

*Willow Creek  
Community Development District*

*Agenda*

*June 9, 2026*

# AGENDA

# *Willow Creek*

## *Community Development District*

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

June 2, 2026

Board of Supervisors Meeting  
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, June 9, 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 May 12, 2026 Board of Supervisors Meeting
4. Staff Reports
  - A. Attorney
  - B. Engineer
    - i. Review of Village D Erosion Findings and Recommendations
  - C. Field Manager's Report
    - i. Consideration of Landscape Maintenance Agreement with Robertson's Lawns
    - ii. Discussion of Tree Removal Proposal from Robertson's Lawns
  - D. District Manager's Report
    - i. Reminder of Form 1 Filing Deadline – July 1<sup>st</sup>
5. Financial Reports
  - A. Approval of Check Register
  - B. Balance Sheet and Income Statement
6. Supervisor's Requests
7. 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, May 12, 2026, at 1:04 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
Rodney Honeycutt	District Engineer
Lauren Gentry <i>by phone</i>	District Counsel
Mitchell Zwang <i>by phone</i>	District Counsel

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. LeBrun called the meeting to order and called the roll. Three Supervisors were present constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Mr. LeBrun: At this time, I will open the public comment period. If you want to make a comment, we just ask you state your name and address for the record and try to keep it under three minutes.

Resident (Bob Duerr, 8117 Cortese Dr): My comments are about gym equipment repair. I didn't see that on the agenda.

Ms. Corbin: For the leg press? I'm waiting on them to get the part in and then they will be coming to replace it. I just got it reported on Friday, they're waiting on the part to come in.

Resident (Bob Duerr, 8117 Cortese Dr): Okay, great. I just came out of physical therapy, I'm on knee number four, and I need work.

Ms. Corbin: Yes, I sent this in before that all started.

Resident (Bob Duerr, 8117 Cortese Dr): I mentioned this to Nicole probably about a year or so ago, and I never had a chance to come to a meeting prior to this. I want to suggest something you might want to think about, not necessarily because you can't have citizens on the Board yet but maybe instituting specialized committees to improve your citizen involvement. In my past life I was on several HOAs, Boards, and security committees, and it might be a way to help provide feedback for those of you who are nonresidents if you need something to be specific. Last topic is I know the parking memo came out this week, it was broadcast out, I'm guessing that was probably HOA?

Ms. Corbin: The city maintains the roads. It's all through them. We don't have any rules on it because its city maintained. It's essentially public parking.

Resident (Bob Duerr, 8117 Cortese Dr): Just a thought that in future neighborhoods, you might want to consider some daytime only off-street parking, like you use for a lot of homes now, and dedicate some lots around the neighborhood, which could mitigate people having parties with like five or six people parking and creating hazards in the street. Daytime only so at least you've got an option to get things off the street so that your emergency vehicles can come through. You still have some opportunities yet, maybe not in the built-up phases. I was sort of disappointed to see the old construction trailer lot being used and now built on, that would have been an ideal location at the corner of Ortiz to at least provide that kind of an avenue to solve the emergency access issue. Last topic is on the topic of emergencies, just emergency evacuation. Along the lines of that, when fire equipment, etc., needs to come through, when we are in the midst of a storm situation and a lot of people are on the road getting out, one lane egress is going to be challenging, right? Having 100 families coming out over time is going to be challenging. If you think about opening up like the state and county does on bridges, open up both sides of a bridge, that doesn't pull an emergency situation with an ambulance coming in the other direction. I don't know if we've established a policy for people then driving up on the grass in order to create a second lane, sort of like many times we would drive on the berm of a highway to create that shoulder lane kind of thing, something I would suggest that or consider as a policy before it becomes a requirement as we approach storm system. You can do it as a policy for now and evolve it as time goes on.

**THIRD ORDER OF BUSINESS**

**Approval of the Minutes of the April 14, 2026 Meeting**

Mr. LeBrun: Item three is approval of the minutes of the April 14, 2026, Board of Supervisors meeting. If there's no questions or comments or revisions, is there a motion to approve those?

On MOTION by Mr. McConn, seconded by Mr. Myers, with all in favor, the Minutes of the April 14, 2026, Meeting, were approved.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-05 Approving the Proposed Fiscal Year 2027 Budget and Setting a Public Hearing**

Mr. LeBrun: Next we have the consideration of Resolution 2026-05. This is approving the proposed Fiscal Year 2027 budget and setting a public hearing. Similar to previous years, the Board adopts a proposed budget and then sets a hearing for your August meeting to adopt the budget. This proposed budget basically just sets the high-water mark. After this point, you can't raise the assessment or raise the budget. You can always lower and change things around, move line items all the way up through that August hearing. The budget starts on page 21 of your PDFs. Pretty similar structure to the previous year with the cost share agreement between the two Districts based on those unit counts. The general fund starts on page 23. There you'll see your administrative expenses are listed out there for the Board. Next you have your operations and maintenance. County uses past trends and year to date actuals to forecast what to expect for the next budget year. This budget currently contemplates no assessment increase for Willow Creek; it keeps those assessments level because they are at that current build out amount that was previously established. I just want to make sure to point that out. That's how it's currently structured. Happy to take any specific questions on it or if the Board wants to discuss. This is just a proposed budget and then setting that public hearing for your August meeting. This Fiscal Year 2026 ends September 30, 2026 and then October 1, 2026 through September 30, 2027, so we're forecasting roughly 18 months.

Mr. McConn: As far as like our projections and how we're operating on our 2026 budget, do we think we're going to end the year on budget?

Mr. LeBrun: Yes, we're trending well. We don't know what will happen in the next several months, but we took into account any information we got on what maintenance areas are expected

to come online in Fiscal Year 2027, those were included. The platting schedule, I think we got that from you guys. That's all accounted for and included in this budget. We've set that hearing for your August date, so we'll advertise that first date per statute, and then we will plan on that.

Ms. Gentry: Jeremy, just to clarify for the record, that would be Resolution 2026-05 option 1, that was for no increase.

Mr. Lebrun: Yes, there's no increase on it.

On MOTION by Mr. McConn, seconded by Mr. White, with all in favor, Resolution 2026-05 Approving the Proposed Fiscal Year 2027 Budget (Option 1 – No Increase) and Setting a Public Hearing, were approved as amended.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. LeBrun: Lauren, do you have anything to report for the Board?

Ms. Gentry: No updates, but we are here for any questions, or if there's anything you'd like us to take back to Patrick, just let me know.

**B. Engineer**

Mr. Honeycutt: We completed the field work for the analysis, kind of the back slope of the lots and there's a draft report on my desk. I'll get it out tomorrow.

Mr. LeBrun: Would that be all that's finished?

