Board wishes.

Ms. Corbin: Next one is for the installation of the rock at the downspouts that we talked about last meeting, as well as replacing some of the plants around the clubhouse that have died and need to be replaced. Then the last one is optional. If we wanted to replace the mulch it will go from the entrance sign and replace up to Fortana. And then they'll do that whole area with the $15,000 quote.

Mr. McConn: Has the new landscape vendor been treating the Bahia sod that's coming out in the boulevard?

Ms. Corbin: They have been treating but it's still bad. We haven't don't anything with it like replacing it since we took over. They took over for Weber. Once the weather warms up and we see what's just dormant and comes back. My plan is to get with them to redo a lot of the sod that needs to be replaced.

Mr. McConn: Okay.

Ms. Corbin: I want to see what actually bounces back from dormancy and what doesn't. That's all for field stuff. I'm still working on the fountain repair that was approved at the last meeting. They are not able to come out like we talked about, until they come out for the new fountains. But I have a couple of local contacts. I'm trying to get with them to get prices from them and see if they can do it sooner for close to the same price.

Mr. McConn: What's the problem, did the pumps run out?

Ms. Corbin: I believe it's the motor. That's what I was told by Solitude. But they also did not lay eyes on it. I sent them pictures of everything. I'm hoping it's just the motor that needs to be replaced.

Mr. McConn: Do you not have the spec sheet for that fountain? Like what motor is in it?

Ms. Corbin: I do not have anything from the install. I just have pictures.

Mr. McConn: Let me go back through and look at my files to see when we hired them and what the specs are on that. Because that'll make it easier for you pricing on either parts or replacement.

Ms. Corbin: I have the pictures from the fountain and from the electrical part. I can't remember if one of them is a one phase and one of them is a three phase for the electrical and then the motor. It's not supposed to be that way. What I've been told is that what caused the issue, it needs a new motor. That should fix it. I'm also looking into the pressure.

Mr. McConn: But none of the fountains were three phase fountains.

Ms. Corbin: It's something in the motor. Let's see what I have.

Mr. LeBrun: I think I'll take one of those vendors to see it when it to diagnose what the other ones are getting.

Ms. Corbin: For pressure washing, I'm trying to figure out options that are safe for the pond use for the retaining walls. Jeff and I talked because the company that I talked to uses a diluted bleach solution. I talked to Solitude, and they don't recommend using with the ponds. I'm trying to see if I can find someone that has a safer option.

Mr. McConn: We're just pressure washing the trail or what are we trying to pressure wash?

Ms. Corbin: The retaining wall where the algae has grown up. We did it last year once and it's just grown up again over time for both this retaining wall and the one closer to the model homes on Willow Creek Boulevard .

Mr. McConn: So just having pressure wash without any chemicals in it. You at least blast the surface of the block getting the mildew and all that stuff.

Ms. Corbin: I'll email the one that did the clubhouse pressure washing and see if that's an option they have or not. I'll find someone else and get quotes for it.

Mr. McConn: Because that the same thing they do on houses and stuff because you don't want somebody pressure washing your house with bleach solution because it will fade your paint.

ii. Discussion of Proposal for Clubhouse Signage

Ms. Corbin: We finished the install of the access points by the door on the gym or by the gym and then the pool gate on this side of the pickleball courts. Residents have been using those continuing key fob distribution. It's mainly for the new closings and the new phase. Still waiting on the benches and trash cans. I had an email saying that we were just waiting on them to come in. The holes in the splash pad area from the fence were filled. Then the family restroom door handle was replaced and the bricks on the pool deck were replaced or fixed and installed there. We're waiting on the drink fountain outlet, which I know Marisol and I were emailing about this morning. We did the Christmas lights that were approved at the last meeting ad they were installed around Thanksgiving, like the weekend before. And they were just taken down a week ago today. And the residents were happy with those. We did have issues with the lights by the sign. The outlet kept tripping, so I'm going to have an electrician come out.

Mr. McConn: GFI?

Ms. Corbin: I believe. Yeah, because I would reset it.

Mr. McConn: Typically, when the GFI start doing that it's just a bad GFI and you have to change out the GFI.

Ms. Corbin: I'm contacting some electricians just to have them come out and get that fixed so we don't have an issue in the future. Just because it also causes issues with that trips with the irrigation system. I added just the basic solar lights to the mailboxes after residents' request because if was super dark out there. It was a quick, cheap install there. Then we had an insurance visit just to go over anything we needed to fix or get up to date. The main thing that they focused on was getting the signage installed. We need to replace the pool rules because the signs were falling apart. Then also add in like official pickleball rules, the fitness center, playground, and just the clubhouse rules. Also, no lifeguard sign, since we have no lifeguard on duty. I went with aluminum signs for everything just to try and keep it where it stays. It's not going to fall apart like the plastic ones did. I went with Everett for all of the signs and it winds up being with tax $976.83. From what I've found, I'll probably need about $80 for the materials for mounting and hanging them up and everything. Then the handyman that we've used before give me a quote just for install, which shouldn't be too bad for mounting signs.

Mr. McConn: We had any homeowners asking about the fence on the top lot? What do we ever figure out on that?

Ms. Corbin: I've had one or two mention it to me. Not a huge amount, but I believe I mentioned it like probably all a year ago, and there were no plans as of then.

Mr. McConn: The big thing was the benches and the trash cans.

Ms. Corbin: But I haven't had many people. Honestly, it was very kind of the beginning of me being here that people kind of brought it up. I haven't had anyone since then ask about having a fence or anything.

Mr. McConn: I think the fence just clutters up the look of the amenity area. But some people want to be able to go there, drop their kids off in a little top lot, close to the fence, do everything else instead of watching what their kids are doing. It's right there next to the parking lot and while there's not full parking lot here, it's probably not that big of a deal.

Ms. Corbin: No, we do get some people that kind of especially like FedEx and everything like to speed through, but normally it's not too bad.

Mr. McConn: Are they coming from Village D? Coming through there?

Ms. Corbin: They come both ways. They come through Pecorino down this way and then they'll also cut through.

Mr. McConn: If that continues, we may want to look at doing some speed bumps where it's less attractive to cut through the amenity center because that's just a lot of wear and tear on the private parking lot area, as opposed to using the public streets.

Ms. Corbin: That's everything I have though.

D. District Manager's Report

Mr. LeBrun: Nothing to report to the Board. Happy to take questions, if not we'll just move down to our financial reports.