Mr. Honeycutt: That's Village D. So, we still lack Village B

Mr. LeBrun: So, the one from last month?

Mr. Honeycutt: That was finished.

Ms. Corbin: Yeah, so there'll be three pulls.

Mr. LeBrun: I think the plan is once we have all the reports is to get that repair plan put together.

Ms. Corbin: I'll meet with Krista and Rodney most likely and figure out exactly what we're going to do for each thing and try to get a pricing idea together.

**C. Field Manager's Report**

- i. Discussion of Landscape Maintenance Agreement with Robertson's Lawns**
- ii. Discussion of Tree Replacement Proposals from Robertson's Lawns**

**iii. Discussion of Clubhouse Mulch Installation Proposal from Robertson's Lawns**

Ms. Corbin: I'll keep it short and sweet since we just met last month. The front entrance lights that weren't working were fixed by Strada. There's a new GFI that needed to be installed. I have four proposals. One is to replace the palm trees around the clubhouse. For all of them to be replaced, including them bringing in the refresher offer around the palms and having to get out onto the pavers and be careful with the equipment there. Everything included is \$9,873.29. Then we have one along the ponds, the tree that is dead there, replacing that for \$894. Then mulch around the clubhouse and the amenities which we do when we do everything else. We're just waiting for the irrigation to get figured out so nothing dies. The mulch around here is \$4,875. That's all the proposals I have, and we'll go through approving those in Willow Creek II as well. We had the front fountain replaced by Hall Fountains after the last meeting. Solitude has been treating the ponds, and we added on the new ponds and the new phase that are up to where they can access them. Those have been added on to service as well now. For the clubhouse, we are still distributing key fobs, and we ordered the new ones, we are just waiting for those to come in. Steve and I have already talked about the playground equipment. Unless you have anything, I know we just talked yesterday about it

Mr. White: There is an order, they said they're going send them but have executed work agreements and then I have to find the two inches and receptacles.

Ms. Corbin: For the pool tank repairs that we're getting done, they were supposed to be here today but with the storms he is now scheduled for Thursday when it's supposed to be better weather and that will all be done. I said the air conditioning was replaced on Friday, which was scheduled. Obviously, it is not. We are still working on that, trying to get it done. As soon as I get an update, hopefully we'll get it done soon. We did the pressure washing for the clubhouse and the retaining walls in the front entrance area, that was completed about a week after the last meeting. That is all I have.

Mr. LeBrun: We talked last month about potentially having Robertson's print up Willow Creek I and II separate.

Ms. Corbin: Sorry, I forgot to print that one. I do have it and it should be in the agenda as well. Last month we talked about splitting Willow I and Willow II for Robertson's service just to do the pricing split up for billing. The new total amount with what we were doing last month was still \$24,500. The way they split it is Willow I will be responsible for \$13,500 and that will cover

all of the Willow I area and then Willow II will cover the clubhouse area and then the new phase area and that one monthly will be \$11,000. It's the same total just split up a little differently and same coverage on everything.

Mr. LeBrun: Lauren, I think Patrick mentioned once we get those full proposals presented, bring those back and do an amendment to the agreements. I believe that was his plan once we had both proposals.

Ms. Gentry: Right, once we have the pricing for the Board to approve, if the Board does want to proceed with splitting this into a separate contract for District one and a separate contract for District two, what we would need is direction to send the letter that's required under the interlocal agreement to just split those two things up and then approval of the proposal so that we could get a separate agreement in place. Are we planning to do that next month?

Mr. LeBrun: Yeah, we'll be meeting next month most likely. We can bring that back in June because right now they're just doing a per cut billing, so we're okay for now.

Ms. Gentry: Sounds good. I'll make a note.

Mr. McConn: Where are they at with the freeze damage replacement?

Ms. Corbin: She's hoping to get it done soon. We're also kind of waiting because they've had a ton of irrigation issues and she doesn't want to put everything in and then not be able to get the irrigation going on it and it all die. So, she's trying to get that figured out hopefully soon.

Mr. McConn: What are the irrigation issues?

Ms. Corbin: The pump isn't running across from the clubhouse and so the sprinklers and everything aren't running when they're supposed to. She's had people out here a good amount of times trying to get it figured out. I had them on the phone with Rain Bird, who the pump is through and trying to get it figured out. She wants to make sure that when they install everything, since it's such a big project, that it has the proper irrigation. Good thing is we're entering the wet season, so hopefully that will also help with it, but she doesn't want to put everything in just to have it die off.

Mr. McConn: The only thing that wasn't included in those proposals, which she's going to be sending you, is an updated new proposal for those three trees right at the front. She said those are not coming back. I think she wants to replace them with a different type of tree that does better with cooler weather those are the only three that are out here in the entire neighborhood so she's going to send you a proposal for that.

Ms. Corbin: Perfect I will text her after the meeting and check on that as well.

**D. District Manager’s Report**

**i. Presentation of Number of Registered Voters – 379**

Mr. LeBrun: I just have one item under here. This is the number of registered voters. Each year we are required to announce the number of registered voters within the District. This comes from the Supervisor of Elections. There are 379 registered voters as of April 15, 2026.

**SIXTH ORDER OF BUSINESS**

**Financial Reports**

**A. Approval of Check Register**

Mr. LeBrun: We have the approval of the check register. This starts on page 49 of your agendas. We have checks 780 through 781 for \$4,700.19. Then we have our ACHs, which is 80020 through 80021. Total there is \$5,865.93. Your total check register is \$10,566.12. Behind that you have your line-by-line register.

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

**B. Balance Sheet and Income Statement**

Mr. LeBrun: Behind that you have your unaudited financials through March 31, 2026. No action required there by the Board. They are just there for your review.

**SEVENTH ORDER OF BUSINESS**

**Supervisor’s Requests**

Mr. LeBrun: If there are no Supervisor requests, we will move to the next item.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

Mr. LeBrun: We just need a motion to adjourn.

On MOTION by Mr. McConn, seconded by Mr. Myers, with all in favor the meeting was adjourned.