SEVENTH ORDER OF BUSINESS **Financial Reports**

A. Approval of Check Register

Mr. LeBrun: Next we have our financial reports. This is on page 133. You will see the approval of the check register. For the check register, we have checks 760-765. Total there is $11,133.21. Then we also have our ACH payments, 80009-80013 totaling $16,989.05. The grand total for the check register is $28,122.26. Behind that you have the check register. Happy to take any questions, if not I need a motion to approve.

> On MOTION by Mr. McConn, seconded by Mr. White, with all in favor, the Check Register, was approved.

B. Balance Sheet and Income Statement

Mr. LeBrun: Behind that you have your unauthorized financials. No action is required by the Board.

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

Mr. LeBrun: If there are no other comments or Board business, we need a motion to adjourn.

NINTH ORDER OF BUSINESS **Adjournment**

Mr. LeBrun: Is there 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

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

April 2, 2026

To: Jeremy LeBrun, Governmental Management Services

Subject: Verona – Phase I Rear Lot Slope Erosion

Dear Jeremy,

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

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

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

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

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

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

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

Yours truly,

Rodney M. Honeycutt, PE

CC: Nicole Corbin
Krista Vaughn

Appendix A: Site Photos

Photo 1, 1399 Moscato Drive west rear corner.

Photo 2, 1399 Moscato Drive east rear corner.

Photo 3, 1389 Moscato Drive west rear corner.

Photo 4, 1389 Moscato Drive rear.

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

Photo 6. 7691 Prosecco Lane rear.

Photo 7. Corner between 7701 and 7711 Prosecco Lane.

Photo 8. 7741 Prosecco Lane rear.

Photo 9. 1280 Moscato Drive rear.

Photo 10. 1290 Moscato Lane rear.

Photo 11, 1300 Moscato Drive rear.

Photo 12, 1310 Moscato Drive rear.

Photo 13, 1330 Moscato Drive rear.

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

Photo 15, 7734 Fortana Way east rear corner.

Photo 16, 7704 Fortana Way rear at irrigation box.

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

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

Photo 19, 7674 & 7664 Fortana Way rear lots.

Photo 20, 7664 Fortana Way side lot.

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

Photo 22, 1488 Verdello Place rear northeast corner.

Photo 23, 1498 Verdello Place west side yard.

Photo 24, 1508 Verdello Place northeast rear corner.

Photo 25, 1508 Verdello Place rear.

Photo 26, 1508 Verdello Place southeast rear corner.

Photo 27, 1507 Verdello Place west side yard.

Photo 28, 1507 Verdello Place southwest rear corner.

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

Photo 30, 1457 Verdello Place rear southwest corner.

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

Photo 32, 1407 Verdello Place east side yard.

SECTION 5

RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WILLOW CREEK COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3)(A)2.C., FLORIDA STATUTES AND INSTRUCTING THE BREVARD COUNTY SUPERVISOR OF ELECTIONS TO CONDUCT THE DISTRICT'S GENERAL ELECTION; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Willow Creek 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 Brevard County, Florida;

WHEREAS, the Board of Supervisors of the District ("**Board**") seeks to implement Section 190.006(3)(a)2.c., *Florida Statutes*, and to instruct the Supervisor of Elections for Brevard County, Florida ("**Supervisor of Elections**"), to conduct the District's elections by the qualified electors of the District at the 2026 general election ("**General Election**").

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

1. CURRENT BOARD MEMBERS. The Board is currently made up of the following individuals, seats and terms:

Seat Number	Supervisor	Term Expiration Date
1	Stephen White	November 2026
2	Jeff Myers	November 2026
3	Steve McConn	November 2028
4	Casey Dare	November 2028
5	Marisela Rivera	November 2028

2. GENERAL ELECTION SEATS. Seat 1 and Seat 2, with terms expiring in November 2026, are scheduled for the General Election in November 2026. The District Manager is hereby authorized to notify the Supervisor of Elections of the seats subject to General Election for the current election year, and for each subsequent election year.

3. QUALIFICATION PROCESS. For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Brevard County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

4. COMPENSATION. Each member of the Board is entitled to receive $200 per

meeting for their attendance; up to a maximum of $4,800 per year.

5. TERM OF OFFICE. The term of office for the individuals to be elected to the Board in the General Election is four (4) years. The newly elected Board members shall assume office on the second Tuesday following the election.

6. REQUEST TO SUPERVISOR OF ELECTIONS. The District hereby requests that the Supervisor of Elections conduct the District's General Election in November 2026, and for each subsequent General Election unless otherwise directed by the District Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay the same within a reasonable time after receipt of an invoice from the Supervisor of Elections.

7. PUBLICATION. The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

8. 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.

9. EFFECTIVE DATE. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 14th day of April, 2026.

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

Exhibit A: Sample Notice of Qualifying Period

EXHIBIT A
SAMPLE NOTICE OF QUALIFYING PERIOD

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES
FOR THE BOARD OF SUPERVISORS OF THE
WILLOW CREEK COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Willow Creek Community Development District will commence at **noon on Monday, June 8, 2026, and close at noon on Friday, June 12, 2026**. Candidates must qualify for the office of Supervisor with the Brevard County Supervisor of Elections located at 2725 Judge Fran Jamieson Way Building C, Suite 105, Melbourne, Florida 32940. The Supervisor of elections may be contacted by phone at (321) 290-8683. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a "qualified elector" of the District, as defined in Section 190.003, *Florida Statutes*. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Brevard County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Willow Creek Community Development District has two (2) seats up for election through the general election process, specifically Seats 1 and 2. Each seat carries a four (4)-year term of office. Elections are non-partisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

For additional information, please contact the Brevard County Supervisor of Elections.

Publish on or before 05/25/2026

SECTION 6

SECTION C

WILLOW CREEK I AND II CDD

April 2026 Field Report

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

WILLOW CREEK I AND II CDD

Field

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

LAKES

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

Clubhouse

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

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

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

SECTION i

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

Willow Creek II
1756 Pecorino Ct
Titusville, FL 32780

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

CONTACT US

560 Solutions Way
Rockledge, FL 32955

(321) 507-4851
info@beaconcleaningfl.com

ESTIMATE

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

Services subtotal: $1,898.00

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

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

Willow Creek II
1756 Pecorino Ct
Titusville, FL 32780

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

SERVICE ADDRESS

Willow Creek Blvd
Titusville, FL

CONTACT US

560 Solutions Way
Rockledge, FL 32955

(321) 507-4851
info@beaconcleaningfl.com

ESTIMATE

Option #1- COMPLETE CLEANING INCLUDING IRRIGATION STAIN REMOVAL

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

Services subtotal: $1,250.00

Total **$1,250.00**

Option #2- SPOT TREATMENT OF IRRIGATION STAINS ONLY

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

Services subtotal: $550.00

Total **$550.00**

SECTION ii

ESTIMATE

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

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

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

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

P.O. Number: Entrance Clean up/ Install

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

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

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

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

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

Total **$16,400.00**

Accepted date **Accepted by**

ESTIMATE

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

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

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

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

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

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

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

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

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

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

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

Accepted date **Accepted by**

ESTIMATE

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

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

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

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

P.O. Number: 7970 Torbato / 8378 Cortese

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

Accepted date **Accepted by**

SECTION iii

Mar-2025

Landscape Maintenance Proposal

-Willow Creek Phase 2-

Presented By
Krista Vaughan

321-422-3844

Contract Terms

This proposal is for complete ground maintenance services for Willow Creek phase 2 herein after referred to as “AGENT”. Robertson’s Lawns Inc. here in after referred to as CONTRACTOR.

AGENT shall pay CONTRACTOR for services performed hereunder as follow payments based on a 12-month contract but may be extended for CONTRACTOR or AGENTS needs.
This contract will commence on 04/01/2026 and auto renew on 04/01/2027

Contract Amount: $8,500 per month
Contract Term: 12 Months

Service Category	Description	Monthly Cost
Landscape Maintenance	Weekly mowing during growing season, bi-weekly mowing in off-season, edging, trimming, blowing, shrub pruning, weed control, and general site cleanup.	**$7,550**
Irrigation System Monitoring & Repairs	Monthly system inspections, adjustments, and irrigation management to maintain proper system operation.	**$500**
Fertilization & Pest Control	Turf and shrub fertilization program including pest and disease treatments throughout the year.	**$450**
Total Monthly Investment	Complete landscape maintenance services for Willow Creek Phase 2	**$8,500**

Optional Add-On Services (Priced Separately)

- Tree trimming over 15 ft
- Mulch installation or refresh
- Major irrigation repairs beyond monthly allowance
- Storm cleanup or major debris removal

Terms

Robertson's Lawns Inc. hereby agrees to provide such services, including but not by way of limitation, of the following:

-CONTRACTOR agrees to furnish all equipment and personnel necessary to complete the work reflected in the attached

"Ground Maintenance Agreement".

-CONTRACTOR will supervise all work done by his employees, on a daily basis, and assure that sufficient employees and equipment are available to complete the necessary work at all times. All work will be accomplished between 7:00 a.m. and 5:00 p.m.

-CONTRACTOR will provide AGENT with proof of liability Insurance showing AGENT as additionally insured.

-CONTRACTOR shall not be held responsible nor liable for any loss, damage, or delay caused by fire, civil, military authority, inclement weather, animals, vandalism or by any causes beyond CONTRACTOR'S control.

-Robertson's Lawns Inc is not responsible for the safety of any tree on the property. Robertson's Lawns Inc recommends that the Agent hires a certified arborist to inspect trees to ensure the safety of anyone walking on property. Robertson's Lawns Inc is not responsible for any holes on the property.

Acceptance of contract

-The above prices, specifications and conditions are satisfactory and are hereby accepted.

-Payments are to be made 30 days upon receiving invoice.

-Robertson's Lawns Inc is authorized to do the work as specified.

-Payment will be made as outlined above.

-Contract may be canceled with a 60-day written notice.

-Contract rate may be raised 3% on renewal date.

-In the event payment is not made in the time frame allowed the customer can be held responsible for any cost incurred by the contractor.

*Contract will auto renew at the anniversary date unless noted otherwise from either party.

_____ _____

Agent *Date*

_____

Contractor: Robertson's Lawns Inc.

SCOPE of work

Mowing:

CONTRACTOR will accomplish the mowing of all turf areas with the necessary and well-maintained equipment. Contractor will utilize well-sharpened blades on all mowing equipment in order to assure a smooth and manicured cut. All turf will be mowed once each week (April 1st through September 30th). while in the growing season. All turf will be mowed every other week (October 1st through March 31st) Or as conditions warrant. All grass clippings shall be blown. All walkways and flower beds will be cleaned.

Edging:

CONTRACTOR will accomplish all edging. Edging will be performed on a regular basis so as to conform with the mowing schedule. Edge all lawn bordered by sidewalks, parking lots, driveways, flower beds and roadways at each visit.

Finish Trimming:

Contractor will accomplish all finish trimming of grass around fences, buildings and other obstructions utilizing string trimmers. Caution will be used to minimize any damage to plant and tree bark. Finish trimming will be accomplished in conjunction with the mowing schedule. Chemical herbicide will be used only in approved areas. Remove grass between cracks in road sidewalks and parking area as needed.

Clean Up:

CONTRACTOR will clean all affected concrete or asphalt areas by removing debris generated from the performance of this contract.

Trimming/Pruning:

Shrubs will be trimmed and pruned as needed or bi-monthly on a rotating basis to maintain plants at the desired size and shape. Remove dead limbs and sprouts rising in the plant mass.

Weeds:

Weeds/crack weeds and weeds growing up within the gravel throughout the property is to be treated and killed off. Robertson’s will have property treated once per month to keep all weeds sprayed and under control.

After Weather:

The contractor shall make an inspection of all areas covered in the contract for any major damage Agent will be notified of any damage and if needed a written, agreed upon price for clean-up will be established.

Tree trimming services:

Tree trimming over 12ft can be priced out on a separate estimate.

Irrigation:

Monthly checks of irrigation system will be performed throughout contracted year. Major damage or malfunctioning system must be reported to agent immediately. Written report will be provided and issues with system will be handled upon written approval. Robertson's is requesting a monthly $300 budget allowance for irrigation to keep up with repairs needed for system to remain operational.

Mulch:

Re-Mulching landscape beds and tree rings can be priced on a separate estimate.

About Robertson's

Founded in 2005 with little more than a push mower and a vision, our landscape business has grown into a thriving business with 70 dedicated employees. From humble beginnings, we have expanded into multiple specialized departments, including landscape installation, irrigation, and commercial maintenance.

Serving Brevard County, Orange County, and Indian River County, we are proud to provide topnotch landscaping solutions for both HOA and commercial clients. Whether its designing and installing beautiful outdoor spaces, maintaining commercial properties and HOA communities, or offering expert irrigation services, we strive to exceed expectations in everything we do.

Our growth is a testament to the hard work of our incredible team, the loyalty of our valued customers, and the strong culture that defines who we are. At the heart of our company is our mission: "Love God, love our employees, love our customers." This guiding principle drives every decision we make and fuels our commitment to quality and service. We believe in investing in our people and creating a culture where our employees can grow and thrive. Our loyal customers are the cornerstone of our success, and we are honored to continue serving our community with the same dedication and integrity that has been the foundation of our business since day one.