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Secretary /Assistant Secretary

\_\_\_\_\_  
Chairman / Vice Chairman

# SECTION 4

# SECTION B

# SECTION i



# Honeycutt & Associates, Inc.

ENGINEERS • PLANNERS

email : [mail@honeycutt.cc](mailto:mail@honeycutt.cc)

3700 S. Washington Avenue, Titusville, FL 32780

Phone: 321-267-6233

Fax: 321-269-7847

May 22, 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 considerable 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:

Address	Findings	Recommendation	Reference Photos
1711 Pecorino 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.	1
1701 Pecorino Court			4-6
1671 Pecorino Court			7-8
1652 Pecorino Court			76-77
1642 Pecorino Court			10
1621 Pecorino Court (Fence Corner)			14-15
1511 Pecorino Court			53

1501 Pecorino Court	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.	54-55
1491 Pecorino Court			55
1451 Pecorino Court			59-60
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.	3-4
1471 Pecorino Court			57
1461 Pecorino Court (Side & Corner)			57-58
1441 Pecorino Court (at retaining wall ends)			61-63
1641 Pecorino Court	Stabilization Required	Re-grade area and plant cordgrass. Provide fill, as required. Tend to and monitor until roots are established.	11
1631 Pecorino Court			12-13
1541 Pecorino Court			52
1531 Pecorino Court			-

1682 Pecorino Court	Minimal/No Findings	Continue to monitor.	78-79
1661 Pecorino Court			9
1512 Pecorino Court			75
1502 Pecorino Court			74-75
1482 Pecorino Court			-
1481 Pecorino Court			56
1452 Pecorino Court			-

Address	Findings	Recommendation	Reference Photos
7766/7756 Turchetta Court	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.	16-17
7696 Turchetta Court			30-31
7686 Turchetta Court			32
7656 Turchetta Court			33
7606 Turchetta Court (Side)			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
7746 Turchetta Court	Stabilization Required	Re-grade area and plant cordgrass. Provide fill, as required. Tend to and monitor until roots are established.	19-21
7736 Turchetta Court			21-23
7705 Turchetta Court			49-50
7695 Turchetta Court			47-48
7685 Turchetta Court			46
7675 Turchetta Court			
7606 Turchetta Court (Rear & Corner)			37-38
7605 Turchetta Court (Rear & Corner)			35-36, 38-40
7665 Turchetta Court			Minimal/No Findings
7646 Turchetta Court	43		

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 3' spacing and each row shall be offset/staggered. Additional soil may be required on a recurring basis until the plant is fully established. It is recommended the landscaper limit mowing and driving through areas with cordgrass and develop a maintenance plan specific for cordgrass. It is also recommended mowers raise decks to avoid continued scalping and reduce speed around corners to minimize scalping and ruts. 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 exploration on private property is required to assess the slope of the lot. 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

CC: Nicole Corbin  
Krista Vaughn

Appendix A: Site Photos

DRAFT



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.

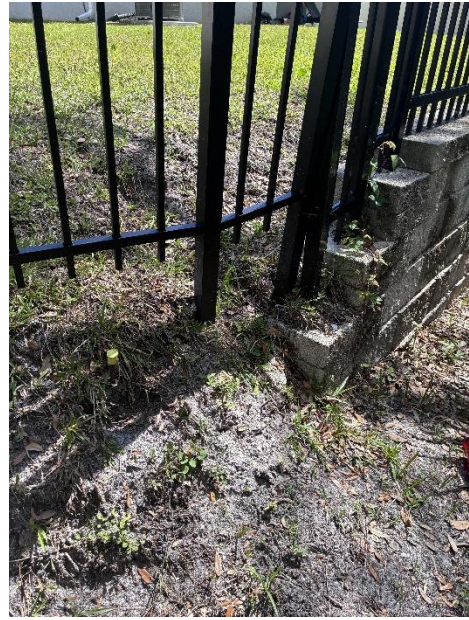


Photo 62. Rear of 1441 Pecorino Court.



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.

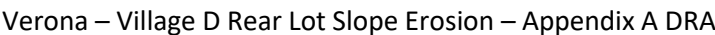


Photo 72. Rear of 1452 Pecorino Court.





Photo 73. Rear 1482 Pecorino Court.



Photo 74. Rear 1502 Pecorino Court.



Photo 75. View of 1502 – 1532 Pecorino Court.



Photo 76. Rear of 1652 Pecorino Court.



Photo 77. Rear of 1652 Pecorino Court.



Photo 78. Rear of 1682 Pecorino Court.



*Photo 79. Rear of 1682 Pecorino Court.*

# SECTION C



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# WILLOW CREEK I AND II CDD

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June 2026 Field Report



## 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
- Tree trimming was completed last week and palm tree replacements.
- Proposals
  - Robertson's
    - Tree removal for 8178 Cortese Dr

### LAKES

- Ponds were treated by Solitude.
- Vegetation removal for pond on Torbato is scheduled for this week.

### Clubhouse

- Playground Equipment Installed!!
  - Benches
  - Trashcan
- Pool Tanks Repair
  - Original repair was completed and approved by health department, having to replace filters for splashpad now
  - Waiting for filters to be delivered
- Air Conditioner
  - As of 6/1, waiting for part (day 10 of 7-14 business days).
- Leg Press Repair
  - Scheduled for 6/3, should be completed by time of meeting.

# SECTION i

# Willow Creek I

## Landscape Maintenance Service Breakdown

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### Service Area:

Main Willow Creek (Verona) community including all common areas, roadways, perimeter landscaping, ponds, and entrance features. Excludes clubhouse and Phase 2 service areas.

Monthly Investment: \$13,500

### **Landscape Maintenance**

- Weekly mowing during growing season (April–September)
- Bi-weekly mowing during off-season (October–March), weather permitting
- Edging of all sidewalks, curbing, and landscape beds
- String trimming around structures, trees, signage, and fencing
- Blowing and debris removal from hard surfaces
- Ongoing site cleanup for a manicured appearance
- Monthly weed control in all areas

### **Shrub & Detail Maintenance**

- Scheduled rotation pruning
- Removal of dead growth and overgrowth
- Bed edge definition and detailing
- Monitoring plant health

### **Irrigation Monitoring & Reporting**

- Monthly irrigation inspections
- Adjustments for seasonal conditions
- Issue identification and reporting
- Repair recommendations

### **Fertilization & Pest Control (Entrance Areas)**

- Turf fertilization
- Shrub treatments
- Pest and disease management

### **General Property Care**

- Post-storm inspections
- Reporting of safety or landscape concerns
- Ongoing communication with management

# 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.: 2753  
Estimate date: 06/01/2026

P.O. Number: Tree work  
Sales Rep: Krista

#	Product or service	Description	Qty	Rate	Amount
1.	<b>4005 Enhancements</b>	8178 Cortese Dr. Remove tree and leave debris in wooded area. Highly recommend to remove this tree due to the lean towards the home.	1	\$6,800.00	\$6,800.00
				<b>Total</b>	<b>\$6,800.00</b>

Accepted date

Accepted by

# SECTION D

# SECTION i

# 2025 Form 1 Instructions Statement of Financial Interests

## Notice

The annual Statement of Financial Interests is due July 1. If the annual form is not submitted via the electronic filing system created and maintained by the Commission by September 1, an automatic fine of \$25 for each day late will be imposed, up to a maximum penalty of \$1,500. Failure to file also can result in removal from public office or employment. [s. 112.3145, F.S.]