We look forward to partnering with you!

What Our Customers Say

.

I am delighted to recommend Robertson's Lawn & Landscaping for the excellent job it is doing to support quality of life in our community. Robertson's came on board and immediately tackled a full range of deficient conditions that had developed. Robertson's maintenance manager and crew members quickly restored effective lawn care, shrub and tree trimming, and sprinkler system operations. Many residents have commented how grateful they are to see green grass, trimmed bushes, weed removal, and a host of overall improvements in our community. Robertson's has contributed to a tangible sense of neighborhood pride and satisfaction that originally attracted our residents to live in Stadium Villas. A special shout out goes to Robertson's crew members who have been doing the hard work. They are professional, responsive, and friendly in their behavior and work ethic is not always an easy task when working a full day in 90 degree heat. They are making a very big difference, and their efforts and demeanor have made a very favorable impression on our residents. Bottom-line, we look forward to our continued partnership with Robertson's to maintain a high bar of landscape quality at Stadium Villas, and gladly recommend them to others who consider using their services

-Stadium Villas Viera, Florida

Robertson's Lawns and Landscaping Inc is a professional run company. Their attention to detail and quality work is by far the best. Our property was neglected for several years by previous contractors. Robertson's Lawns not only brought our property back but has enhanced its value. We recently won a beautification award for our 20-acre apartment homes thanks to Robertson's Lawns & Landscaping. We know our property will be taken care of for years to come. We would highly recommend Robertson's for all your landscape services!

-Summerhill Apartments
Titusville, Florida

Customer references

Property name: Alamanda Key
Contact: Debby – HOA board member
Phone#: (321) 427 2622

Property name: Boeing
Contact: Tim – Facilities Manager
Phone#: (321) 289-6907

Property name: Chick Fil-A
Contact: David Walton – Franchise General Manager
Phone#: (321) 704-0147

Client name: Towers Management Group
Contact: Randy – Property Manager
Phone#: (321) 477-3383

ROBERTSON'S

Servicing

Florida

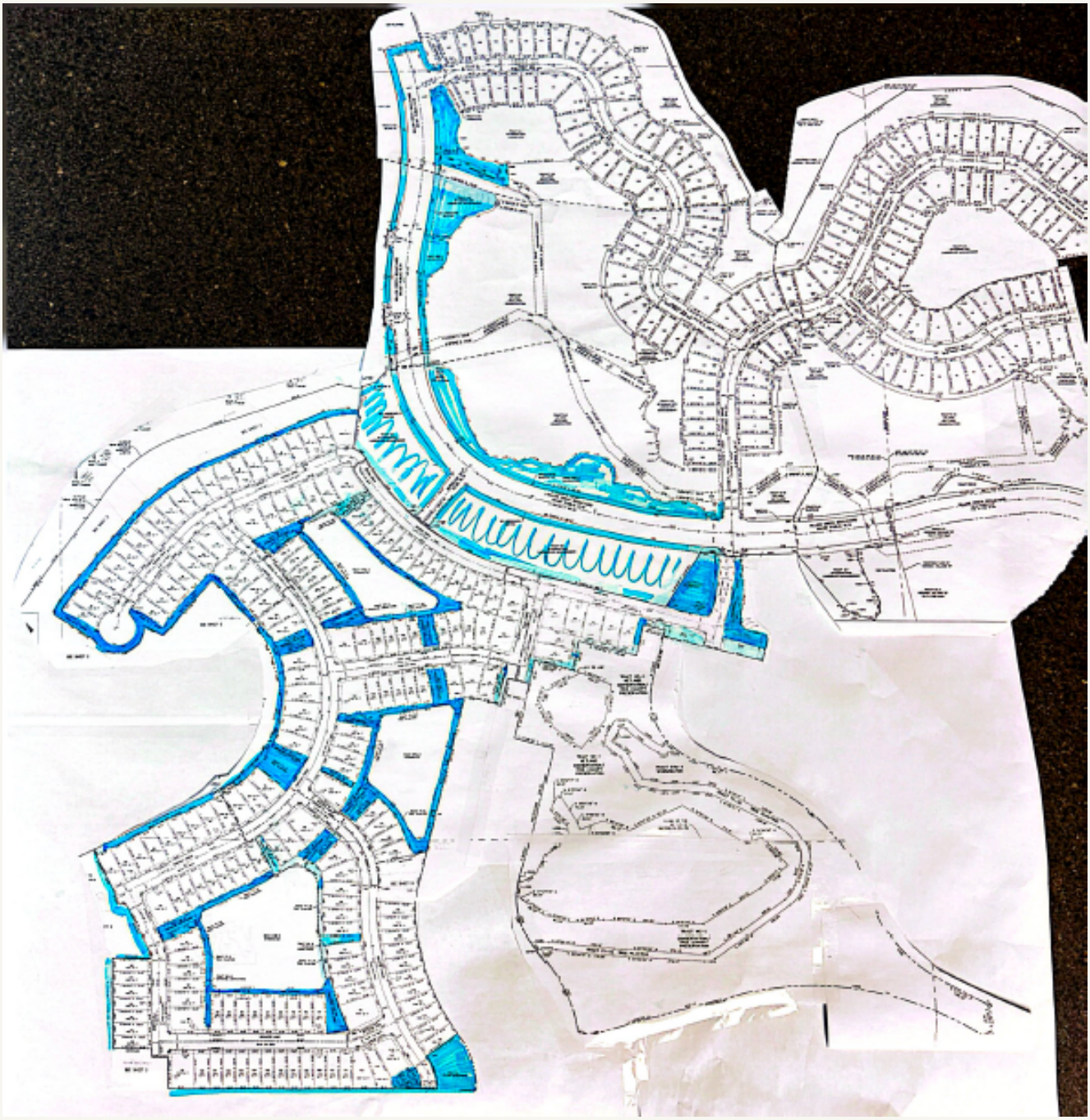
GET IN TOUCH

office@robertsonlandscape.com

(321) 422-3844

www.robertsonlandscape.com

AREA *of service*



SECTION iv

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

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

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

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

Description of work

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

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

Thank you for choosing Strada Services, LLC

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

SECTION 7

SECTION A

Willow Creek

COMMUNITY DEVELOPMENT DISTRICT

Check Register

Date	*check #'s*	*Amount*
12/1 - 12/31/25	*766-770*	$351,409.39
1/1 - 1/31/26	*771-775*	$80,323.56
2/1 - 2/28/26	*776-779*	$7,506.02
	TOTAL CHECKS	**$439,238.97**

Date	*ACH*	*Amount*
12/1 - 12/31/25	*80014-80015*	$4,933.31
1/1 - 1/31/26	*80016-80017*	$5,581.26
2/1 - 2/28/26	*80018-80019*	$5,709.60
	TOTAL ACH	**$16,224.17**

TOTAL	**$455,463.14**

*** CHECK DATES 12/01/2025 - 12/31/2025 ***
WILLOW CREEK CDD
BANK A WILLOW CREEK CDD

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	EXPENSED TO... DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/11/25	00027	12/01/25	28367	202512	310-51300-32200		*	5,100.00		
			AUDIT FYE 9/30/25							
						GRAU AND ASSOCIATES			5,100.00	000766
12/11/25	00024	11/24/25	13556	202510	310-51300-31500		*	1,295.25		
			OCT 25 MONTHLY COUNSEL							
		11/24/25	13557	202510	310-51300-31500		*	87.00		
			OCT 25 PROJECT CONSTRUCT							
						KILINSKI | VAN WYK, PLLC			1,382.25	000767
12/11/25	00028	12/11/25	12112025	202512	300-20700-10200		*	141,014.79		
			TXFER TAX COLLECTIONS							
						WILLOW CREEK CDD			141,014.79	000768
12/11/25	00037	12/11/25	12112025	202512	300-15100-10000		*	200,000.00		
			TXFER EXCESS FUNDS TO SBA							
						WILLOW CREEK CDD			200,000.00	000769
12/16/25	00046	12/01/25	4	202512	310-51300-34000		*	3,471.58		
			DEC 25 - MAMAGEMENT FEES							
		12/01/25	4	202512	310-51300-35110		*	133.75		
			DEC 25 - WEBSITE ADMIN							
		12/01/25	4	202512	310-51300-35100		*	83.33		
			DEC 25 - IT							
		12/01/25	4	202512	310-51300-31300		*	222.92		
			DEC 25 - DISSEMINATION							
		12/01/25	4	202512	310-51300-51000		*	.03		
			DEC 25 - OFFICE SUPPLIES							
		12/01/25	4	202512	310-51300-42000		*	.74		
			DEC 25 - POSTAGE							
						GMS-CENTRAL FLORIDA, LLC			3,912.35	000770
						TOTAL FOR BANK A		351,409.39		

*** CHECK DATES 12/01/2025 - 12/31/2025 ***
WILLOW CREEK CDD
BANK Z WILLOW CREEK AUTOPY

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
12/11/25	00020	11/19/25	OCT 25	202510	320-53800-43150			*	842.80		
			IRRIG 9/30-11/4/25								
		11/19/25	OCT 25	202510	320-53800-43150			*	62.98		
			IRRIG 9/30-11/4/25								
		11/19/25	OCT 25	202510	320-53800-43100			*	13.63		
			REUSE 9/30-11/4/25								
		11/19/25	OCT 25	202510	320-53800-43100			*	64.00		
			REUSE 9/30-11/4/25								
		11/19/25	OCT 25	202510	320-53800-43150			*	1.40		
			FEES								
							CITY OF TITUSVILLE (AUTO-PAY)			984.81	080014
12/30/25	00019	12/04/25	NOV 25	202511	320-53800-43000			*	58.00		
			LS 11/05-12/04/25								
		12/04/25	NOV 25	202511	320-53800-43001			*	2,632.84		
			SL 11/5-12/4/25								
		12/10/25	60208-24	202511	320-53800-43000			*	27.20		
			PUMP 11/11-12/10/25								
		12/10/25	80496-84	202511	320-53800-43000			*	32.25		
			ENTRANCE 11/11-12/10/25								
		12/11/25	03158-61	202511	320-53800-43000			*	562.38		
			FOUNTAIN 11/12-12/11/25								
		12/11/25	68732-90	202511	320-53800-43000			*	572.32		
			FOUNTAIN 11/12-12/11/25								
		12/11/25	74766-48	202511	320-53800-43000			*	63.51		
			LS 11/12-12/11/25								
							FPL (AUTOPAY)			3,948.50	080015

TOTAL FOR BANK Z 4,933.31

TOTAL FOR REGISTER 356,342.70

*** CHECK DATES 01/01/2026 - 01/31/2026 ***
WILLOW CREEK CDD
BANK A WILLOW CREEK CDD

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
1/02/26	00028	1/02/26	01022026	202601	300-20700-10200			*	24,430.32		
			TXFER TAX COLLECTIONS								
							WILLOW CREEK CDD			24,430.32	000771
1/02/26	00037	1/02/26	01022026	202601	300-15100-10000			*	50,000.00		
			TXFER EXCESS FUNDS TO SBA								
							WILLOW CREEK CDD			50,000.00	000772
1/14/26	00004	12/31/25	7503823	202512	310-51300-48000			*	255.08		
			NOTICE OF RULE DEVELPMENT								
		12/31/25	7503823	202512	310-51300-48000			*	421.58		
			NOTICE OF RULE MAKING								
							GANNETT FLORIDA LOCALIQ			676.66	000773
1/14/26	00046	1/01/26	5	202601	310-51300-34000			*	3,471.58		
			JAN 26 - MAMAGEMENT FEES								
		1/01/26	5	202601	310-51300-35110			*	133.75		
			JAN 26 - WEBSITE ADMIN								
		1/01/26	5	202601	310-51300-35100			*	83.33		
			JAN 26 - IT								
		1/01/26	5	202601	310-51300-31300			*	222.92		
			JAN 26 - DISSEMINATION								
							GMS-CENTRAL FLORIDA, LLC			3,911.58	000774
1/14/26	00024	12/17/25	13792	202511	310-51300-31500			*	1,305.00		
			NOV 25 MONTHLY COUNSEL								
							KILINSKI | VAN WYK, PLLC			1,305.00	000775