In addition, failure to make any required disclosure constitutes grounds for and may be punished by one or more of the following: disqualification from being on the ballot, impeachment, removal or suspension from office or employment, demotion, reduction in salary, reprimand, or a civil penalty not exceeding \$20,000. [s. 112.317, F.S.]

## Instructions for Completing and Filing Form 1 Statement of Financial Interests

**WHEN TO FILE:** *Initially*, each local officer/employee, state officer, and specified state employee must file **within 30 days** of the date of his or her appointment or of the beginning of employment. Appointees who must be confirmed by the Senate must file prior to confirmation, even if that is less than 30 days from the date of their appointment.

**Candidates** must file at the same time they file their qualifying papers.

**Thereafter**, file by July 1 following each calendar year in which they hold their positions.

**Finally**, file a final disclosure form (Form 1F) within 60 days of leaving office or employment. Filing a CE Form 1F (Final Statement of Financial Interests) does not relieve the filer of filing a CE Form 1 if the filer was in his or her position on December 31, 2025.

### **WHO MUST FILE FORM 1:**

1. Elected public officials not serving in a political subdivision of the state and any person appointed to fill a vacancy in such office, unless required to file full disclosure on Form 6.
2. Appointed members of each board, commission, authority, or council having statewide jurisdiction, excluding those required to file full disclosure on Form 6 as well as members of solely advisory bodies, but including judicial nominating commission members; Directors of Enterprise Florida, Scripps Florida Funding Corporation, and Career Source Florida; and members of the Council on the Social Status of Black Men and Boys; the Executive Director, Governors, and senior managers of Citizens Property Insurance Corporation; Governors and senior managers of Florida Workers' Compensation Joint Underwriting Association; board members of the Northeast Fla. Regional Transportation Commission; board members of Triumph Gulf Coast, Inc; board members of Florida Is For Veterans, Inc.; and members of the Technology Advisory Council within the Agency for State Technology.
3. The Commissioner of Education, members of the State Board of Education, the Board of Governors, the local Boards of Trustees and Presidents of state universities, and the Florida Prepaid College Board.
4. Persons elected to office in any political subdivision (such as municipalities, counties, and special districts) and any person appointed to fill a vacancy in such office, unless required to file Form 6.
5. Appointed members of the following boards, councils, commissions, authorities, or other bodies of county, municipality, school district, independent special district, or other political subdivision: the governing body of the subdivision; community college or junior college district boards of trustees; boards having the power to enforce local code provisions; boards of adjustment; community redevelopment agencies; planning or zoning boards having the power to recommend, create, or modify land planning or zoning within a political subdivision, except for citizen advisory committees, technical coordinating committees, and similar groups who only have the power to make recommendations to planning or zoning boards, and except for representatives of a military installation acting on behalf of all military installations within that jurisdiction; pension or retirement boards empowered to invest pension or retirement funds or determine entitlement to or amount of pensions or other retirement benefits, and the Pinellas County Construction Licensing Board.
6. Any appointed member of a local government board who is required to file a statement of financial interests by the appointing authority or the enabling legislation, ordinance, or resolution creating the board.
7. Persons holding any of these positions in local government: county or city manager; chief administrative employee or finance director of a county, municipality, or other political subdivision; county or municipal attorney; chief county or municipal building inspector; county or municipal water resources coordinator; county or municipal pollution control director; county or municipal environmental control director; county or municipal administrator with power to grant or deny a land development permit; chief of police; fire chief; municipal clerk; appointed district school superintendent;

- community college president; district medical examiner; purchasing agent (regardless of title) having the authority to make any purchase exceeding \$35,000 for the local governmental unit.
8. Officers and employees of entities serving as chief administrative officer of a political subdivision.
  9. Members of governing boards of charter schools operated by a city or other public entity.
  10. Employees in the office of the Governor or of a Cabinet member who are exempt from the Career Service System, excluding secretarial, clerical, and similar positions.
  11. The following positions in each state department, commission, board, or council: Secretary, Assistant or Deputy Secretary, Executive Director, Assistant or Deputy Executive Director, and anyone having the power normally conferred upon such persons, regardless of title.
  12. The following positions in each state department or division: Director, Assistant or Deputy Director, Bureau Chief, and any person having the power normally conferred upon such persons, regardless of title.
  13. Assistant State Attorneys, Assistant Public Defenders, criminal conflict and civil regional counsel, and assistant criminal conflict and civil regional counsel, Public Counsel, full-time state employees serving as counsel or assistant counsel to a state agency, administrative law judges, and hearing officers.
  14. The Superintendent or Director of a state mental health institute established for training and research in the mental health field, or any major state institution or facility established for corrections, training, treatment, or rehabilitation.
  15. State agency Business Managers, Finance and Accounting Directors, Personnel Officers, Grant Coordinators, and purchasing agents (regardless of title) with power to make a purchase exceeding \$35,000.
  16. The following positions in legislative branch agencies: each employee (other than those employed in maintenance, clerical, secretarial, or similar positions and legislative assistants exempted by the presiding officer of their house); and each employee of the Commission on Ethics.
  17. Each member of the governing body of a "large-hub commercial service airport," as defined in Section 112.3144(1)(c), Florida Statutes, except for members required to comply with the financial disclosure requirements of s. 8, Article II of the State Constitution.

**ATTACHMENTS:** A filer may include and submit attachments or other supporting documentation when filing disclosure.

**PUBLIC RECORD:** The disclosure form is a public record and is required by law to be posted to the Commission's website. Your Social Security number, bank account, debit, charge, and credit card numbers, mortgage or brokerage account numbers, personal identification numbers, or taxpayer identification numbers are not required and should not be included. If such information is included in the filing, it may be made available for public inspection and copying unless redaction is required by the filer, without any liability to the Commission. If you are an active or former officer or employee listed in Section 119.071, F.S., whose home address or other information is exempt from disclosure, the Commission will maintain that confidentiality if you submit a written and notarized request.

**QUESTIONS** about this form or the ethics laws may be addressed to the Commission on Ethics, Post Office Drawer 15709, Tallahassee, Florida 32317-5709; physical address: 325 John Knox Road, Building E, Suite 200, Tallahassee, FL 32303; telephone (850) 488-7864.

## Instructions for Completing Form 1

### Primary Sources of Income

[112.3145(3)(b)1, F.S.]

This section is intended to require the disclosure of your principal sources of income during the disclosure period. You do not have to disclose any public salary or public position(s). The income of your spouse need not be disclosed; however, if there is joint income to you and your spouse from property you own jointly (such as interest or dividends from a bank account or stocks), you should disclose the source of that income if it exceeded the threshold.

Please list in this part of the form the name, address, and principal business activity of each source of your income which exceeded \$2,500 of gross income received by you in your own name or by any other person for your use or benefit.