TOTAL FOR BANK A 80,323.56

*** CHECK DATES 01/01/2026 - 01/31/2026 ***
WILLOW CREEK CDD
BANK Z WILLOW CREEK AUTOPY

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
1/14/26	00020	12/24/25	NOVEMBER 202511 IRRIGATION 11/4-12/2/25	320-53800-43150				*	675.05		
		12/24/25	NOVEMBER 202511 IRRIGATION 11/4-12/2/25	320-53800-43150				*	62.98		
		12/24/25	NOVEMBER 202511 REUSE 11/4-12/2/25	320-53800-43100				*	13.63		
		12/24/25	NOVEMBER 202511 REUSE 11/4-12/2/25	320-53800-43100				*	64.00		
		12/24/25	NOVEMBER 202511 FEES	320-53800-43150				*	1.40		
							CITY OF TITUSVILLE (AUTO-PAY)			817.06	080016
1/14/26	00019	1/06/26	DECEMBER 202512 ENTRANCE 12/10-1/10/26	320-53800-43000				*	37.72		
		1/06/26	DECEMBER 202512 LIFT STATION 12/4-1/6/26	320-53800-43000				*	73.87		
		1/06/26	DECEMBER 202512 FOUNTAIN 12/10-1/10/26	320-53800-43000				*	32.65		
		1/06/26	DECEMBER 202512 LS 12/11-1/12/26	320-53800-43000				*	96.48		
		1/06/26	DECEMBER 202512 FOUNTAIN 12/11-1/12/26	320-53800-43000				*	1,027.56		
		1/06/26	DECEMBER 202512 FOUNTAIN 12/11-1/12/26	320-53800-43000				*	708.48		
		1/06/26	DECEMBER 202512 SL 12/4-1/6/26	320-53800-43001				*	2,787.44		
							FPL (AUTOPAY)			4,764.20	080017

TOTAL FOR BANK Z 5,581.26

TOTAL FOR REGISTER 85,904.82

*** CHECK DATES 02/01/2026 - 02/28/2026 ***
WILLOW CREEK CDD
BANK A WILLOW CREEK CDD

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
2/18/26	00029	12/05/25	2026WILL	202602	310-51300-31600			*	243.60		
			PROPERTY APPRAISER								
							DANA BLICKLEY			243.60	000776
2/18/26	00046	2/01/26	6	202602	310-51300-34000			*	3,471.58		
			FEB 26- MGMT FEE								
		2/01/26	6	202602	310-51300-35110			*	133.75		
			FEB 26- WEBSITE AMDIN								
		2/01/26	6	202602	310-51300-35100			*	83.33		
			FEB 26- IT								
		2/01/26	6	202602	310-51300-31300			*	222.92		
			FEB 26- DISSEMINATION								
		2/01/26	6	202602	310-51300-42000			*	.77		
			FEB 26- POSTAGE								
							GMS-CENTRAL FLORIDA, LLC			3,912.35	000777
2/18/26	00024	1/16/26	14009	202512	310-51300-31500			*	463.50		
			LEGAL SV THRU 12/31/25								
							KILINSKI | VAN WYK, PLLC			463.50	000778
2/18/26	00028	2/12/26	02122026	202602	300-20700-10200			*	2,886.57		
			TXFER TAX COLLECTIONS								
							WILLOW CREEK CDD			2,886.57	000779
							TOTAL FOR BANK A		7,506.02		

*** CHECK DATES 02/01/2026 - 02/28/2026 ***
WILLOW CREEK CDD
BANK Z WILLOW CREEK AUTOPY

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
2/18/26	00020	1/21/26	DECEMBER 202512 320-53800-43150 IRRIGATION 12/5-1/2/26					*	659.80		
		1/21/26	DECEMBER 202512 320-53800-43150 IRRIGATION 12/5-1/2/26					*	62.98		
		1/21/26	DECEMBER 202512 320-53800-43100 REFUSE 12/5-1/2/26					*	13.63		
		1/21/26	DECEMBER 202512 320-53800-43100 REFUSE 12/5-1/2/26					*	64.00		
		1/21/26	DECEMBER 202512 320-53800-43150 FEES					*	1.40		
							CITY OF TITUSVILLE (AUTO-PAY)			801.81	080018
2/18/26	00019	2/05/26	JANUARY 202601 320-53800-43000 ENTRANCE 1/10-2/11/26					*	37.63		
		2/05/26	JANUARY 202601 320-53800-43000 LIFT STATION 1/6-2/5/26					*	70.43		
		2/05/26	JANUARY 202601 320-53800-43000 PUMP 1/10-2/11/26					*	32.65		
		2/05/26	JANUARY 202601 320-53800-43000 SL 1/12-2/12/26					*	73.87		
		2/05/26	JANUARY 202601 320-53800-43000 FOUNTAIN 1/12-2/12/26					*	993.54		
		2/05/26	JANUARY 202601 320-53800-43001 SL 1/6-2/5/26					*	2,787.44		
		2/05/26	JANUARY 202601 320-53800-43000 FOUNTAIN 1/12-2/12/26					*	912.23		
							FPL (AUTOPAY)			4,907.79	080019

TOTAL FOR BANK Z 5,709.60

TOTAL FOR REGISTER 13,215.62

SECTION B

Willow Creek

Community Development District

Unaudited Financial Reporting

February 28, 2026

Table of Contents

Willow Creek

Community Development District

Combined Balance Sheet

February 28, 2026

	General Fund	*Debt Service Fund*	*Capital Project Fund*	*Totals Governmental Funds*
Assets:				
Cash:				
Operating Account	$ 4,828	$ -	$ -	$ 4,828
Investments:				
Stateboard of Administraton (SBA)	236,833	-	-	236,833
Series 2022				
Reserve	-	87,550	-	87,550
Revenue	-	201,389	-	201,389
Prepayment	-	1,215	-	1,215
Construction	-	-	48	48
Deposits	95	-	-	95
Total Assets	**$ 241,756**	**$ 290,154**	**$ 48**	**$ 531,958**
Liabilities:				
Accounts Payable	$ 1,734	$ -	$ -	$ 1,734
Total Liabilites	**$ 1,734**	**$ -**	**$ -**	**$ 1,734**
Fund Balance:				
Nonspendable:				
Deposits	$ 95	$ -	$ -	$ 95
Restricted for:				
Debt Service	-	290,154	-	290,154
Capital Project	-	-	48	48
Unassigned	239,927	-	-	239,927
Total Fund Balances	**$ 240,022**	**$ 290,154**	**$ 48**	**$ 530,224**
Total Liabilities & Fund Balance	$ 241,756	$ 290,154	$ 48	$ 531,958

Willow Creek

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 274,104	$ 264,381	$ 264,381	$ -
Developer Contribution	26,446	26,446	26,446	-
Developer Contribution-Shared Cost*	-	-	50,963	50,963
Interest Income	-	-	1,776	1,776
Total Revenues	**$ 300,550**	**$ 290,827**	**$ 343,566**	**$ 52,739**
Expenditures:				
General & Administrative:				
Engineering	$ 10,000	$ 4,167	$ -	$ 4,167
Attorney	30,000	12,500	3,930	8,570
Annual Audit	5,100	5,100	5,100	-
Assessment Administration	2,000	2,000	2,000	-
Dissemination Agent	2,675	1,115	1,115	(0)
Trustee Fees	5,000	-	-	-
Management Fees	41,659	17,358	17,358	0
Property Appraiser	150	-	244	(244)
Information Technology	1,000	417	417	0
Website Maintenance	1,605	669	669	-
Postage & Delivery	800	333	3	330
Insurance General Liability	8,879	8,879	5,751	3,128
Printing & Binding	500	208	-	208
Legal Advertising	1,000	417	677	(260)
Other Current Charges	898	374	258	116
Office Supplies	100	42	0	42
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	**$ 111,541**	**$ 53,753**	**$ 37,696**	**$ 16,057**
Operations & Maintenance				
Field Expenditures				
Utilities - Electric	$ 25,020	$ 10,425	$ 6,407	$ 4,018
Utilities - Streetlights	19,200	8,000	10,841	(2,841)
Utilities - Water & Sewer	5,736	2,390	3,558	(1,168)
Property Taxes	-	-	70	(70)
Interlocal-Governmental Expense *	66,085	27,535	23,850	3,685
Subtotal Field Expenditures	**$ 116,041**	**$ 48,350**	**$ 44,726**	**$ 3,625**
Clubhouse Expenditures				
Interlocal-Governmental Expense *	$ 72,969	$ 30,404	$ 27,113	$ 3,291
Subtotal Clubhouse Expenditures	**$ 72,969**	**$ 30,404**	**$ 27,113**	**$ 3,291**
Total Operations & Maintenance	**$ 189,009**	**$ 78,754**	**$ 71,838**	**$ 6,916**
Total Expenditures	**$ 300,550**	**$ 132,507**	**$ 109,534**	**$ 22,973**
Excess (Deficiency) of Revenues over Expenditur	$ -	$ 158,320	$ 234,032	$ 75,712
Net Change in Fund Balance	**$ -**	**$ 158,320**	**$ 234,032**	**$ 75,712**
Fund Balance - Beginning	$ -		$ 5,990	
Fund Balance - Ending	**$ -**		**$ 240,022**	

* Shared cost and developer contribution with Willow Creek II CDD

Willow Creek

Community Development District

Debt Service Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 174,947	$ 168,332	$ 168,332	$ -
Interest Income	3,500	1,458	2,758	1,300
Total Revenues	**$ 178,447**	**$ 169,790**	**$ 171,090**	**$ 1,300**
Expenditures:				
Interest - 11/01	$ 65,641	$ 65,641	$ 65,641	$ -
Interest - 5/01	65,641	-	-	-
Principal - 5/01	40,000	-	-	-
Total Expenditures	**$ 171,283**	**$ 65,641**	**$ 65,641**	**$ -**
Excess (Deficiency) of Revenues over Expenditure	$ 7,164	$ 104,149	$ 105,449	$ 1,300
Net Change in Fund Balance	**$ 7,164**	**$ 104,149**	**$ 105,449**	**$ 1,300**
Fund Balance - Beginning	$ 97,423		$ 184,705	
Fund Balance - Ending	**$ 104,587**		**$ 290,154**	

Willow Creek

Community Development District

Capital Projects Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues				
Interest Income	$ -	$ -	$ 1	$ 1
Total Revenues	**$ -**	**$ -**	**$ 1**	**$ 1**
Expenditures:				
Capital Outlay	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditure	**$ -**	**$ -**	**$ 1**	**$ 1**
Net Change in Fund Balance	**$ -**		**$ 1**	
Fund Balance - Beginning	$ -		$ 48	
Fund Balance - Ending	**$ -**		**$ 48**	

Willow Creek

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total	Willow Creek II TRUE UP 23.91%
Revenues:														
Special Assessments - Tax Roll	$ -	$ 254	$ 258,963	$ 3,228	$ 1,936	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 264,381	$ -
Developer Contribution	26,446	-	-	-	-	-	-	-	-	-	-	-	26,446	-
Developer Contribution-Shared Cost	10,688	12,765	8,307	8,649	10,553	-	-	-	-	-	-	-	50,963	**50,962.95**
Interest Income	0	0	284	774	718	-	-	-	-	-	-	-	1,776	-
Total Revenues	**$ 37,134**	**$ 13,019**	**$267,554**	**$ 12,651**	**$ 13,207**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 343,566**	**$ 50,962.95**
Expenditures:														
General & Administrative:														
Engineering	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Attorney	1,382	1,305	464	780	-	-	-	-	-	-	-	-	3,930	-
Annual Audit	-	-	5,100	-	-	-	-	-	-	-	-	-	5,100	-
Assessment Administration	2,000	-	-	-	-	-	-	-	-	-	-	-	2,000	-
Dissemination Agent	223	223	223	223	223	-	-	-	-	-	-	-	1,115	-
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Management Fees	3,472	3,472	3,472	3,472	3,472	-	-	-	-	-	-	-	17,358	-
Property Appraiser	-	-	-	-	244	-	-	-	-	-	-	-	244	-
Information Technology	83	83	83	83	83	-	-	-	-	-	-	-	417	-
Website Maintenance	134	134	134	134	134	-	-	-	-	-	-	-	669	-
Postage & Delivery	1	-	1	-	1	-	-	-	-	-	-	-	3	-
Insurance General Liability	5,751	-	-	-	-	-	-	-	-	-	-	-	5,751	-
Printing & Binding	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Legal Advertising	-	-	677	-	-	-	-	-	-	-	-	-	677	-
Other Current Charges	49	56	55	25	74	-	-	-	-	-	-	-	258	-
Office Supplies	0	-	0	-	-	-	-	-	-	-	-	-	0	-
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175	-
Total General & Administrative	**$ 13,270**	**$ 5,272**	**$ 10,207**	**$ 4,716**	**$ 4,230**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 37,696**	**$ -**
Operations & Maintenance														
Field Expenditures														
Field Management (Shared Cost)	*$ 1,101*	*$ 1,101*	*$ 1,101*	*$ 1,101*	*$ 1,101*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	$ 5,505	**$ 1,316.25**
Utility-Irrigation (Shared Cost)	-	*279*	*439*	*657*	*39*	-	-	-	-	-	-	-	1,413	**337.94**
Irrigation Maintenance (Shared Cost)	-	-	*432*	*250*	-	-	-	-	-	-	-	-	682	**163.07**
Utilities - Electric	994	1,316	1,977	2,120	-	-	-	-	-	-	-	-	6,407	-
Utilities - Streetlights	2,633	2,633	2,787	2,787	-	-	-	-	-	-	-	-	10,841	-
Utilities - Water & Sewer	985	817	802	954	-	-	-	-	-	-	-	-	3,558	-
Irrigation Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Property Taxes	-	70	-	-	-	-	-	-	-	-	-	-	70	-
Landscape Maintenance (Shared Cost)	*14,695*	*14,695*	*17,295*	*14,695*	*14,695*	-	-	-	-	-	-	-	76,075	**18,189.53**
Mulch (Shared Cost)	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Pest Control (Shared Cost)	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lake Maintenance (Shared Cost)	*1,335*	*1,335*	*1,335*	*1,335*	*1,335*	-	-	-	-	-	-	-	6,675	**1,595.99**
Wetlands/Preserves (Shared Cost)	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Pressure Washing (Shared Cost)	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Contingency (Shared Cost)	-	-	-	-	*9,400*	-	-	-	-	-	-	-	9,400	**2,247.54**
Subtotal Field Expenditures	**$ 21,743**	**$ 22,245**	**$ 26,168**	**$ 23,900**	**$ 26,570**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 120,626**	**$ 23,850.32**