"Gross income" means the same as it does for income tax purposes, even if the income is not actually taxable, such as interest on tax-free bonds. Examples include: compensation for services, income from business, gains from property dealings, interest, rents, dividends, pensions, IRA distributions, social security, distributive share of partnership gross income, and alimony if considered gross income under federal law, but not child support.

If disclosure of a primary source of income will place you in violation of confidentiality or privilege pursuant to law or rules governing attorneys, you may write "Legal Client" in each of the disclosure fields without providing any further information.

Examples:

- If you were employed by a company that manufactures computers and received more than \$2,500, list the name of the company, its address, and its principal business activity (computer manufacturing).
- If you were a partner in a law firm and your distributive share of partnership gross income exceeded \$2,500, list the name of the firm, its address, and its principal business activity (practice of law).
- If you were the sole proprietor of a retail gift business and your gross income from the business exceeded \$2,500, list the name of the business, its address, and its principal business activity (retail gift sales).
- If you received income from investments in stocks and bonds, list each individual company from which you derived more than \$2,500. Do not aggregate all of your investment income.
- If more than \$2,500 of your gross income was gain from the sale of property (not just the selling price), list as a source of income the purchaser's name, address and principal business activity. If the purchaser's identity is unknown, such as where securities listed on an exchange are sold through a brokerage firm, the source of income should be listed as "sale of (name of company) stock," for example.
- If more than \$2,500 of your gross income was in the form of interest from one particular financial institution (aggregating interest from all CD's, accounts, etc., at that institution), list the name of the institution, its address, and its principal business activity.

## Secondary Sources of Income

[Required by s. 112.3145(3)(b)2, F.S.]

This part is intended to require the disclosure of major customers, clients, and other sources of income to businesses in which you own an interest. It is not for reporting income from second jobs. That kind of income should be reported in "Primary Sources of Income," if it meets the reporting threshold. You will not have anything to report unless, during the disclosure period:

1. You owned (either directly or indirectly in the form of an equitable or beneficial interest) more than 5% of the total assets or capital stock of a business entity (a corporation, partnership, LLC, limited partnership, proprietorship, joint venture, trust, firm, etc., doing business in Florida); **and,**
2. You received more than \$5,000 of your gross income during the disclosure period from that business entity.

If your interests and gross income exceeded these thresholds, then for that business entity you must list every source of income to the business entity which exceeded 10% of the business entity's gross income (computed on the basis of the business entity's most recently completed fiscal year), the source's address, and the source's principal business activity.

If disclosure of a secondary source of income will place you in violation of confidentiality or privilege pursuant to law or rules governing attorneys, you should disclose the name of the business entity for which your ownership and gross income exceeded the two thresholds above, and then write "Legal Client" in the remaining disclosure fields without providing any further information.

Examples:

- You are the sole proprietor of a dry cleaning business, from which you received more than \$5,000. If only one customer, a uniform rental company, provided more than 10% of your dry cleaning business, you must list the name of the uniform rental company, its address, and its principal business activity (uniform rentals).
- You are a 20% partner in a partnership that owns a shopping mall and your partnership income exceeded the above thresholds. List each tenant of the mall that provided more than 10% of the partnership's gross income and the tenant's address and principal business activity.

## Real Property

[Required by s. 112.3145(3)(b)3, F.S.]

In this part, list the location or description of all real property in Florida in which you owned directly or indirectly at any time during the disclosure period in excess of 5% of the property's value. You are not required to list your residences. You should list any vacation homes if you derive income from them.

Indirect ownership includes situations where you are a beneficiary of a trust that owns the property, as well as situations where you own more than 5% of a partnership or corporation that owns the property. The value of the property may be determined by its market value for ad valorem tax purposes, in the absence of a more accurate fair market value.

The location or description of the property should be sufficient to enable anyone who looks at the form to identify the property. A street address should be used, if one exists.

## Intangible Personal Property

[Required by s. 112.3145(3)(b)3, F.S.]

Describe any intangible personal property that, at any time during the disclosure period, was worth more than \$10,000 and state the business entity to which the property related. Intangible personal property includes things such as cash on hand, stocks, bonds, certificates of deposit, vehicle leases, interests in businesses, beneficial interests in trusts, money owed you (including, but not limited to, loans made as a candidate to your own campaign), Deferred Retirement Option Program (DROP) accounts, the Florida Prepaid College Plan, and bank accounts in which you have an ownership interest. Intangible personal property also includes investment products held in IRAs, brokerage accounts, and the Florida College Investment Plan. Note that the product contained in a brokerage account, IRA, or the Florida College Investment Plan is your asset—not the account or plan itself. Things like automobiles and houses you own, jewelry, and paintings are not intangible property. Intangibles relating to the same business entity may be aggregated; for example, CDs and savings accounts with the same bank. Property owned as tenants by the entirety or as joint tenants with right of survivorship, including bank accounts owned in such a manner, should be valued at 100%. The value of a leased vehicle is the vehicle's present value minus the lease residual (a number found on the lease document).

## Liabilities

[Required by s. 112.3145(3)(b)4, F.S.]

List the name and address of each creditor to whom you owed more than \$10,000 at any time during the disclosure period. The amount of the liability of a vehicle lease is the sum of any past-due payments and all unpaid prospective lease payments. You are not required to list the amount of any debt. You do not have to disclose credit card and retail installment accounts, taxes owed (unless reduced to a judgment), indebtedness on a life insurance policy owed to the company of issuance, or contingent liabilities. A "contingent liability" is one that will become an actual liability only when one or more future events occur or fail to occur, such as where you are liable only as a guarantor, surety, or endorser on a promissory note. If you are a "co-maker" and are jointly liable or jointly and severally liable, then it is not a contingent liability.

## Interests in Specified Businesses

[Required by s. 112.3145(7), F.S.]

The types of businesses covered in this disclosure include: state and federally chartered banks; state and federal savings and loan associations; cemetery companies; insurance companies; mortgage companies; credit unions; small loan companies; alcoholic beverage licensees; pari-mutuel wagering companies, utility companies, entities controlled by the Public Service Commission; and entities granted a franchise to operate by either a city or a county government.

Disclose in this part the fact that you owned during the disclosure period an interest in, or held any of certain positions with the types of businesses listed above. You must make this disclosure if you own or owned (either directly or indirectly in the form of an equitable or beneficial interest) at any time during the disclosure period more than 5% of the total assets or capital stock of one of the types of business entities listed above. You also must complete this part of the form for each of these types of businesses for which you are, or were at any time during the disclosure period, an officer, director, partner, proprietor, or agent (other than a resident agent solely for service of process).