Willow Creek

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total	Willow Creek II TRUE UP 23.91%
Clubhouse Expenditures (all shared cost with Willow Creek II CDD)														
Management Fees	$ 6,850	$ 6,850	$ 6,850	$ 6,850	$ 6,850	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 34,250	**$ 8,189.18**
Access Control	86	86	86	86	86	-	-	-	-	-	-	-	430	**102.80**
Alarm Monitoring	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
Pool Monitoring	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
Utility - Electric	2,168	2,005	2,261	2,246	2,056	-	-	-	-	-	-	-	10,737	**2,567.15**
Utility - Water & Sewer	337	523	419	641	-	-	-	-	-	-	-	-	1,920	**459.14**
Cable/Internet Services	399	293	293	293	302	-	-	-	-	-	-	-	1,582	**378.14**
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
Property Insurance	12,000	7,797	-	364	-	-	-	-	-	-	-	-	20,161	**4,820.50**
Property Taxes	-	2,465											2,465	**589.37**
Landscape Maintenance	1,430	1,305	1,305	1,305	1,180	-	-	-	-	-	-	-	6,525	**1,560.13**
Landscape Replacement	-	-	-	-	125	-	-	-	-	-	-	-	125	**29.89**
Pest Control	-	195	-	195	-	-	-	-	-	-	-	-	390	**93.25**
Pool & Spa Maintenance	2,000	2,000	2,000	2,000	2,000	-	-	-	-	-	-	-	10,000	**2,391.00**
Repairs and Maintenance	-	260	-	294	144	-	-	-	-	-	-	-	698	**167.00**
Janitorial Maintenance	2,300	2,300	2,300	2,300	2,300	-	-	-	-	-	-	-	11,500	**2,749.65**
Janitorial Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
Office Equipment Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
Office Supplies/Clubhouse Supplies	-	-	-	-	272	-	-	-	-	-	-	-	272	**64.95**
Air Conditioning Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
Fitness Equipment Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
Window Cleaning/Pressure Cleaning	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
Porter Service	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
Trash Collection	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
Special Events	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
Holiday Lighting	-	9,900	-	-	-	-	-	-	-	-	-	-	9,900	**2,367.09**
Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
Capital Reserve	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
Capital Outlay	-	-	2,440	-	-	-	-	-	-	-	-	-	2,440	**583.40**
Subtotal Amenity Expenditures	**$ 27,570**	**$ 35,980**	**$ 17,955**	**$ 16,575**	**$ 15,315**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 113,395**	**$ 27,112.63**
Total Operations & Maintenance	**$ 49,313**	**$ 58,225**	**$ 44,124**	**$ 40,474**	**$ 41,885**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 234,020**	**$ 50,962.95**
Total Expenditures	**$ 62,583**	**$ 63,497**	**$ 54,331**	**$ 45,191**	**$ 46,114**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 271,716**	**$ 50,962.95**
Excess (Deficiency) of Revenues over E	$ (25,449)	$ (50,478)	$ 213,223	$ (32,539)	$ (32,908)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 71,850	$ -
Net Change in Fund Balance	**$ (25,449)**	**$ (50,478)**	**$213,223**	**$ (32,539)**	**$ (32,908)**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 71,850**	**$ -**

Willow Creek

Community Development District

Long Term Debt Report

Series 2022, Capital Improvement Revenue Bonds		
Original Amount	$2,575,000	
Interest Rate:	4.700%, 5.000%, 5.375%, 5.500%	
Maturity Date:	5/1/2052	
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement	87,550	
Reserve Fund Balance	87,550	
Bonds Outstanding -		$2,575,000
Less: Principal Payment - 5/1/23		($35,000)
Less: Special Call - 11/1/23		($10,000)
Less: Principal Payment - 5/1/24		($40,000)
Less: Special Call - 5/1/24		($10,000)
Less: Principal Payment - 5/1/25		($40,000)
Current Bonds Outstanding		**$2,440,000**

Willow Creek

COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Receipts - Brevard County

Fiscal Year 2026

Gross Assessments	$ 291,600.00	$ 186,113.70	$ 477,713.70
Net Assessments	$ 274,104.00	$ 174,946.88	$ 449,050.88

ON ROLL ASSESSMENTS

						allocation in %	61.04%	38.96%	100.00%
Date	*Distribution*	*Gross Amount*	*Discoumt/ Penalty*	*Commission*	*Interest*	*Net Receipts*	*O&M Portion*	*2022 Debt Service*	*Total*
11/14/25	10/20/2025	$ 447.61	$ 23.50	$ 8.48	$ -	$ 415.63	$ 253.70	$ 161.93	$ 415.63
12/02/25	11/01-11/16/25	31,154.40	1,246.18	598.17	-	29,310.05	17,891.07	11,418.98	29,310.05
12/11/25	11/17-11/30/25	353,134.80	14,125.78	6,780.18	-	332,228.84	202,794.96	129,433.88	332,228.84
12/18/25	12/01-12/15/25	66,636.00	2,648.89	1,279.74	-	62,707.37	38,277.05	24,430.32	62,707.37
01/07/26	12/16-12/31/25	4,457.99	133.74	86.48	-	4,237.77	2,586.77	1,651.00	4,237.77
01/30/26	interest	-	-	-	641.58	641.58	641.58	-	641.58
02/12/26	01/01-01/31/26	3,331.80	66.64	93.71	-	3,171.45	1,935.88	1,235.57	3,171.45
	TOTAL	**$ 459,162.60**	**$ 18,244.73**	**$ 8,846.76**	**$ 641.58**	**$ 432,712.69**	**$ 264,381.01**	**$ 168,331.68**	**$ 432,712.69**

96.12%	**Percent Collected**
$ 18,551.10	**Balance Remaining to Collect**