If you have or held such a position or ownership interest in one of these types of businesses, list the name of the business, its address and principal business activity, and the position held with the business (if any). If you own(ed) more than a 5% interest in the business, indicate that fact and describe the nature of your interest.

## Training Certification

[Required by s. 112.3142, F.S.]

If you are a Constitutional or elected municipal officer, appointed school superintendent, a commissioner of a community redevelopment agency created under Part III, Chapter 163, or an elected local officer of an independent special district, including any person appointed to fill a vacancy on an elected independent special district board, whose service began on or before March 31 of the year for which you are filing, you are required to complete four hours of ethics training which addresses Article II, Section 8 of the Florida Constitution, the Code of Ethics for Public Officers and Employees, and the public records and open meetings laws of the state. You are required to certify on this form that you have taken such training.

CE FORM 1 - Effective: January 1, 2026

Incorporated by reference in Rules 34-8.001 and 34-8.202, F.A.C

# SECTION 5

# SECTION A

**Willow Creek**  
COMMUNITY DEVELOPMENT DISTRICT

Check Register

<i>Date</i>	<i>check #'s</i>	<i>Amount</i>
4/1 - 4/30/26	782-784	\$8,256.09

<b>TOTAL CHECKS</b>	<b>\$8,256.09</b>
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<i>Date</i>	<i>ACH</i>	<i>Amount</i>
4/1 - 4/30/26	80022-80023	\$5,792.07

<b>TOTAL ACH</b>	<b>\$5,792.07</b>
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<b>TOTAL</b>	<b>\$14,048.16</b>
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CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/15/26	00046	4/01/26	8	202604	310	51300	34000			*	3,471.58		
			APR 26-	MGMT FEE									
4/01/26	8	4/01/26	8	202604	310	51300	35110			*	133.75		
			APR 26-	WEBSITE AMDIN									
4/01/26	8	4/01/26	8	202604	310	51300	35100			*	83.33		
			APR 26-	IT									
4/01/26	8	4/01/26	8	202604	310	51300	31300			*	222.92		
			APR 26-	DISSEMINATION									
GMS-CENTRAL FLORIDA, LLC											3,911.58	000782	
4/15/26	00024	3/18/26	14473	202602	310	51300	31500			*	455.00		
			GENERAL THRU 2/28/26										
KILINSKI, VAN WYK, PLLC											455.00	000783	
4/15/26	00028	4/15/26	04152026	202604	300	20700	10200			*	3,889.51		
			TXFER TAX COLLECTIONS										
WILLOW CREEK CDD											3,889.51	000784	
TOTAL FOR BANK A											8,256.09		

WILL -WILLOW CREEK- TCESSNA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/15/26	00020	3/25/26	FEBRUARY	202602	320	53800	43150			*	659.80		
			IRRIG	2/6-3/6/26									
		3/25/26	FEBRUARY	202602	320	53800	43150			*	62.98		
			IRRIG	2/6-3/6/26									
		3/25/26	FEBRUARY	202602	320	53800	43100			*	13.63		
			REUSE	2/6-3/6/26									
		3/25/26	FEBRUARY	202602	320	53800	43100			*	64.00		
			REUSE	2/6-3/6/26									
		3/25/26	FEBRUARY	202602	320	53800	43150			*	1.40		
			FEES										
CITY OF TITUSVILLE (AUTO-PAY)												801.81	080022
4/15/26	00019	4/06/26	MAR 26	202603	320	53800	43000			*	35.20		
			ENTRANCE	3/12-4/10/26									
		4/06/26	MAR 26	202603	320	53800	43000			*	74.14		
			LIFT STATION	3/6-4/6/26									
		4/06/26	MAR 26	202603	320	53800	43000			*	32.65		
			PUMP	3/12-4/10/26									
		4/06/26	MAR 26	202603	320	53800	43000			*	77.88		
			LS	3/13-4/13/26									
		4/06/26	MAR 26	202603	320	53800	43000			*	987.89		
			FOUNTAIN	3/13-4/13/26									
		4/06/26	MAR 26	202603	320	53800	43000			*	995.06		
			FOUNTAIN	3/13-4/13/26									
		4/06/26	MAR 26	202603	320	53800	43001			*	2,787.44		
			SL	3/6-4/6/26									
FPL (AUTOPAY)												4,990.26	080023
TOTAL FOR BANK Z											5,792.07		
TOTAL FOR REGISTER											14,048.16		

WILL -WILLOW CREEK- TCESSNA

# SECTION B

***Willow Creek***  
***Community Development District***

***Unaudited Financial Reporting***  
***April 30, 2026***



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**Willow Creek**  
**Community Development District**  
**Combined Balance Sheet**  
**April 30, 2026**

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Project Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>				
<u>Cash:</u>				
Operating Account	\$ 5,031	\$ -	\$ -	\$ 5,031
 <u>Investments:</u>				
Stateboard of Administraton (SBA)	223,301	-	-	223,301
 <b>Series 2022</b>				
Reserve	-	87,550	-	87,550
Revenue	-	206,746	-	206,746
Prepayment	-	1,215	-	1,215
Construction	-	-	48	48
Deposits	95	-	-	95
<b>Total Assets</b>	<b>\$ 228,428</b>	<b>\$ 295,511</b>	<b>\$ 48</b>	<b>\$ 523,987</b>
 <b>Liabilities:</b>				
Accounts Payable	\$ 7,689	\$ -	\$ -	\$ 7,689
Due to Willow Creek II CDD	70,928			70,928
<b>Total Liabilites</b>	<b>\$ 78,617</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 78,617</b>
 <b>Fund Balance:</b>				
Nonspendable:				
Deposits	\$ 95	\$ -	\$ -	\$ 95
Restricted for:				
Debt Service	-	295,511	-	295,511
Capital Project	-	-	48	48
Unassigned	149,716	-	-	149,716
<b>Total Fund Balances</b>	<b>\$ 149,811</b>	<b>\$ 295,511</b>	<b>\$ 48</b>	<b>\$ 445,370</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 228,428</b>	<b>\$ 295,511</b>	<b>\$ 48</b>	<b>\$ 523,987</b>

**Willow Creek**  
**Community Development District**  
**General Fund**

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending April 30, 2026**

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 274,104	\$ 274,104	\$ 270,504	\$ (3,600)
Developer Contribution	26,446	26,446	26,446	-
Interest Income	-	-	3,244	3,244
<b>Total Revenues</b>	<b>\$ 300,550</b>	<b>\$ 300,550</b>	<b>\$ 300,194</b>	<b>\$ (356)</b>
<b>Expenditures:</b>				
<b><u>General &amp; Administrative:</u></b>				
Engineering	\$ 10,000	\$ 5,833	\$ -	\$ 5,833
Attorney	30,000	17,500	6,024	11,476
Annual Audit	5,100	5,100	5,100	-
Assessment Administration	2,000	2,000	2,000	-
Dissemination Agent	2,675	1,560	1,560	(0)
Trustee Fees	5,000	-	-	-
Management Fees	41,659	24,301	24,301	0
Property Appraiser	150	-	244	(244)
Information Technology	1,000	583	583	0
Website Maintenance	1,605	936	936	-
Postage & Delivery	800	467	12	455
Insurance General Liability	8,879	8,879	5,751	3,128
Printing & Binding	500	292	-	292
Legal Advertising	1,000	583	677	(93)
Other Current Charges	898	524	453	71
Office Supplies	100	58	0	58
Dues, Licenses & Subscriptions	175	175	175	-
<b>Total General &amp; Administrative</b>	<b>\$ 111,541</b>	<b>\$ 68,792</b>	<b>\$ 47,817</b>	<b>\$ 20,976</b>
<b><u>Operations &amp; Maintenance</u></b>				
<b>Field Expenditures</b>				
Utilities - Electric	\$ 25,020	\$ 14,595	\$ 13,195	\$ 1,400
Utilities - Streetlights	19,200	11,200	19,203	(8,003)
Utilities - Water & Sewer	5,736	3,346	5,162	(1,816)
Property Taxes	-	-	70	(70)
Interlocal-Governmental Expense *	66,085	38,549	35,192	3,358
<b>Subtotal Field Expenditures</b>	<b>\$ 116,041</b>	<b>\$ 67,690</b>	<b>\$ 72,821</b>	<b>\$ (5,131)</b>
<b>Clubhouse Expenditures</b>				
Interlocal-Governmental Expense *	\$ 72,969	\$ 42,565	\$ 35,737	\$ 6,829
<b>Subtotal Clubhouse Expenditures</b>	<b>\$ 72,969</b>	<b>\$ 42,565</b>	<b>\$ 35,737</b>	<b>\$ 6,829</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 189,009</b>	<b>\$ 110,255</b>	<b>\$ 108,557</b>	<b>\$ 1,698</b>
<b>Total Expenditures</b>	<b>\$ 300,550</b>	<b>\$ 179,048</b>	<b>\$ 156,374</b>	<b>\$ 22,674</b>
<b>Excess (Deficiency) of Revenues over Expenditure</b>	<b>\$ -</b>	<b>\$ 121,502</b>	<b>\$ 143,820</b>	<b>\$ 22,318</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ 121,502</b>	<b>\$ 143,820</b>	<b>\$ 22,318</b>
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 5,990</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 149,811</b>	

\* 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 April 30, 2026**

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 174,947	\$ 174,947	\$ 172,221	\$ (2,726)
Interest Income	3,500	2,042	4,226	2,184
<b>Total Revenues</b>	<b>\$ 178,447</b>	<b>\$ 176,989</b>	<b>\$ 176,447</b>	<b>\$ (541)</b>
<b>Expenditures:</b>				
Interest - 11/01	\$ 65,641	\$ 65,641	\$ 65,641	\$ -
Interest - 5/01	65,641	-	-	-
Principal - 5/01	40,000	-	-	-
<b>Total Expenditures</b>	<b>\$ 171,283</b>	<b>\$ 65,641</b>	<b>\$ 65,641</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditure</b>	<b>\$ 7,164</b>	<b>\$ 111,347</b>	<b>\$ 110,806</b>	<b>\$ (541)</b>
<b>Net Change in Fund Balance</b>	<b>\$ 7,164</b>	<b>\$ 111,347</b>	<b>\$ 110,806</b>	<b>\$ (541)</b>
<b>Fund Balance - Beginning</b>	<b>\$ 97,423</b>		<b>\$ 184,705</b>	
<b>Fund Balance - Ending</b>	<b>\$ 104,587</b>		<b>\$ 295,511</b>	

**Willow Creek**  
**Community Development District**  
**Capital Projects Fund Series 2022**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending April 30, 2026**

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
<b>Revenues</b>				
Interest Income	\$ -	\$ -	\$ 1	\$ 1
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1</b>	<b>\$ 1</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditure</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1</b>	<b>\$ 1</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 48</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 48</b>	

**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%
<b>Revenues:</b>														
Special Assessments - Tax Roll	\$ -	\$ 254	\$ 258,963	\$ 3,228	\$ 1,936	\$ 987	\$ 5,136	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 270,504	\$ -
Developer Contribution	26,446	-	-	-	-	-	-	-	-	-	-	-	26,446	-
Interest Income	0	0	284	774	718	766	703	-	-	-	-	-	3,244	-
<b>Total Revenues</b>	<b>\$ 26,446</b>	<b>\$ 254</b>	<b>\$ 259,247</b>	<b>\$ 4,002</b>	<b>\$ 2,654</b>	<b>\$ 1,753</b>	<b>\$ 5,839</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 300,194</b>	<b>\$ -</b>
<b>Expenditures:</b>														
<b>General &amp; Administrative:</b>														
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Attorney	1,382	1,305	464	780	455	788	851	-	-	-	-	-	6,024	-
Annual Audit	-	-	5,100	-	-	-	-	-	-	-	-	-	5,100	-
Assessment Administration	2,000	-	-	-	-	-	-	-	-	-	-	-	2,000	-
Dissemination Agent	223	223	223	223	223	223	223	-	-	-	-	-	1,560	-
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Management Fees	3,472	3,472	3,472	3,472	3,472	3,472	3,472	-	-	-	-	-	24,301	-
Property Appraiser	-	-	-	-	244	-	-	-	-	-	-	-	244	-
Information Technology	83	83	83	83	83	83	83	-	-	-	-	-	583	-
Website Maintenance	134	134	134	134	134	134	134	-	-	-	-	-	936	-
Postage & Delivery	1	-	1	-	1	9	-	-	-	-	-	-	12	-
Insurance General Liability	5,751	-	-	-	-	-	-	-	-	-	-	-	5,751	-
Printing & Binding	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Legal Advertising	-	-	677	-	-	-	-	-	-	-	-	-	677	-
Other Current Charges	49	56	55	25	74	79	116	-	-	-	-	-	453	-
Office Supplies	0	-	0	-	-	-	-	-	-	-	-	-	0	-
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175	-
<b>Total General &amp; Administrative</b>	<b>\$ 13,270</b>	<b>\$ 5,272</b>	<b>\$ 10,207</b>	<b>\$ 4,716</b>	<b>\$ 4,685</b>	<b>\$ 4,788</b>	<b>\$ 4,878</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 47,817</b>	<b>\$ -</b>
<b>Operations &amp; Maintenance</b>														
<b>Field Expenditures</b>														
Field Management (Shared Cost)	\$ 1,101	\$ 1,101	\$ 1,101	\$ 1,101	\$ 1,101	\$ 1,101	\$ 1,101	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,707	\$ 1,842.74
Utility-Irrigation (Shared Cost)	-	279	439	657	500	485	449	-	-	-	-	-	2,809	671.75
Irrigation Maintenance (Shared Cost)	-	-	432	250	-	1,125	973	-	-	-	-	-	2,780	664.76
Utilities - Electric	994	1,316	1,977	2,120	2,124	2,203	2,461	-	-	-	-	-	13,195	-
Utilities - Streetlights	2,633	2,633	2,787	2,787	2,787	2,787	2,787	-	-	-	-	-	19,203	-
Utilities - Water & Sewer	985	817	802	954	802	802	-	-	-	-	-	-	5,162	-
Irrigation Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Property Taxes	-	70	-	-	-	-	-	-	-	-	-	-	70	-
Landscape Maintenance (Shared Cost)	14,695	14,695	17,295	14,695	14,695	15,970	18,695	-	-	-	-	-	110,740	26,477.93
Mulch (Shared Cost)	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Pest Control (Shared Cost)	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lake Maintenance (Shared Cost)	1,335	1,335	1,335	1,335	1,335	1,335	1,335	-	-	-	-	-	9,345	2,234.39
Wetlands/Preserves (Shared Cost)	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Pressure Washing (Shared Cost)	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Contingency (Shared Cost)	-	-	-	-	9,400	-	4,401	-	-	-	-	-	13,801	3,299.92
<b>Subtotal Field Expenditures</b>	<b>\$ 21,743</b>	<b>\$ 22,245</b>	<b>\$ 26,168</b>	<b>\$ 23,900</b>	<b>\$ 32,745</b>	<b>\$ 25,808</b>	<b>\$ 32,203</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 184,813</b>	<b>\$ 35,191.50</b>

**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%
<b>Clubhouse Expenditures (all shared cost with Willow Creek II CDD)</b>														
Management Fees	\$ 6,850	\$ 6,850	\$ 6,850	\$ 6,850	\$ 6,850	\$ 6,850	\$ 6,850	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 47,950	\$ 11,464.85
Access Control	86	86	86	86	86	436	86	-	-	-	-	-	952	227.61
Alarm Monitoring	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Pool Monitoring	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Utility - Electric	2,168	2,005	2,261	2,246	2,056	1,994	1,464	-	-	-	-	-	14,195	3,394.02
Utility - Water & Sewer	335	523	420	641	522	509	-	-	-	-	-	-	2,951	705.56
Cable/Internet Services	399	293	293	293	302	302	302	-	-	-	-	-	2,186	522.64
Telephone	12,000	7,797	-	364	-	-	-	-	-	-	-	-	20,161	4,820.50
Property Insurance	-	2,465	-	-	-	-	-	-	-	-	-	-	2,465	589.37
Property Taxes	1,305	1,305	1,305	1,305	1,305	1,305	1,305	-	-	-	-	-	9,135	2,184.18
Landscape Maintenance	125	-	-	-	-	1,870	-	-	-	-	-	-	1,995	477.00
Landscape Replacement	-	195	-	195	-	-	-	-	-	-	-	-	390	93.25
Pest Control	2,000	2,000	2,000	2,000	2,000	2,000	2,000	-	-	-	-	-	14,000	3,347.40
Pool & Spa Maintenance	-	260	-	294	144	525	-	-	-	-	-	-	1,223	292.50
Repairs and Maintenance	2,300	2,300	2,300	2,300	2,300	2,300	2,300	-	-	-	-	-	16,100	3,849.51
Janitorial Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Janitorial Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Office Equipment Maintenance	-	-	-	-	272	-	-	-	-	-	-	-	272	64.95
Office Supplies/Clubhouse Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Air Conditioning Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Fitness Equipment Maintenance	-	-	-	-	-	-	3,148	-	-	-	-	-	3,148	752.69
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
<b>Subtotal Amenity Expenditures</b>	<b>\$ 27,568</b>	<b>\$ 35,980</b>	<b>\$ 17,956</b>	<b>\$ 16,575</b>	<b>\$ 15,837</b>	<b>\$ 18,091</b>	<b>\$ 17,456</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 149,463</b>	<b>\$ 35,736.51</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 49,311</b>	<b>\$ 58,225</b>	<b>\$ 44,124</b>	<b>\$ 40,474</b>	<b>\$ 48,582</b>	<b>\$ 43,900</b>	<b>\$ 49,659</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 334,275</b>	<b>\$ 70,928.02</b>
<b>Total Expenditures</b>	<b>\$ 62,581</b>	<b>\$ 63,497</b>	<b>\$ 54,332</b>	<b>\$ 45,191</b>	<b>\$ 53,267</b>	<b>\$ 48,687</b>	<b>\$ 54,537</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 382,092</b>	<b>\$ 70,928.02</b>
<b>Excess (Deficiency) of Revenues over E</b>	<b>\$ (36,135)</b>	<b>\$ (63,243)</b>	<b>\$ 204,916</b>	<b>\$ (41,189)</b>	<b>\$ (50,613)</b>	<b>\$ (46,935)</b>	<b>\$ (48,699)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (81,897)</b>	<b>\$ (70,928)</b>
<b>Net Change in Fund Balance</b>	<b>\$ (36,135)</b>	<b>\$ (63,243)</b>	<b>\$ 204,916</b>	<b>\$ (41,189)</b>	<b>\$ (50,613)</b>	<b>\$ (46,935)</b>	<b>\$ (48,699)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (81,897)</b>	<b>\$ -</b>

**Willow Creek**  
**Community Development District**  
**Long Term Debt Report**

<b>Series 2022, Capital Improvement Revenue Bonds</b>		
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)
<b>Current Bonds Outstanding</b>		<b>\$2,440,000</b>

**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	Discount/ Penalty	Commission	Interest	Net Receipts	2022		Total
							O&M Portion	Debt Service	
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
03/06/26	02/01-02/28/26	1,665.90	16.66	32.98	-	1,616.26	986.58	629.68	1,616.26
04/10/26	03/01-03/31/26	8,555.70	16.66	171.75	-	8,367.29	5,107.46	3,259.83	8,367.29
04/20/26	interest	-	-	-	28.79	28.79	28.79	-	28.79
<b>TOTAL</b>		<b>\$ 469,384.20</b>	<b>\$ 18,278.05</b>	<b>\$ 9,051.49</b>	<b>\$ 670.37</b>	<b>\$ 442,725.03</b>	<b>\$ 270,503.84</b>	<b>\$ 172,221.19</b>	<b>\$ 442,725.03</b>

<b>98.26%</b>	<b>Percent Collected</b>
<b>\$ 8,329.50</b>	<b>Balance Remaining to Collect</b>